

**MEETING OF THE EXTRAORDINARY COMMUNITY SCRUTINY COMMITTEE**

**WEDNESDAY, 7 SEPTEMBER 2022**

**ADDITIONAL PAPERS**

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**EXTRAORDINARY MEETING OF COMMUNITY SCRUTINY COMMITTEE  
FORMER HERMITAGE LEISURE CENTRE BUILDING FUTURE DIRECTION**

**PETITION UPDATE**

Following the publication of the agenda, a further 14 signatures have been received taking the final number of signatories to 140.

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**EXTRAORDINARY MEETING OF COMMUNITY SCRUTINY COMMITTEE  
FORMER HERMITAGE LEISURE CENTRE BUILDING FUTURE DIRECTION**

**ADDITIONAL SUBMISSION FROM WHITWICK PARISH COUNCIL**

Whitwick Parish Council have commissioned a report into the future use of the former leisure centre site which was unfortunately not available prior to the publication of the agenda. It has now been submitted as an appendix to the formal consultation response and is included in the additional papers for information.

23<sup>rd</sup> August 2022

Ref 2022027 JAE

Whitwick Parish Council  
3a Market Street  
Whitwick  
Leicestershire  
LE67 5DT

For the attention of Cathy Tibbles

Dear Madam

**Proposal for Hermitage Leisure Centre, Whitwick**

Further to your recent instruction to undertake a feasibility report to maintain the main sports hall, café, gym and dry changing areas, we have engaged with a local Architectural company, David Granger Architectural Services Limited to consider the options and our report below is based upon their drawings reference 22\_4198.01 & 02 together with an image, all of which are included with this report.

We understand that the original swimming pool and associated areas are to be demolished and therefore, these areas are not included in this report, however, in our opinion, there should be some consideration whether the basement to the pool area could be used to create a skate park.

From our research and having visited the existing building prior to closing, the building to remain was constructed in 1986/87 and therefore some maintenance will be needed to the external fabric. A new entrance will be formed into the café area. The interior finishes are in reasonable condition but would benefit from some refurbishment to modernise the area.

The mechanical service installations are dated and beyond economical repair but the majority of these serve the building to be demolished and therefore do not need to be considered at this stage. The remaining mechanical services can be refurbished or replaced to suit the type of occupancy that will be generated.

Prior to the closure of the building, the electrical service installations were functioning adequately, and some maintenance and adaptation work will be needed to suit the type of occupancy that will be generated.

The electric and gas mains would need to be extended from the demolished building to the building to remain. The water and data supplies are contained within the building to remain, entering in the café and office areas respectively.

We are not aware of the energy efficiency of the building and an allowance has been allowed to ensure that an Energy rating of E is achieved.

For this report, we have assumed that the building to remain would be used to benefit the community but would not have any classes or events to compete against the recently opened Leisure Centre or activities undertaken by Everyone Active.

Our cost estimate and summary of the works are set out below:

- Create new entrance area and signage - £7,500
- Carry out repairs to roof and gutters - £15,000
- Test and certify existing mansafe system - £1,000
- Carry out repairs to external façade/wall cladding - £5,000
- Making good retained wall between the two buildings - £12,500
- Brickwork cleaning and repairs - £1,000
- Carry out internal finishes upgrades - £5,000
- Alterations and adaptations to mechanical service installations - £6,000
- Alterations and adaptations to electrical service installations – £4,000
- Extend electric and gas supplies - £10,000
- External areas including landscaping - £5,000 (Optional at this stage)
- Professional fees - £8,000

The total cost of the above equates to a sum of £80,000

VAT will be applicable at a rate of 20%.

Demolition costs of the original building and retaining a dividing wall between the buildings is not included and we assume that these works will be undertaken by the Local Authority, however we have allowed for an element of making good after demolition works, the extent will need further review accordingly.

We have assumed that any fit out costs will be borne by the company/party that will use the facilities and these are not included in the costs above.

Once the initial works are completed and the building occupied, then due to the age of the building a maintenance schedule will need to be prepared and budgets set aside.

The works will be carried out by local trade package companies, procured through competitive tendering and managed on site by Emmerson (Construction Services) Ltd.

Our conclusion is that the cost to initially refurbish the remaining part of the building would cost less than the demolition cost. In addition, the Local Authority would have a functioning building, and recommend that a commercial valuation is undertaken, to understand the asset value and that the use of the building would benefit the surrounding community.

