

CANNOCK CHASE DISTRICT COUNCIL
CULTURE AND SPORT SELECT COMMITTEE
29 NOVEMBER, 2006

JOINT REPORT OF DEPUTY CHIEF EXECUTIVE AND HEAD OF CULTURE AND MAJOR
PROJECTS
PROPOSED CHASE LEISURE VILLAGE DEVELOPMENT
CONSIDERATION OF FEASIBILITY STUDY OUTLINE DESIGN OPTIONS

1. Purpose of Report

- 1.1 To advise Members of the receipt of the Feasibility Study prepared by the appointed architectural practice in respect of the proposed Chase Leisure Village development.
- 1.2 For Members to consider the outline design options in respect of the proposed Chase Leisure Village development, prior to the public consultation process being commenced.

2. Recommendations

- | |
|--|
| <ul style="list-style-type: none">2.1 That Members note the current position relating to the proposed Chase Leisure Village development.2.2 That Members express an outline design option preference, if any, from those contained within the report. |
|--|

3. Key Issue – Chase Leisure Village Development Feasibility Study

- 3.1 A Feasibility Study for the proposed Chase Leisure Village development was received during September 2006.
- 3.2 The Feasibility Study has provided numerous outline design options that include leisure facilities, (a swimming pool, sports hall, theatre, etc.) and also office proposals to replace those at the existing Civic Centre.
- 3.3 Since the document was initially received, liaison has been ongoing with the architectural practice concerned. This has resulted in clarification of certain issues, with refinements and revisions then being made to the original draft.

- 3.4 The final full Feasibility Study version is a “weighty document,” and thus for Members’ consideration here an abridged version of the Feasibility Study has been compiled. This is reproduced as an attachment to this report.
- 3.5 Several options have been explored to varying degrees throughout this exercise, with some having been ruled out during the process for various reasons. The Amended Feasibility Study report still makes reference to many options, however in the spirit of the outline brief three Options, (2, 3 and 4b) have been fully evaluated by the architects.
- 3.6 It should be noted that the Feasibility Study report has been developed from an outline feasibility study brief, and is indicative at this stage of which facility options and layouts it may be possible to accommodate within this site. In real terms, it is the starting point from which a full design team would commence their detailed project commission. This appointment would be subject to future agreement to proceed in principle to the full design stage for this particular project.

4. Key Issue – Assessment of Outline Design Options

- 4.1 In general terms the cost variances between the total estimates provided for each of the outline design options as presented are not vast when comparison is made on a scheme-by-scheme basis. As such, for the construction of what would be a prestigious quality landmark site, and a “gateway feature” from the north into Cannock town centre, it is the various layout arrangements of the preferred facilities within the site which is the central issue for consideration.
- 4.2 However, to assist in decision making, the architects have analysed the costs of each outline design option into their various component parts.
- 4.3 A construction programme that would be developed from any of the options would be dictated by any constraints within that particular option proposal. For example, it would be possible to address Options 2 and 3 on a phased construction basis over time, whereas Option 4b would require a commitment to address all construction works in one phase.
- 4.4 It is worthy of note that Option 4b provides for a flexible “theatre-in-the round” arrangement enabling theatre and other multi use of this entire area. This is a different approach to that currently available at the existing Prince of Wales Centre.
- 4.5 All of the above options could accommodate an eight lane swimming pool rather than the six lane swimming pool that has been costed. The additional financial impact to upgrade to this level of facility is approximately £1.26m.
- 4.6 Any proposed development would be implemented utilising as much sustainable material as possible and would also be supported by energy efficient plant and machinery. However, these issues would need to be addressed further and ultimately implemented at levels within reasonable and justifiable cost effective parameters.

REPORT INDEX

Background	Section 1
Details of Matters to be Considered i.e. Options Considered, Outcome of Consultations etc.	Section 2
Contribution to CHASE	Section 3
Section 17 (Crime Prevention) Implications	Section 4
Human Rights Act Implications	Section 5
Data Protection Act Implications	Section 6
Risk Management Implications	Section 7
Legal Implications	Section 8
Financial Implications	Section 9
Human Resource Implications	Section 10
Conclusion	Section 11
List of Background Papers	Section 12
Annexe to the Report:	
Attachment – Chase Leisure Village – Feasibility Study, (Highlight Summary)	

Section 1

Background

The Council has resolved that the provision of leisure facilities in the future should be based on high quality provision throughout the District providing new, not 'patch and mend', with the aim of providing better value for money, increased customer satisfaction and increased participation levels.

