

REPORT TO CABINET

05 June 2019

Subject:	Sandwell Aquatics Centre
Presenting Cabinet Member:	Councillor Maria Crompton – Cabinet Member for Safer Communities
Director:	Executive Director - Neighbourhoods - Dr Alison Knight
Contribution towards Vision 2030:	
Key Decision:	Yes
Cabinet Member Approval and Date:	Councillor Maria Crompton – Cabinet Member for Safer Communities
Director Approval:	Dr Alison Knight
Reason for Urgency:	Urgency provisions do not apply.
Exempt Information Ref:	Exemption provisions do not apply.
Ward Councillor (s) Consulted (if applicable):	Ward councillors have not been consulted.
Scrutiny Consultation Considered?	Scrutiny consultation has not been undertaken
Contact Officer(s):	Chris Jones chris2_jones@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Cabinet:

1. Authorise the Executive Director – Resources to allocate £1.5m of the agreed budget of £27.6m to facilitate the delivery of site enabling works and continued design development;
2. Recommend a further report be provided to Cabinet for approval of final project business case, facility details and construction contract award.

1 PURPOSE OF THE REPORT

- 1.1 To update Members on progress with the Sandwell Aquatics Centre Project, the next steps, and to request the allocation of £1.5m from the agreed capital budget to enable the phase of the project to be delivered.

2 IMPLICATION FOR VISION 2030

- 2.1 The table below details the implication for Vision 2030 that will be achieved from the delivery of the project:

Vision 2030 Ambition	Ambition Statement	How
Ambition 1	Sandwell is a community where our families have high aspirations and where we pride ourselves on equality of opportunity and on our adaptability and resilience.	The build of this facility will provide an opportunity for the economic regeneration of Sandwell, providing families with job and development opportunities. We will encourage families to be active and participate in physical activity and join sporting clubs. The Sandwell Aquatics Centre will provide Smethwick and wider Sandwell with more opportunities than they currently have access to. Being a host venue for the Birmingham 2022 Commonwealth Games will be an opportunity to inspire Sandwell residents to fulfil their sporting potential, an opportunity that is supported by the provision of a world-class leisure facility.
Ambition 2	Sandwell is a place where we live healthy lives and live them for longer, and	We will help more people to be active, fit and well by providing services in a way and at a place and time that is convenient to them by delivering a new

Vision 2030 Ambition	Ambition Statement	How
	where those of us who are vulnerable feel respected and cared for.	aquatics centre in Smethwick, filling a gap in the provision of leisure facilities within Sandwell.
Ambition 3	Our workforce and young people are skilled and talented, geared up to respond to changing business needs to win rewarding jobs in a growing economy.	We will provide local apprenticeships and job opportunities presenting the local community with the opportunity to train and develop. We will work with local schools nurturing links between education and business to not only develop the skills of our future workforce, but to develop sporting talent.
Ambition 4	Our children benefit from the best start in life and a high-quality education through their school careers with outstanding support from their teachers and families.	We will work with schools to develop a sport programmes which in turn will develop a stronger relationship between schools and colleges and the council. We will encourage parents to be more involved in their child's education and use the Commonwealth Games and athlete engagement to drive ambition and inspiration. We will provide further opportunities to increase the number of Y6 pupils leaving primary education able to swim 25m.
Ambition 5	Our communities are built on mutual respect and taking care of each other, supported by all agencies that ensure we feel safe and protected in our homes and local neighbourhoods.	We will provide more opportunity for people to participate and engage in sport by delivering a robust programme of classes, activities and initiatives to divert young people away from anti-social behaviour and crime. We will use the Commonwealth Games as an opportunity to not only develop and continue effective partnership working, but as a platform to showcase Sandwell and build community pride.
Ambition 6	We have excellent and affordable public transport that connects us to all local centres and jobs in Birmingham, Wolverhampton, the	We will invest in the local area to improve highways and local transport links to the centre. Public transport links around the centre will be improved, ensuring that people have efficient and cost-effective ways to access the centre across both Sandwell and the wider West Midlands.

Vision 2030 Ambition	Ambition Statement	How
	airport and wider West Midlands.	
Ambition 7	We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes.	The Sandwell Aquatics Centre will provide homes surrounding the site with excellent facilities and attract people to want to live in Sandwell. We will provide opportunities to local businesses by increasing the footfall in the local area and improving key transport routes.
Ambition 8	Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.	We will provide a facility for the community which will be accessible for all as well as facilities which will attract regionally significant competitions providing a boost for the community personally and economically. There will be further investment in parks and green spaces across Sandwell as a result of the Sandwell Aquatics Centre Project.
Ambition 9	Sandwell has become a location of choice for industries of the future where the local economy and high performing companies continue to grow.	We will provide local businesses with the opportunity to be involved in the construction of the facility, which will provide a boost for the local economy. The development of the facility will provide investment into the local area.
Ambition 10	Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people's lives and communities.	By supporting the Commonwealth Games through the delivery of the Sandwell Aquatics Centre, Sandwell will achieve a national reputation for delivering a world-class project, where numerous local and national partners have worked together to deliver a facility that has a national reputation for delivering, where all local partners have come together to support and contribute to the delivery of the Games.

