

## **NORTH SOMERSET COUNCIL DECISION**



**DECISION OF:** COUNCILLOR MIKE SOLOMON. THE EXECUTIVE MEMBER FOR CULTURE AND LEISURE

**WITH ADVICE FROM:** THE DIRECTOR OF PLACE

**DECISION NO:** 24/25 DP 255

**SUBJECT:** Commissioning Plan – Scotch Horn Leisure Centre Roof Capital Works

**KEY DECISION:** YES

**REASON:** The value is over £500k although only affects one ward.

### **BACKGROUND:**

Scotch Horn Leisure Centre is a dryside facility (no swimming pool) and has over 146,000 uses per year and serves the Nailsea/Backwell area.

Over the last few years condition surveys have highlighted the outstanding works required within the leisure centres.

More recently Scotch Horn has been experiencing a number of roof leaks in different areas within the centre, which were causing issues with the centre users.

The condition surveys identified that the roof areas have been in situ since the facility was built in the 1980s and highlighted the need for the roof across the centre to be replaced.

A number of temporary repairs have taken place across the centre and the leaks in the sports hall and auditorium roof areas, have currently stopped.

However, the two attempts of temporary repairs on the flat roof area have not been successful and water is still entering the fitness gym and squash court when it rains.

The fitness gym is a high usage area and the squash court is also used for classes and these leaks prevent activities taking place and also are impacting on the facilities and members.

Should the water leaks continue to impact the usage of the centre and areas are closed, the Council would be liable for a loss of income claim of up to £60k per month.

Following this, capital was identified to carry out major urgent works on the flat roof at Scotch Horn.

The auditorium and sports hall roof areas will also need replacing in the near future.

The leisure contract with Parkwood Leisure is due to end at the end of March 2032 and the council is liable for asset works on these premises going forward, ensuring the centre is wind and water tight.

These works are likely due to take place in the end in 2025 due to the design requirements.

The proposal is to directly award the delivery of these works to Parkwood Project Management (PPM).

PPM is the projects arm of Parkwood Leisure who are the leisure contractor who manage the centre. They have extensive project experience and have completed capital projects similar nature at other leisure centres across the country.

They are currently delivering large scale schemes at Hutton Moor Leisure Centre, one of which is a large scale roof replacement, therefore there are significant overlaps with the technical designs with the two schemes.

### **Procurement process**

Parkwood Project Management (PPM) standard procurement practice will be followed:

- ITTs issued to suitably qualified suppliers using a mix of existing approved suppliers and new locally based suppliers
- 5 suppliers will be selected to enter into full procurement (assuming as is typical in present market conditions not all suppliers will actually return an offer)
- Suppliers will provide tender returns on the basis of the agreed specification with supporting options for cost savings/use of alternative materials/products
  - Tender clarifications will be issued following scoring an assessment using traditional quality and value weightings
- A recommendation for appointment will be provided to NSC by PPM
- A single Contractor will be appointed to deliver all schemes of work.

The procurement process outlined above has been approved by the Council's procurement team as it provides reassurance that an auditable transparent process is followed and there is competition to ensure value for money.

PPM will use a JCT form of contract for the works and ensure collateral warranties are included where required.

The Leisure Manager will be involved throughout the process and will liaise with the Council procurement team as required. She will also be on the evaluation panel following the tender submission and will make the final decision.

An external independent certifier will be appointed to ensure the finances are monitored for additional comfort for the Council.

### **DECISION:**

To approve the above commissioning plan for the roof works at Scotch Horn Leisure Centre.

### **REASONS:**

Parkwood Project Management (PPM) have extensive experience in delivering schemes in Leisure Centres. As they are part of the same organisation as the operator, they will work together to best effect to reduce the time leisure facilities will be unavailable to customers. This focus on delivery of the scheme on time will also help reduce the likelihood or impact on reduced income to the council and any compensation payable by the council for facilities being unavailable. PPM have a vested interest in securing good quality contractors to carry out the works to a high standard, as their leisure colleagues operate the building. The council has been reassured that they will follow a compliant procurement process to ensure value for money.

### **OPTIONS CONSIDERED:**

PPM have extensive knowledge of delivering similar schemes.

PPM are already delivering a large scale roof replacement at Hutton Moor Leisure Centre on behalf of the Council, as part of a larger works package and this is progressing well. It is felt that continuing to work with PPM to project manage this scheme would be best value for money and deliverability.

## **FINANCIAL IMPLICATIONS:**

### **Costs**

The roof replacement is budgeted at £800k.

### **Funding**

The funds are from the reallocation of capital within the Leisure Asset Management budget and also from CIL receipts.

## **LEGAL POWERS AND IMPLICATIONS**

The buildings are owned by the council and the roof areas are the Council's responsibility under the leisure contract.

## **CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS**

The new roof will have better insulation which will improve the energy efficiency of the building.

PV panels are also being explored as part of the project to reduce the carbon output of the centre.

## **CONSULTATION**

The Executive Member for Culture and Leisure and the Transport, Climate and Communities Policy and Scrutiny panel have all been briefed on this recommendation.

## **PROCUREMENT**

If this is a procurement over £5000 has the mandatory pre-procurement engagement form been sent to procurement? N/A

[pre procurement engagement form](#)

## **RISK MANAGEMENT**

A risk register will be produced as part of this development.

The awarding of the contract for PPM to deliver these the works, will significantly reduce any risk, due to their previous experience of delivering such schemes.

Due to PPM being part of the same organisation as the operator, they will work together to deliver the works.

## **EQUALITY IMPLICATIONS**

Have you undertaken an Equality Impact Assessment? No

## **CORPORATE IMPLICATIONS**

The intended improvement of the leisure centre will support the Council's corporate plan ambition of:

'Our communities are caring, healthy and safe, where people help each other to live well' with the commitment to enable our residents have good access to leisure, libraries, safe and open spaces, and the natural environment to support their health and wellbeing.

These works will also improve the Councils asset.

**APPENDICES**

N/A

**BACKGROUND PAPERS**

24/25 DP186 Leisure Capital Virement

Executive 17 September 2024 Increase in Capital Programme

SIGNATORIES:

DECISION MAKER(S):

Signed:  Executive Member for Culture and Leisure

Date: 1 October 2024

WITH ADVICE FROM:

Signed:  Director of Place

Date: 1 October 2024