Therefore, we would recommend that a more detailed analysis is carried out to fully understand the true potential for this project.

We trust that you find the content of this report and drawings satisfactory for your current requirements, in the meantime, should you need any further information, then please do not hesitate to contact us.

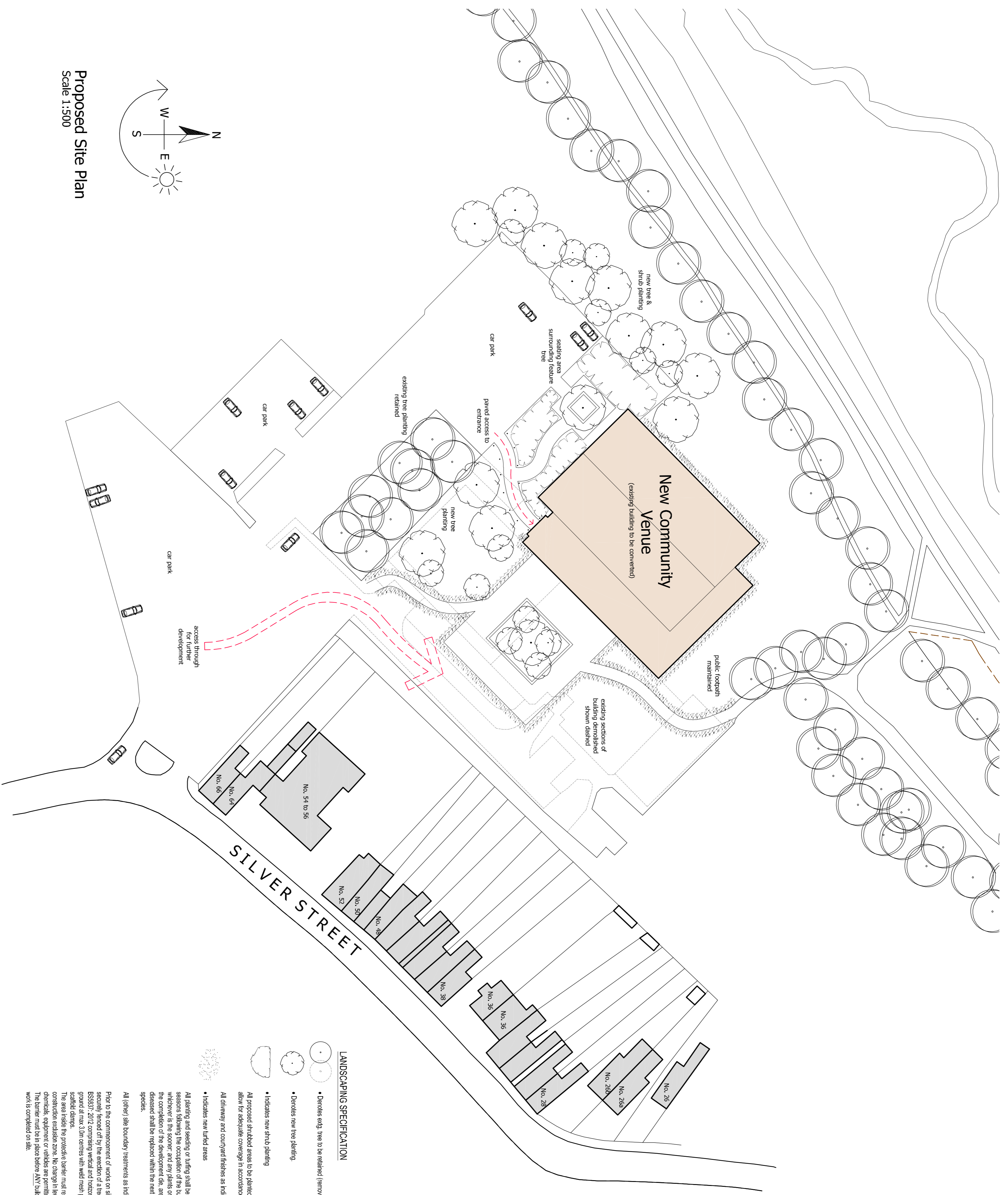
Yours faithfully



Jon Emmerson  
Director

This drawing based on OS data map and is subject to:

- Topographical Survey
- Building Survey



Proposed Site Plan  
Scale 1:500

**LANDSCAPING SPECIFICATION**

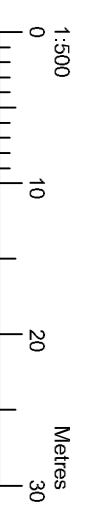
- Denotes existing trees to be retained (remove trees where shown dotted)
  - Denotes new tree planting
  - Indicates new shrub planting
- All proposed shrubbed areas to be planted with densities of max 400 plants per 100m<sup>2</sup> to achieve coverage in accordance with good horticulture practice BS 4583
- All driveway and compound finishes as indicated
- Indicates new turfed areas

All planting and seeding or laying shall be carried out in the first planting and seeding season after the completion of the construction of the site. All planting and seeding shall be carried out in accordance with the specification of the relevant British Standard. The contractor shall be responsible for the maintenance of the site until the completion of the development. All trees and shrubs which are severely damaged or diseased shall be replaced within the next planting season with others of similar size and species.

All other site boundary treatments as indicated

Prior to the commencement of works on site, all roads, lanes to be retained shall be securely fenced off by the erection of a line protection barrier (to comply with SP15) to BS5837:2012 comprising vertical and horizontal framework of scaffold tubes driven into the ground at max 3.0m centres with well mesh panel fencing or boards securely attached with scaffold clamps.

The site shall be protected by a secure perimeter fence with a minimum height of 1.8m and topped with a chain link fence. The fence shall be supported by posts driven into the ground. All gates shall be locked and the site shall be secured at all times. All site access points shall be clearly marked and the site shall be secured at all times. The barrier must be in place before any building work commences and not be removed until work is completed on site.



**Revisions :**

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural and any limited contractors, subcontractors and suppliers must verify all dimensions and quantities against the drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data. © Crown Copyright. All rights reserved. Licence No. AR100204247. Landmark Ref: 10085 0



**DAVID GRANGER**  
ARCHITECTURAL DESIGN LIMITED

Project  
**Hermitage Leisure Centre**  
Silver Street  
Whitwick  
Leicestershire

Drawing Title  
**Feasibility Proposals**  
Sheet 1 of 2

Client  
**Whitwick Parish Council**  
Drawing No.  
**22.4198.01**

Date  
August 2022  
Scale (A1 Size)  
As Shown  
Checked by  
MP

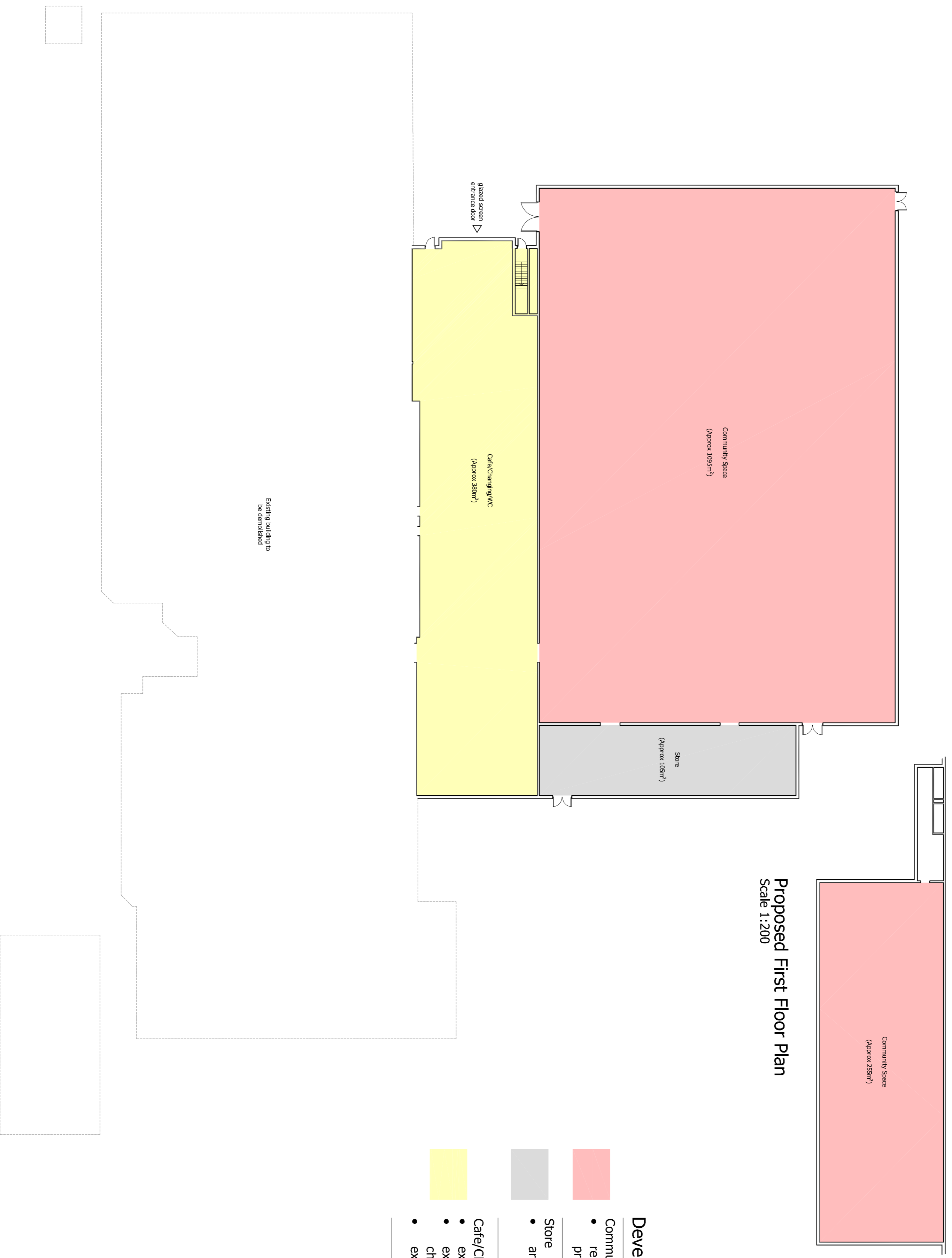
The Old Cottage Hospital, Leicester Road,  
Ashby-de-la-Zouch, Leicestershire, LE65 1DB  
www.davidgrangerdesign.com  
Tel: 01530 560999  
Leicester, Leicestershire, UK, LE15 2JZ

