

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 17 OCTOBER 2017

Title of report	ASHBY CULTURE AND LEISURE QUARTER PROJECT
Key Decision	a) Financial Yes b) Community Yes
Contacts	Councillor Alison Smith MBE 01530 835668 alison.smith@nwleicestershire.gov.uk Interim Strategic Director of Place 01530 454555 tony.galloway@nwleicestershire.gov.uk Head of Economic Development 01530 454773 kay.greenbank@nwleicestershire.gov.uk
Purpose of report	To provide an update on progress of this council's contribution to creation of Ashby's Culture and Leisure Quarter and to request the required resource to undertake the works.
Reason for Decision	To allocate resources to undertake the works
Council Priorities	Value for Money Business and Jobs Homes and Communities
Implications:	
Financial/Staff	Costs are outlined within the report
Link to relevant CAT	N/A
Risk Management	The car park project has identified risks to the project and appropriate mitigation. Risks are reviewed regularly by the project team.
Equalities Impact Screening	None discernible
Human Rights	No implications
Transformational Government	N/A
Comments of Deputy Head of Paid Service	The report is satisfactory

Comments of Deputy Section 151 Officer	The report is satisfactory
Comments of Monitoring Officer	The report is satisfactory
Consultees	<ul style="list-style-type: none"> • Corporate Leadership Team members • Car park project team members, including representatives of Legal, Property and Procurement teams
Background papers	<ul style="list-style-type: none"> • Confidential Cabinet report 8 March 2016 – Proposal to acquire brownfield site for development of car parking • Confidential Cabinet report 14 June 2016 – Proposal to acquire brownfield site for development of car parking • Cabinet report 13 December 2016 – Ashby Cultural and Leisure Quarter Project
Recommendations	<p>IT IS RECOMMENDED THAT CABINET:</p> <ol style="list-style-type: none"> 1) NOTES THE PROGRESS TO DATE IN DEVELOPMENT OF ASHBY'S CULTURE AND LEISURE QUARTER AND SPECIFICALLY THE COUNCIL'S NEW NORTH STREET CAR PARK 2) AGREES TO ALLOCATE A MAXIMUM OF £100,000 TO ENSURE THAT THE ORIGINAL VISION FOR ASHBY CULTURE AND LEISURE QUARTER CAN BE DELIVERED 3) APPROVES DELEGATED AUTHORITY FOR COMMITMENT OF THE ALLOCATED FUNDS TO THE (INTERIM) STRATEGIC DIRECTOR OF PLACE IN CONSULTATION WITH THE PORTFOLIO HOLDER

1.0 BACKGROUND

- 1.1 This council purchased the former Ashby Health Centre site at a cost of £255,000 and Cabinet approved an initial budget for the demolition and construction of a new short stay car park for Ashby at its meetings on the 8 March and 14 June 2016. On 13 December 2016, Cabinet endorsed a vision for Ashby's Culture and Leisure Quarter, approved allocation of a revised estimate of the total funding required, and provided delegated authority for commitment of an additional 5% of the total costs, from council reserves.
- 1.2 The following sections of this report explain progress of development of Ashby Culture and Leisure Quarter, under a number of key headings: Ashby Project; Ashby Culture and Leisure Quarter including the new North Street car park; Hood Court parking; Hood Park Leisure Centre; Procurement; Planning; Financial implications.

