

Single Member Cabinet Decision

**Executive
Forward Plan
Reference**

E2942

Financial Approvals – Leisure

Decision maker/s	Cllr Martin Veal, Cabinet Member for Community Services
The Issue	<ul style="list-style-type: none">• The progression of the options at Riverside in Keynsham led to the opportunity for the council to redevelop the whole Riverside site making expansion and refurbishment of the existing leisure centre a viable option. Planning permission has been granted for the site and a capital and resulting revenue budget have been produced in partnership with Greenwich Leisure Limited (GLL). A provisional capital budget of £10.016m is in place for the scheme which now needs to move to full approval to allow the project to progress.• The car park at Bath sports and leisure centre is in need of improvements and resurfacing works are required to bring it up to standard with the refurbished leisure centre. Works are also required to add lighting to improve the safety of the car park at Odd Down sports ground. There is currently £200k of CIL funding in provisional approval for these works which needs to move to full approval to allow the projects to progress.
Decision Date	18th April 2017
The decision	<p>The Cabinet Member agrees that:</p> <p>Contractual Changes</p> <ul style="list-style-type: none">• Approval is given for refurbishment as the preferred option and the Council lead on the design and construction of the refurbished Keynsham Leisure Centre with GLL responsible for fitting out and operating the facility for the remainder of the 20 year contract, including making the required changes to the contract to enable this. <p>Budget Approvals</p> <ul style="list-style-type: none">• To fully approve £10.016m from the 2017/18 – 2021/22 Council provisionally approved capital programme for the refurbishment of Keynsham Leisure Centre.• To fully approve the CIL budget of £200k for the delivery of the works required to the car parks at Bath and Odd Down.

<p>Rationale for decision</p>	<p>Contractual Changes</p> <ul style="list-style-type: none"> The contract currently requires GLL to design and deliver both the refurbishment works at Bath Leisure Centre and the originally intended new build at Keynsham. The business case, around which the contract was based, allowed for the costs relating to these activities. <p>Contractual changes need to be made to reflect the new approach to refurbish and expand the current centre.</p> <p>Budget Approvals - Keynsham</p> <ul style="list-style-type: none"> Planning permission has been granted for the refurbished leisure centre scheme and a cost plan drawn up. This identifies a required budget of £10.016m. This budget needs to move from provisional to full approval for the scheme to progress. <p>Budget Approvals – CIL funding</p> <ul style="list-style-type: none"> The car park at Bath Sports and Leisure Centre is in need of improvements and resurfacing works are needed to bring it up to standard with the refurbished leisure centre. Works are also required to add lighting to improve the safety of the car park at Odd Down Sports Ground.
<p>Financial and budget implications</p>	<ul style="list-style-type: none"> The cost plan shows that the refurbishment and extension of Keynsham as currently designed will cost £10.016m in total. This is made up as follows: <ul style="list-style-type: none"> Current provisionally approved capital budget - £6.416m Leisure facility modernisation – move to full approval including Sport England grant - £0.5m Provisionally approved additional borrowing Keynsham Leisure Centre Refurbishment - £2m – move to full approval Capital receipt from sale of Riverside Buildings - £1.6m – move to full approval A revised base case financial model has been developed by GLL for the proposed changes. The model shows that borrowing costs can be covered from the income derived from the contract. GLL have a contractual responsibility for income risk and as such are required to make the agreed payment to the Council whether business plan targets are reached or not. Fully approve the provisional CIL budget of £200k for the delivery of the works required to the car parks at Bath and Odd Down.
<p>Issues considered (these are covered in more detail in the report)</p>	<p>Social Inclusion; Customer Focus; Sustainability; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate; Health & Safety;</p>

Consultation undertaken	Cabinet Colleagues, Strategic Directors, Section 151 Finance Officer, Monitoring Officer, Procurement, Keynsham Town Council, leisure centre user groups, public consultations.
How consultation was carried out	Circulation of the report, public consultation events.
Other options considered	None
Declaration of interest by Cabinet Member(s) for decision, including any dispensation granted:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Signatures of Decision Makers	
Date of Signature	
Subject to Call-in until 5 Working days have elapsed following publication of the decision	