**FEASIBILITY PROPOSALS**  
 PROPOSED REDEVELOPMENT ~ HERMITAGE LEISURE CENTRE ~ SILVER STREET ~ WHITWICK ~ COALVILLE



This drawing based on OS data map and is subject to:

- Topographical Survey
- Building Survey



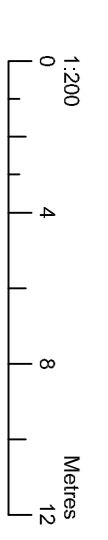
**Proposed First Floor Plan**  
Scale 1:200

**Development Schedule**

- Community Space**
  - remodelling and modernisation for proposed community use
- Store**
  - area retained for storage purposes
- Cafe/Changing/WC**
  - existing cafe area retained
  - existing areas retained to provide changing for community hall activities
  - existing wc facilities retained

**Proposed Ground Floor Plan**  
Scale 1:200

**FEASIBILITY PROPOSALS**  
PROPOSED REDEVELOPMENT ~ HERMITAGE LEISURE CENTRE ~ SILVER STREET ~ WHITWICK ~ COALVILLE



**Revisions :**

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Comments, substitutions and suggestions must verify all dimensions and details with the design team. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data. © Crown Copyright. All rights reserved. Licence No. AR10020447. Landmark Ref: 1005 0

**DAVID GRANGER**  
ARCHITECTURAL DESIGN LIMITED

**Project**  
Hermitage Leisure Centre  
Silver Street  
Whitwick  
Leicestershire

**Drawing Title**  
Feasibility Proposals  
Sheet 2 of 2

**Client**  
Whitwick Parish Council

**Drawing No.**  
22.4198.02

**Date**  
August 2022

**Drawn by**  
MP

**Scale (A1 Size)**  
As Shown

**Checked by**  
MP

The Old Cottage Hospital, Leicester Road,  
Ashby-de-la-Zouch, Leicestershire, LE65 1DB

Tel: 01530 560939  
www.davidgrangerdesign.com  
Email: info@dg.co.uk







## A little background on the companies who have provided our report

ECS , Emerson Construction Services team members are specialists in their respective disciplines. They have experience working for large blue chip global clients, developers and general building contractors, resulting in them successfully delivering a full range of construction projects in different sectors.

Emmerson (Construction Services) Ltd focus on three sectors - Manufacturing & Industrial, Residential and Sport. By being focused, they provide expert advice and services to their clients.