3 BACKGROUND AND MAIN CONSIDERATIONS

3.1 A report was approved at the meeting of Cabinet on 31 January 2018 (18/18) for the delivery of a new aquatics centre in Sandwell that will meet the needs of residents whilst also providing a regionally significant facility that will support the development of aquatics based sports in the West Midlands area, and provide a host venue for aquatics events at the Birmingham 2022 Commonwealth Games.

3.2 In summary, the report approved the following:

- the outline facility-mix for the aquatics centre, the provision of a new park on the site, and a new children's play area;
- a budget of £27.6m to support the scheme (towards the estimated £62.5m cost of the scheme);
- the allocation of £4m from the agreed budget to support project development costs;
- the funding and recruitment of a Project Team, along with specialist advisors, to deliver the project;
- authorisation for the submission of funding bids to meet the capital required to deliver the scheme;
- the use of Londonderry Playing Fields as the site for the facility;
- the use of the SCAPE Framework for the design and build of the new aquatics centre;
- that Sandwell Leisure Trust will operate the facility on behalf of the Council in line with the terms of the Management & Funding Agreement between the two parties;
- that a Members Steering Group be developed to support the delivery of the project;
- authorisation for the signing of legal agreements associated to the project;
- that further reports be presented to Cabinet as appropriate; and
- that work commences on developing options for the future use of Langley Swimming Centre, Smethwick Swimming Centre, and Harry Mitchell Leisure Centre.

3.3 The project has continued on the basis of this approval and the Council is fully engaged with regional and national stakeholders in the delivery of this scheme.

4 THE CURRENT POSITION

4.1 Working with the Members Steering Group the following progress has been made on the delivery of the project:

- An extensive site investigation has been undertaken on the site which deemed it suitable for development and the relevant topographical, ecological and arboriculture reports have been completed and support the scheme;
- Design option agreed with the Birmingham 2022 Commonwealth Games Organising Committee to enable the facility to host the aquatics events;
- Following the agreement of the design option, the design of the facility has been progressed to the conclusion of RIBA Stage 2 prior to the submission of a planning application;
- A Transport Assessment has been undertaken for the site and highways modelling work is currently underway to facilitate the delivery of the scheme;
- Following a community consultation process, as detailed in section 5 of this report, the planning application for the scheme was considered and approved at the meeting of Planning Committee on 13 March 2019. Further to this, the departure from the borough Development Plan was approved at the meeting of full Council on 9 April 2019. Confirmation has also been received from the Secretary of State that the planning decision will not be called-in;
- Following planning approval being granted, work on RIBA Stage 3, detailed design, has commenced;
- Western Power have been commissioned for the upgrade of utility infrastructure in the area to support the delivery of the aquatics centre;
- Whilst 40 trees have been removed to facilitate the delivery of the scheme, the Council has planted circa 200 trees and shrubs to improve the ecology of the site;
- Cleaning and repair of on-site water culvert;
- The Council has worked with Fields in Trust to ensure that the green space developed as part of the project is protected and that Smethwick Hall Park is protected through a Fields in Trust covenant;
- The Council has successfully applied for £2m of external funding from Sport England; and
- The Council has successfully applied for £5m of external funding from the Black Country Local Enterprise Partnership.

4.2 To conclude the pre-construction phase of the project and to prepare the site for construction to begin:

- Removal of children's play equipment (play equipment being re-installed at Black Patch Park) (site will become partially closed for public access at this point) – to commence on 10 June 2019;
- Demolition of existing football changing rooms – to commence on 17 June 2019;

- Commencement of Western Power utilities improvements – to commence on 17 June 2019;
- Site handover to Wates Construction Ltd for the commencement of enabling works contract including site access improvements (construction of site bell-mouth), diversion of sewer on site, site level work, and initial piling work (site will be completely closed for public access at this point until completion of project) – to commence on 1 July 2019;
- Completion of RIBA Stage 3 and procurement market testing for sub-contractor packages and confirmation of final project cost;
- Completion of RIBA Stage 4;
- Development of final business case for the project and agreement of funding from Games Partners; and
- Negotiation and agreement of construction contract with Wates Construction Ltd.