Accommodation within the Civic Centre is now no longer suitable, especially in terms of meeting room facilities, and there are also many issues associated with other operational areas.

Studio E Architects were appointed to produce a feasibility study based on an outline design brief following a quotation exercise in which fourteen architectural practices participated. A feasibility study has been carried out which has provided various outline design options for the proposed Chase Leisure Village development, to include sporting facilities (swimming pool and leisure centre), a theatre to replace the Prince of Wales Centre, as well as office accommodation proposals to replace existing offices and meeting areas at the Civic Centre.

Cabinet considered this report on 16 November, 2006, and resolved to commence the consultation process by referring the matter to this committee in the first instance, prior to seeking views of the public at special consultation events being held during December 2006.

Section 2

Details of Matters to be Considered

The abridged Feasibility Study report, prepared by the appointed architects is reproduced as an attachment to this report for Member's full consideration.

Section 3

Contribution to CHASE

A new leisure facility will further support the aim of the Council to develop a healthier and more active community. The proposed leisure facility will enable greater use by local residents, schools and colleges. The proposed theatre will allow for theatrical productions on a larger / more varied scale than previously undertaken.

Section 4

Section 17 Implications

There are no identified implications in respect of Section 17 at this stage.

Section 5

Human Rights Act Implications

There are no identified implications in respect of the Human Rights Act 1998 arising from this report.

Section 6

Data Protection Implications

There are no identified implications in respect of the Data Protection Act.

Section 7

Risk Management Implications

In the worst case scenario Members must be aware that the Council could be liable initially for the fees for a Full Design Team, if appointed, for work done in respect of RIBA stages A-D work, (design up to the submission of a detailed planning application), should anticipated funding streams not be forthcoming.

Section 8

Legal Implications

At this stage the Council is under no contractual obligation to progress and complete any of the options set out in the Amended Feasibility Study. No firm commitment has been made by Cannock Chase District Council with regards which option, if any, is to be pursued in relation to the Chase Leisure Village. To progress the project, authority is required enabling appropriate consultations to be undertaken. This will assist in furthering the project.

The Council must ensure that the requisite funding required for any option that is approved and taken forward will be available prior to entering into any contractual relationship. Upon entering into any such contract, the Council will bind itself to various liabilities and obligations. One such key liability will be to have funds available to discharge the costs of the project unless the remit of the contract otherwise so provides. In such instance, whilst the costs liability will be less there will still remain a considerable cost liability.

In view of the value of the estimated fees and construction costs, the Council will be required to comply with the European Union Procurement Rules. Failure to do so will expose the Council to challenge from contractors that may feel aggrieved at being denied the opportunity to tender for the project. Moreover,

the Council may also be subject to an investigation for failing to comply with the European Union Procurement Rules.

Section 9

Financial Implications

Although the Amended Feasibility Study report shows costed options, all of them are dependent for financing upon monies received from the sale of the stadium land. This will not be known for a few months so at this stage the financial viability of any of the options cannot be stated with any certainty. Future reports will address both the capital resourcing and the revenue implication of progressing with both the leisure centre and the office complex.

Section 10

Human Resource Implications

This proposed project is now the second to be formally progressed following issues arising from the Leisure Strategy Steering Group, the first being the new Rugeley Swimming Pool. The work of this group is being absorbed / co-ordinated within the Strategic Projects Team.

Should the decision be taken to proceed with the Chase Leisure Village development project, then the Strategic Projects Team will need to be allocated additional financial resources in order to recruit dedicated staff to deliver this project to conclusion.

A number of staff are employed at existing leisure facilities. Consequently, arrangements will need to be made to ensure that any employees potentially affected by the changes described in this report, and their trade union representatives, are kept apprised of the overall project and any alternative options, and should be fully involved in the consultation process, as appropriate.

Section 11

Conclusion

That the information contained within this report and the Amended Feasibility Study report be fully considered by Members in the context of the recommendations as listed at point 2 above.

Section 12

Background Papers

Chase Leisure Village Outline Brief

Annexe

Attachment - Chase Leisure Village – Amended Feasibility Study Report

