

# APPENDIX K

## WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 2 OCTOBER 2012

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**Title:**

**GODALMING LEISURE CENTRE CAR PARK**

**[Portfolio Holders: Cllr Julia Potts]**

**and Cllr Mike Band**

**[Ward Affected: Farncombe]**

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**Note pursuant to Section 100B(5) of the Local Government Act 1972**

The annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

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**Summary and purpose:**

Authorisation is sought for Waverley to take a lease from Surrey County Council (SCC) of an area of land, previously part of Broadwater School, shown outlined at Annexe 1, for a period of 7 years on terms and conditions to be agreed by the Portfolio Holders for Leisure & Finance.

Authorisation is also sought to invoke CPR 2.1(f) and appoint ISG to carry out works to develop the new leisure centre car park.

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**How this report relates to the Council's Corporate Priorities:**

**Value for Money** – ISG have provided costing for this work and these have been evaluated and challenged by our quantity surveyors, Press and Starkey, to ensure it gives us Value for money. It is their view that these prices would not be bettered by external tender.

**Understanding our Residents Needs** – The additional car parking will minimise Leisure Centre users from parking on the road and therefore minimise disruption to neighbouring residents. Additional car parking was a key requirement resulting from the planning consultation process. Usage has increased significantly, greater than anticipated, demonstrating the need for additional parking further.

**Environment** – The new car park plan includes a detailed landscaping plan and energy saving options are being considered for the lighting.

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## **Equality and Diversity Implications:**

Waverley continually seeks to ensure all decisions consider equality and diversity implications.

## **Resource/Value for Money implications:**

ISG's tender has been externally verified by quantity surveyors Press & Starkey who consider the costs to be value for money and recommend the appointment of ISG to carry out this work. The report is included at (Exempt) Annexe 2.

The estimated costs are within the capital budget for the Godalming leisure centre scheme, therefore no additional funding is required.

## **Legal Implications:**

While SCC will draft the lease, there will be legal resource required for the agreement of the wording and to draft the sub-lease under the same terms & conditions to DC Leisure.

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## **1. Background**

1.1 The expected increase in usage of the new leisure centre has exceeded expectation. A summary of the first month performance can be seen in the table below.

Activity	Old Centre Aug-11	New Centre Aug-12	% Increase
Adult Swims	1973	5181	162%
Junior Swims	1530	3405	123%
Family Swims	74	597	707%
Group Exercise Classes	558	1273	128%
Gym Members	585	1239	118%

1.2 Whilst this increase in usage is to be celebrated it has pressurised the current parking capacity creating the need for the new car park to be introduced at the earliest convenience.

## **2. Appointment of ISG**

2.1 The contractor who built the new leisure centre ISG is still onsite to oversee the demolition of the old leisure centre and to carry out the necessary work on the current car parking area. They have priced to construct the new car parking area and to make other improvements to the access.

- 2.2 The works include the creation of the new car park, works to the access road, ramp to existing car park and the introduction of ramps and steps to the existing car park. The estimate for these works is £220,000 which is covered within the capital budget allocated for the leisure centre project.
- 2.3 These costs have been thoroughly scrutinised by the quantity surveyors Press & Starkey and it is their view that these prices would not be bettered by external tender. There is also the added value for Waverley that they are already onsite and know the ground conditions and can therefore start as quickly as required. The popularity of the new centre requires a speedy resolution to the car parking arrangements to deal with demand.
- 2.4 The area required for the new car park area, which has received planning permission, sits on the site of Surrey County Council's Broadwater School who have been very supportive and continue to support this proposal as it assists them with their Safe Routes to School and makes use of a redundant piece of land.

### **3. Conclusion**

- 3.1 To ensure the car park is constructed as quickly as possible and for a price that offers value for money to the council, agreement is requested to extend the contract with ISG to deliver the car park and associated works. This is in line with Waverley's Contract Procedure Rules and the costs proposed are within the project budget.
- 3.2 As the area of land sit within the boundaries of Broadwater School, directly opposite the entrance to the new centre, it is important that before works start a lease is negotiated with SCC for a proposed duration of seven years. This will only be entered into with agreement from the Portfolio Holders for Leisure and Finance.

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### **Recommendation**

It is recommended that:

1. Waverley takes lease of the land on Broadwater School on Summers Road, Farncombe from Surrey County Council on terms and conditions to be agreed by the Portfolio Holders for Leisure and Finance.
2. Under Contract Procedure Rule 2.1 (f) the contract with ISG is extended to include the car park and associated works, to commence upon completion of lease arrangements with Surrey County Council.

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### **Background Papers**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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