4.3 A final report will be presented to Cabinet in October 2019 recommending approval of final project business case, facility details, and construction contract award. Construction of the project will then commence in December 2019.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 A community consultation and engagement process has been undertaken since the 31 January 2018 Cabinet report was approved.
- 5.2 An 'Update and Engagement' leaflet was distributed to over 700 residences in October 2018 – circa 80% of responses were in favour of the project.
- 5.3 Pre-planning community consultation was undertaken from 11 December 2018 to 20 January 2019, taking several forms including a consultation pack hand delivered for residences local to the site, an online survey for wider residences, and six drop-in sessions at venues local to the proposed site - in total, 360 people engaged with the consultation, with circa 80% of responses being in favour of the project.
- 5.4 Formal planning consultation was undertaken by the Planning Authority with circa 1,000 letters sent out to local residences – only eight objections were lodged by residents against the planning application.
- 5.5 The Council are committed to continue to engage with residents throughout the remainder of the pre-construction stage and during the construction stage of the project.

6 ALTERNATIVE OPTIONS

6.1 Option One – Do not proceed with the project

This option would not deliver a much-needed leisure facility for Sandwell residents and would not enable the borough to be a host venue for the Birmingham 2022 Commonwealth Games and the associated benefits of being a host. This option would also lead to abortive project development costs and would lose circa £39.9m of external funding into Sandwell.

6.2 Option Two – Delay enabling works until project financial close

This option would not enable the project to be delivered in time for the Birmingham 2022 Commonwealth Games. This would lead to abortive design costs, remove Sandwell as a host venue for the Birmingham 2022 Commonwealth Games and associated benefits, lose a significant amount of external funding for the project (£32.9m+), and jeopardise the delivery of a much-needed leisure facility for Sandwell residents.

7 STRATEGIC RESOURCE IMPLICATIONS

7.1 As detailed in clause 3.2 of this document, the forecast cost of this project is circa £62.5m, towards which a contribution of £27.6m was agreed from Sandwell Council at the meeting of Cabinet on 31 January 2019. At this meeting of Cabinet, approval was also given for the allocation of £4m to fund project development costs.

7.2 As at the end of the 2018/2019 financial year, to fund the progress identified in clause 4.1 of this report, £2.1m has been spent on this project. Of this £2.1m, an amount of £1.6m has been funded by Games Partners through an initial funding agreement. £0.5m has been funded by Sandwell Council funds. Therefore, the balance of the budget allocated to date is £3.5m.

7.3 To facilitate the next tranche of works, as identified in clause 4.2 of this report, an allocated budget of £5m is required prior to achieving financial close on the project in October 2019.

7.4 Therefore, it is recommended that approval is given to allocate £1.5m from the agreed budget of £27.6m.

7.5 The current estimated cost of the project is £62.5m.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 This project is being delivered through the SCAPE Framework which is an OJEU Compliant Procurement Framework that has been subject to a competitive procurement process.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 The facility has been designed to be accessible to all and complies with the Equalities Act 2010 and Building Regulations.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 There are no data protection implications arising from the recommendations in this report.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 There are no crime and disorder implications.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 A detailed business plan will be provided to a future meeting of Cabinet. However, based upon the agreed facility mix for the scheme that was approved through the planning process, this facility will be self-sustaining, including the ongoing maintenance costs for the facility and will support the sustainable delivery of the management and funding agreement in place with Sandwell Leisure Trust, who will manage the facility on behalf of the Council.

- 12.2 A Transport Assessment has been undertaken for the project and work is ongoing on finalising highway infrastructure improvements which includes provision for active travel.

- 12.3 The project meets the requirement in the Black Country Core Strategy for provision of 10% renewables.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 The provision of this new facility and being a host venue for Birmingham 2022 Commonwealth Games will provide new opportunities for Sandwell residents to become physically active and improve their health and well-being.

13.2 Through the SCAPE Framework there is a commitment to providing social value from the construction contract. This will include a commitment to local spend, commitment to use of SMEs, engagement with schools, offering employment and skills opportunities such as new jobs, work placements, and apprenticeships. The details of the social value to be achieved through the construction contract will be presented in a future report to Cabinet as they are currently being negotiated.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 This project will be delivered at Londonderry Playing Fields as previously agreed. This is in line with the decision taken at Planning Committee on 13 March 2019 and at the meeting of Council on 9 April 2019.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 The delivery of the Sandwell Aquatics Centre is a key contributor to the delivery of the Sandwell Vision 2030 and will provide a much-needed leisure facility for the residents of Sandwell, whilst also allowing the Council to maximise the benefits of the Birmingham 2022 Commonwealth Games as a catalyst for improving residents' health and wellbeing and economic investment into the borough.

15.2 Therefore, it is recommended that £1.5m be allocated to the scheme from the agreed budget of £27.6m.

15.3 It is also recommended that a further Cabinet Report is present to Cabinet in October 2019 for approval of final project business case, facility details, and construction contract award.

16 BACKGROUND PAPERS

16.1 There are no background papers.

17 APPENDICES

17.1 There are no appendices.

Dr Alison Knight
Executive Director – Neighbourhoods