2.0 ASHBY PROJECT

- 2.1 Cabinet are already aware that Ashby Town Council has established the 'Ashby Project' which is seeking to deliver priorities set out in the draft Ashby Neighbourhood Plan. A programme board is overseeing progress of the project, and business, heritage and culture / leisure stakeholder groups are meeting regularly to develop and deliver project ideas. The Ashby Project provides recommendations to Ashby Town Council, for agreement and allocation of available funds, if required. NWLDC allocated £300,000 towards delivery of the Ashby Project's aims, of which £100,000 is now supporting the cost of the new North Street car park, detailed below.
- 2.2 At its outset the Ashby Project aimed to shape the town centre into three areas, known as:
- i) the Culture and Leisure Quarter, which includes NWLDC's Hood Court, Hood Park Leisure Centre and adjacent leisure facilities, the existing North Street car park and other assets such as Ashby Library (which includes NWLDC's Tourist Information Centre, Ashby Museum and Venture Theatre)
 - ii) the Business Quarter, essentially comprising the retail town centre
 - iii) and the Heritage Quarter, which includes the castle and Bath Grounds.
- 2.3 NWLDC is represented on the Ashby Project programme board, and is leading the meetings of the Culture and Leisure Quarter and Business stakeholder groups, as well as providing officer support across many areas such as Community Focus, Communications, Cultural Services, Leisure Services and Business Focus. The Head of Economic Development provides updates on progress to the Portfolio Holder on a regular basis.

3.0 ASHBY CULTURE AND LEISURE QUARTER

- 3.1 The 13 December 2016 report to Cabinet set out the vision for, and key components of Ashby's Culture and Leisure Quarter. At that time, total costs were estimated (provided by architects rg+p). Section 8 below sets out the current position on costs.
- 3.2 The detailed specification for the new North Street car park, which forms a major component of the Culture and Leisure Quarter scheme, was finalised in June 2017, following which detailed costings have been provided by the appointed contractor (Interserve).
- 3.3 The prior health centre site was fenced off during August 2017, and 'soft' demolition of the building started during September 2017. Once the contractor is able to confirm a date for removal of the gas supply a firm date will be set for actual demolition of the building to start (with appropriate publicity arranged for NWLDC and Ashby Town Council). The scheme is expected to take a maximum of 6 months to deliver, from the commencement of the actual demolition.
- 3.4 Cabinet will recall that the vision for the Culture and Leisure Quarter included creation of a new statue (estimated cost £55,000) and improvements to the exterior of Hood Park Leisure Centre (estimated cost £30,000) as well as creation of a well-designed, multi-use space that will be used as a car park for the majority of the time, but can be used for one-off or regular events such as markets, festive celebrations or other community or council activities. The design includes trees and other soft landscaping, a sustainable drainage system, electric car charging points, with a central area that is completely clear of obstacles to make it suitable for event use, and relocation of the

existing Hood Park decorative gates. Some parts of the detailed specification have now resulted in increases to the cost of the scheme.

- 3.5. Leicestershire County Council have agreed to make, and fund, improvements to the adjacent pavements and roadways, timed to coincide with the construction of the new car park area.

4.0 HOOD COURT PARKING

- 4.1 NWLDC's Hood Court sheltered housing scheme currently has access to dedicated parking spaces for residents, users and emergency services on land that will become the new North Street car park. Agreement has been reached on how the current parking arrangements will be replicated or improved.
- 4.2 Parking for emergency services and drop off /pick up at Hood Court will continue to be available at the front of the building. NWLDC's Housing team is now working on a plan to create dedicated parking spaces at the rear of the building, with a financial contribution being made by this project (as explained in section 8 below).

5.0 HOOD PARK LEISURE CENTRE

- 5.1 The vision for the Culture and Leisure Quarter included improvements to the exterior of Hood Park Leisure Centre (in order to improve its attractiveness and visual impact on the remainder of the quarter) at an estimated cost of £30,000.
- 5.2 Via the Ashby Project and Ashby Town Council, discussions have started with a potential corporate sponsor of the Culture and Leisure Quarter (a timber products company that already has a close relationship with National Forest Company). This company has provisionally agreed to supply, at no cost, cladding to some of the leisure centre boundary walls, materials for seating and signage for the car park scheme. Officers are ensuring that all appropriate fire safety standards will be met, but welcome the generous offer of support, the alignment with the National Forest that will result, and the opportunity to strengthen Ashby's positioning as a 'forest town'.
- 5.3 The Leisure Services team, with Property Services, are currently developing the detailed specification of the Hood Park Leisure Centre boundary improvements, in consultation with Culture and Leisure Quarter stakeholders. A planning application will need to be made to secure approval for any changes proposed.
- 5.4 Improvements to Hood Park Leisure Centre will be designed with consideration of impact on the corporate Leisure Project.
- 5.5 The Ashby Project has approached NWLDC with two proposals regarding Hood Park Leisure Centre: i) that it is renamed in its entirety to "Ashby de la Zouch leisure centre" and ii) that the outdoor pool is renamed as a "lido" in order to recognise its heritage, quirkiness and unique offer to residents and visitors. Officers will ensure that any decisions related to these proposals are made within appropriate governance and consultation protocol.

