MINUTES OF KEN MARRIOTT LEISURE CENTRE TASK GROUP

11TH MAY 2011

PRESENT:

Councillors Mistry (Chairman), Mrs Bragg, Dodd, Mrs Parker, Roberts and Warwick.

Anna Rose (Head of Planning and Culture), Tim Margerison (Building Control and Corporate Property Manager), Caroline Johnson (Sports and Recreation Manager), Deborah Tyrrell (Principal Solicitor), Catrina Rimen (Project Assistant), (Debbie Dawson (Scrutiny Officer) and Claire Waleczek (Democratic and Scrutiny Services Officer (Team Leader)).

David Gibson, Lead Consultant and Jon Mawson, Lead Architect, B3 Architects.

43. MINUTES

The minutes of the meeting held on 7th April 2011 were approved and signed by the Chairman.

44. DECLARATIONS OF INTEREST

Councillors Dodd and Roodhouse declared general personal interests by virtue of being a Warwickshire County Councillor.

Councillor Roodhouse also declared a personal interest as defined by the Council’s Code of Conduct for Councillors by virtue of being a member of Rugby Sub Aqua Club.

45. MOTION TO EXCLUDE THE PUBLIC UNDER SECTION 100(A)(4) OF THE LOCAL GOVERNMENT ACT 1972

RESOLVED THAT - under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the ground that they involve the likely disclosure of information defined in paragraph 3 of Schedule 12A of the Act and that in all of the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

46. UPDATE ON DEVELOPMENT OF THE NEW LEISURE CENTRE

The Task Group received an update on progress on the new leisure centre project.

Presentation of concept drawings

The Task Group received a presentation from the lead architect on concept drawings for the new leisure centre project.

The initial concept drawings outlined a proposed layout of the site. The following points were made.
• The footprint of the new building would be similar to the existing leisure centre. It was essential, therefore, to make maximum use of space with a minimum use of corridors.

• There would be two ‘focus points’ within the building to have an attractive welcome to the site from Bruce Williams Way and also a strong link with the athletics track.

• It was proposed that the entrance into the building would be from the north. This would work well with the proposed swimming pool area, located to avoid sunlight shining directly onto the surface of the water.

• Less attractive elements of the centre would be concealed e.g. sports hall.

• There were two principles being applied to the massing of the building. A simple roof structure would give an illusion of a large building. An advantage of this structure was that there were very few joints in the roof to need repair in the future. However, it was considered that some elevations within the building could be reduced in height to bring a more human element to the scheme.

• Energy efficiency was a key principle governing the design of the scheme. For example, this was a factor in considering the location of glazing. There were a number of other ‘green’ elements included in the design.

• Members also explored issues around the size of the fitness suite, the wet changing facilities, the lighting and provision for spectators in the sports hall, and the pool facilities.

Overall, Members were impressed with the initial plans that had been presented and acknowledged the considerable amount of work that had been undertaken.

**Enabling works**

The Building Control and Corporate Property Manager reported that the Project Team had started discussions with other parties involved in the development eg. Parks team, utilities companies. There would be issues of ownership and leasehold of land which would need to be clarified.

The Council would need to take a decision as to whether the enabling works would be undertaken as part of the 14 month build programme or commenced prior to the start date of the project. There would be a financial implication relating to this.

**Gym Club and Health Centre**

The Head of Planning and Culture informed the Task Group of proposals for the provision of health care on the site and details relating to the use of the centre by the Gym Club.

**Future Operation**

The Head of Planning and Culture reported that the current management contract of the leisure centre would expire in March 2013.

A report would be submitted to Cabinet on 6th June 2011 outlining proposals for the future management and operation of the new leisure centre, which were described to the Task Group. The Task Group raised no objections to the proposed arrangements.
Car Parking

The Sports and Recreation Manager informed the Group that car parking at the current site was free. However, a decision would have to be taken if this was to continue as part of the new development. Officers had obtained details relating to other leisure centres' parking charges within the area. Most do not charge, unless the facility is within the town centre. Solihull allowed free parking for the first three hours’ stay only.

It was agreed that more detailed options would be considered at a future meeting.

Procurement

The Building Control and Corporate Property Manager reported that contracts for the lead consultant had been signed.

As part of Stage 1 of the programme, a building contractor had to be appointed. The contractor would work in partnership with the Council’s Project Delivery Team. A pre-qualification questionnaire had been published and 30 expressions of interest had been received to date. The deadline for receipt of the questionnaires was 29th May 2011. Following evaluation of the questionnaires, six companies would be invited to tender for the contract.

47. DATE OF NEXT MEETING

The Task Group would meet again in June 2011, the date to be confirmed.

CHAIRMAN