ECS owner is Jon Emmerson, who has over 30 years' experience in the construction industry. They are based in Ashby-de-la-Zouch, Leicestershire and the central location in the UK, gives an ideal platform to serve their clients and means they have a wealth of local knowledge and experience.

Their management strategy is focused on key clients, who receive a high-quality level of service. By delivering excellent service, they work with a number of clients on a regular basis in a trusted advisor role.

**David Granger Architectural Design Ltd** has been in business for over 30 years. Over those years this well respected architectural design company has built an enviable reputation for excellence of design and quality of service.

The company now operates from The Old Cottage Hospital in Ashby de la Zouch which was converted specifically for the business.

The company works regularly over several local counties, but also on occasion by recommendation as far afield as the Lake District and Cornwall, and even in the heart of London.

They are an independent award-winning design practice that undertakes a full spectrum of architectural commissions from feasibility and master planning work through the design and building regulation stages to project management, certification and final account planning.

### NORTH WEST LEICESTERSHIRE DESIGN AWARDS

On 21st September 2018, Mark and Simon attended the 'Good Design for North West Leicestershire: Ten Years on' awards event, held at the Radisson Blu Hotel at East Midlands Airport . They were the recipients of 4 awards

LABC AWARDS 2020 We were delighted to be acknowledged as Finalists in the East Midlands Region LABC Building Excellence Awards 2020 in 5 categories as follows:

- Best Small New Housing Development – Meadow View, Coleorton
- Best Small New Housing Development – Cottage Row, Ashby de la Zouch

- Best Change of Use of an Existing Building – The Old Cottage Hospital, Ashby de la Zouch
- Best Change of Use of an Existing Building – Quorn Lodge Farm, Quorn
- Best Small Commercial Project – The Old Cottage Hospital, Ashby de la Zouch

All projects were Lychgate Homes Ltd developments and were made possible by our fantastic team including a number of external consultants

**Assessment Of Repair Costs To**  
**Hermitage Leisure Centre**

By CBRE - Based  
on Q3 Prices  
2021/22

<b>Budget Cost Items</b>	<b>IMMEDIATE</b>	<b>Within 1 Year</b>	<b>Within 2 Years</b>	<b>Within 3 Years</b>	<b>Within 4 Years</b>	<b>Totals</b>
1.00 BUILDING STRUCTURE & FABRIC						
1.01 Concrete Testing and Structural Engineer Review (No allowance for repairs)	£20,000					£20,000
2.00 ROOFS						
2.01 Replace swimming pool and plant room roofs with new		£90,000				£90,000
2.02 Re-treat sports hall roof with proprietary repair system				£65,000		£65,000
2.03 Cut edge corrosion repairs				£10,000		£10,000
2.04 Re-line sports hall gutters				£5,000		£5,000
2.05 Test and certify man safe cable system	£1,000					£1,000
2.06 Replace roofs to wet changing, reception and studio areas with new		£91,000				£91,000
2.07 Replace roof to squash court					£30,000	£30,000
2.08 Replace solar degraded roof lights		£15,000				£15,000
2.09 Repair or replace timber louvres to squash courts	£3,750					£3,750
2.10 Overhaul rainwater goods - all areas	£3,000					£3,000
2.11 Replace missing lead flashing and re-fix cowls (Vandalism repairs)	£3,000					£3,000
3.00 ELEVATIONS						

3.01 Replace failed glazed curtain walling		£40,000				£40,000
3.02 Replace swimming pool cladding		£60,000				£60,000
3.03 Treat cladding to sport hall				£30,000		£30,000
3.04 Replace windows with new double glazed units		£7,500				£7,500
3.05 Replace decayed timber doors		£5,000				£5,000
3.06 Brickwork cleaning and repair		£3,000				£3,000
3.07 Replace reception draught lobby			£7,500			£7,500
4.00 INTERNALS						
4.01 Strip out prior and prepare for re-use		£75,000				£75,000
5.00 MECHANICAL & ELECTRICAL						
5.01 Costs from DW Pointer report ( elec / mech services)		£810,000				£810,000
6.00 EXTERNAL AREAS						
6.01 Pothole and fence repairs		£3,500				£3,500
Total excl. VAT	£30,750	£1,200,000	£7,500	£110,000	£30,000	<b>£1,378,250</b>
Provision for Inflation	£923	£36,000	£225	£3,300	£900	£41,348
Preliminaries on contract						£213,000
contingency						£163,000
Professional and Statutory fees						£323,000
						<b><u>£2,118,750</u></b>