6.0 PROCUREMENT

- 6.1 Procurement and Legal Services have determined that the proposed procurement route with Interserve to deliver the remainder of the contract via the SCAPE minor works framework is in accordance with the Contract Procedure Rules and all relevant procurement legislation.

7.0 PLANNING

- 7.1 Conditional planning permission was granted for the car park scheme on 5 September 2017. The car park project team are currently working on satisfying the planning conditions.
- 7.2 The planning application did not include two elements of the original vision of the Culture and Leisure Quarter (statue and Hood Park Leisure Centre improvements) due to concerns about the emerging aggregate cost of the original scope of the project.

8.0 FINANCIAL IMPLICATIONS

- 8.1 NWLDC engaged Interserve from the SCAPE framework to manage and deliver the car park project.
- 8.2 Cabinet have previously allocated a total of £950,000 to deliver the original scheme, which included creation of the new car park (a well-designed multi-use space), improvements to the boundary of Hood Park Leisure Centre (£30,000) and a sculpture (£55,000), which is intended to indicate the new gateway to the Leisure and Culture Quarter. As mentioned above, the two latter items have been excluded from the planning application for the new car park and the cost plan provided by the contracted design team due to concerns about aggregate cost. The £950,000 total includes the £100,000 contribution from the Ashby Project 'pot' mentioned in section 2.1.
- 8.3 The cost plan for the delivery stage was received from Interserve during August 2017. Officer due diligence continues. The cost plan details costs as follows:

Table 1

Construction cost	£453,157.65
Preliminaries	£82,795.42
Sub total	£535,953.07
Interserve mgmt fee @ 1.75%	£9,379.18
SCAPE admin fee @0.95%	£5,180.66
Contract lump sum cost	£550,512.90
Contingencies	
Client risks	£31,250.00
Cost plan considerations	£34,000.00
Grand Total	£615,762.90

- 8.4 "Clients risks" includes items that might incur costs during the next stage of the project: examples include unexpected land contamination, costs related to resolving planning conditions, or additional highways requirements.
- 8.5 "Cost plan considerations" covers items where savings might be made if items are provided by sponsors or a particular part of the project does not go ahead, or costs are not yet confirmed (e.g. landscaping £10,000).
- 8.6 Aggregating the above cost with others incurred for site purchase, design development and other related costs reveals:

Table 2

Cost to date (incl. site purchase)	£258,626.00
Preconstruction contract	£63,923.37
Construction contracts (inc. demolition)	£615,762.90
Total	£938,312.27
Hood Court parking	
(Estimated) contribution to total project cost	£10,749.00
Total total costs	£949,061.27

- 8.7 As can be seen above, the £950,000 budget allocated by Cabinet is now expected to cover the cost of demolition and creation of the car park scheme and a small financial contribution towards the cost of replacement parking for Hood Court. Cabinet should note that once a contract with Interserve is signed the contract lump sum cost of £550,512.90 will not increase (but could decrease) as the contractor takes on all financial risk other than those already excluded (mentioned in 8.4 and 8.5 above).
- 8.8 Cabinet are invited to allocate a further £100,000 to ensure that the associated elements of the original vision can be delivered (comprising a maximum of £50,000 for a sculpture and £30,000 for improvements to Hood Park Leisure Centre) including a contingency for other unforeseen costs (£20,000).
- 8.9 If agreed, the additional funds can be allocated from reserves of unallocated surpluses from 2015/16 and 2016/17.
- 8.10 It is anticipated that the cost of a sculpture can be significantly lower than £50,000 as a preference has been expressed for a wooden carving and the Ashby Project will be invited to seek match / grant funding from appropriate sources to reduce the direct cost to NWLDC.