

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK PROGRAMME
REPORT

12 JUNE 2017

REPORT OF PORTFOLIO HOLDER: HEALTH AND WELLBEING

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WARD(S): ALL

PURPOSE

To provide details on the estimated costs and budget allocations for a new sport and leisure centre.

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The provision of a major public leisure facility in Winchester has already been identified as a priority in the interests of public health and happiness. Provision of an indoor sport and leisure facility helps to deliver this by providing accessible sport and recreation.

2 FINANCIAL IMPLICATIONS

- 2.1 There are no immediate financial implications directly arising from this report.
- 2.2 The approved budget for feasibility and RIBA stage 2 and 3 is £853,000 and it is anticipated that this will be spent by the end of 2017/18 and spend will be within budget.
- 2.3 The estimated capital costs included in the current capital programme is £34.1 million. The latest costings from MACE indicate that the total project costs will be £36.3 million including the £853,000 for feasibility. In the next report to Cabinet relating to the capital programme the figures will be updated accordingly. In the meantime the newly appointed architects will be working on a cost effective design that may well reduce the estimated capital costs.
- 2.4 The current estimate of annual revenue consequences need to be developed further as part of the financial modelling for the outline business case. The financial aim is for the project to break even, as a minimum, on an annual basis after borrowing costs have been covered.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 These are highlighted in the risk register discussed in a separate report elsewhere on this agenda.

4 WORKFORCE IMPLICATIONS

- 4.1 None at this stage.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 This is covered in the Update Report elsewhere on the agenda for this meeting.

6 CONSULTATION AND COMMUNICATION

- 6.1 This is covered in the Update Report elsewhere on the agenda for this meeting.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 Environmental considerations are important in relation to the Council's wider objectives and in relation to the design, deliverability and sustainability of a new Sport and Leisure Park. These issues are discussed in full in the Risk report considered elsewhere on this agenda.

8 EQUALITY IMPACT ASSESSMENT

8.1 Screening has not been undertaken at this stage but this will be undertaken as part of the more detailed design and engagement work which is about to begin.

9 RISK MANAGEMENT

10 The project risk register is maintained by the project manager and updated regularly by the Project Board as set out a separate report elsewhere on this agenda.

11 SUPPORTING INFORMATION:

11.1 Other reports elsewhere on this agenda provide:

- Risk register and associated mitigation actions.
- Project plan, timetable and key milestones
- Project update

11.2 The approved budget for feasibility, and RIBA Stage 2 and 3 is £853,000 . Current spend and predicted spend are within agreed budget as show in table 1 below.

Table 1

Breakdown	Agreed Budget (£)	Spend 16/17 (£)	Remaining Budget (£)	Spend 17/18 (£)	Committed 17/18 (£)	Estimated spend 17/18 & 18/19 (£)	Remaining budget at end of RIBA Stage 3 (£)
Total	853,000	93,598	759,402	16,500	45,348	697,554	0

11.3 Based on the facility mix agreed by Cabinet in July 2016, Mace Cost Consultancy have estimated the total project costs to be £36.3 million including the feasibility work and RIBA stage 2 and 3. A breakdown of this is shown in table 2 below.

Table 2 Mace Cost Consultancy Order of Cost Estimate Project Costs¹

Summary of Costs	Garrison Ground (£)
Construction Cost	25,766,633
External Works	2,405,248
Site Specific Abnormal Costs	1,140,000
Contingency (Design Development Risk) @ 2.5%	730,000
Contractor D&B Risk 2%	600,838
Modular Boxing Facility (Client provisional sum)	100,000
Sub Total Construction Cost	30,742,719
Inflation (to mid point construction 3Q19) @ 3.5%	1,080,000
Total Construction Cost	31,822,719
Professional Fees & Surveys @ 8.7%	2,770,000
Contingency (Client Risk) @ 5%	1,730,000
Total Project Cost	36,322,719

11.4 These figures estimated by Mace Cost Consultant will be reviewed as part of RIBA Stage 2 and feed into the Outline Business Case. The Outline Business Case will be presented to Cabinet Committee in Autumn 2017.

11.5 OTHER OPTIONS CONSIDERED AND REJECTED

11.6 Not applicable to this report

BACKGROUND DOCUMENTS:-

None

Previous Committee Reports:-

CAB2910 – 20 March 2017 Bar End Sport and Leisure Park Project Update

PFHD Notice 710. September 16 Leisure Centre Replacement Project Management Consultancy Support

CAB2820 – 5 July 2016 Leisure Centre Replacement Project

CAB2798 – 29 March 2016 - Leisure Centre Replacement Project

CAB2708 – 9 September 2015, Options for River Park Leisure Centre

¹

Other Background Documents:-

None

APPENDICES:

None