

## LONDON BOROUGH OF WALTHAM FOREST

Meeting / Date	Cabinet Meeting 20th April 2023	
Report Title	<b>Leytonstone Leisure Centre – Roof Replacement</b>	
Cabinet Portfolio	Councillor Naheed Asghar, Portfolio Lead Member for Health and Wellbeing	
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Wards affected	Cathall	
Public Access	<b>OPEN except for Appendix 1 which is EXEMPT</b> in accordance with Section 100(A-H) of the Local Government Act 1972 and Schedule 12A as amended, on the grounds that they involve the likely disclosure of exempt information as defined in Part 1, paragraph 3, as they contain information relating to the financial or business affairs of any particular person (including the authority holding the information) and disclosure would not be in the public interest.	
Appendices	Appendix 1 – Evolve Feasibility Study and Cost Estimate (EXEMPT) Appendix 2 - Equalities Impact Screening Assessment	

### 1. SUMMARY

- 1.1 The report sets out the requirement to replace the roof at Leytonstone Leisure Centre after identifying Reinforced Autoclaved Aerated Concrete (RAAC) in parts of the existing roof in 2022.
- 1.2 Detailed feasibility work has been undertaken to assess the issue, make the leisure centre safe by propping up sections of the roof whilst continuing to be operational and to set out options for replacement that have a lifespan of at least 25 years.
- 1.3 The report seeks approval of a construction budget to tender the work and replace the roof.

### 2. RECOMMENDATIONS

- 2.1 Cabinet is recommended to:
  - 2.1.1 Approve a total budget of £3.08m for replacement of the roof.

- 2.1.2 Note that the £3.08m budget includes a previous CSAMG approval of £0.43m for design and contract supervision.
- 2.1.3 Agree that Officers progress the technical design and procurement of the works.
- 2.1.4 Delegate Authority to the Strategic Director Place in consultation with the Strategic Director - Resource and Cabinet Member for Health and Wellbeing, to award the contract for works post-tender.

### **3. PROPOSALS**

- 3.1 Leytonstone Leisure Centre is in Cathall Road E11. It was the subject of significant renovations in 2014 and is well used with approximately 250,000 visitors in the last year to December 2022. The Centre is operated by Greenwich Leisure Limited (GLL) under contract with the Council. Under the contract the Council is responsible for maintenance of the fabric of the building including the roof.
- 3.2 In 2022, a condition survey of Leytonstone Leisure Centre revealed the presence of Reinforced Autoclaved Aerated Concrete (RAAC) in parts of the roof. RAAC roofs are prone to failures, and industry and regulatory advice is to replace or reinforce such roofs.
- 3.3 In March 2022, Capital Strategy and Asset Management Group (CSAMG) approved £131k from approved £131k from Leisure Contract Reserve for urgent works to prop up sections of the roof structure to make the Leisure Centre safe and carry out feasibility work into potential comprehensive redevelopment of the whole site.
- 3.4 In October 2022, the Leisure Centre Project Board considered the feasibility report which concluded that whilst comprehensive redevelopment of the whole site was currently unviable and further options would need to be assessed. The Board agreed that replacement of the roof should be taken forward as a separate immediate workstream whilst further work is undertaken on the viability of the long-term comprehensive redevelopment of the site.
- 3.5 In November 2022, CSAMG approved additional budget of £60k for continued bi-weekly safety inspections of the temporary supports and to commission Evolve to produce a feasibility study and cost estimates for options to replace the roof with a new one with a minimum 25-year life span. This work was carried out in consultation with GLL and was completed in January 2023.
- 3.6 A copy of the feasibility study report together with cost estimates of the options considered is attached as an EXEMPT Appendix 1 to this report. Four options were appraised and are summarised in the table at paragraph 4 below.
- 3.7 In January 2023, the Leytonstone Leisure Centre Project Board considered the feasibility study report and agreed the recommended option (Option 2).

- 3.8 The **Recommended Option 2** is the most cost effective at £3.08m and will require a rolling phased closure of parts of the Centre to allow works to take place following completion of which that part will re-open before moving on to the next section. Some sections of the Centre will not require closure. Temporary changing facilities will be provided within the Centre and the Gym will be temporarily relocated to another area of the Centre.
- 3.9 Option 2 is GLL's **preferred option** as it is the least disruptive to their operations and is expected to minimise GLL member attrition. This option does not require provision of temporary off-site facilities and associated Change of Use planning application.
- 3.10 On 9<sup>th</sup> March 2023, Strategic Commissioning Board (SCB) considered the scheme and approved procurement of a suitable roofing contractor via a compliant framework such as the LCH framework, subject to Cabinet Approval.

#### 4. OPTIONS AND ALTERNATIVES CONSIDERED

- 4.1 To 'Do Nothing' will result in £191k of abortive costs and £1k/month in recurring inspection costs. It will also fail to address the known significant risk of the RAAC Roof at the Centre.

- 4.2 The four options considered are:

No	Option	Cost Estimate/Construction Duration
1	Full Closure of the Centre for duration of Build.	<b>£4.03m</b> (£3.03m build cost plus £1m estimated GLL compensation costs) Build Period: 9 Months
2	Phased Closure with changing facilities & Gym within Centre. <i>(Recommended Option)</i>	<b>£3.08m</b> Build Period: 12 Months
3	Phased Closure with changing facilities in Car Park and relocate Gym within Centre.	<b>£3.34m</b> (Includes c£20k loss of car parking income) Build Period: 12 Months
4	Phased Closure with changing facilities and Gym in Jubilee Centre.	<b>£3.29m</b> Build Period: 12 Months

- 4.3 Option 2 is the most cost effective at £3.08m, is the strategic partner's (GLL's) **preferred option** as it is the least disruptive to their operations. This option does not require provision of temporary off-site facilities and associated Change of Use planning application.

#### Next Steps

- 4.4 Subject to Cabinet Approval the following is a high-level timetable for delivery of the works:

Activity	Date
GLL Membership Engagement/Consultation	Jan 2023 -Ongoing

Cabinet Approval	Apr 2023
Tender for Construction Contract	Apr-May 2023
Award of Construction Contract	June 2023
Start on Site	July 2023
Completion and Handover	July 2024

## 5. SUSTAINABLE COMMUNITY STRATEGY PRIORITIES (AND OTHER NATIONAL OR LOCAL POLICIES OR STRATEGIES)

- 5.1 In terms of the Public Services Strategy, the replacing the roof of the Leisure Centre will contribute significantly to:

**Priority 2:** Safe and Healthy Lives – offering a significant investment in the health of residents by ensuring that the Leisure Continues to remain open.

**Priority 3:** Our 15-minute neighbourhood – by ensuring that residents of Cathall Ward can meet most of their needs within a short walk or bike ride from their home.

## 6. CONSULTATION

- 6.1 A Project Board has been established consisting of senior officers from Neighbourhood, Finance and Property and Delivery to provide strategic direction to the project. The Board is chaired by the Strategic Director Place.
- 6.2 The Council's Capital Delivery Team will be overseeing the project and have appointed Evolve, the Council's Joint Venture partner to carry out the design and contract supervision work. The recommended option 2 is GLL's preferred option as it is the least disruptive of their operations and not likely to result in any loss of membership as satisfactory temporary facilities would be provided within the Centre.
- 6.3 Subject to Cabinet Approval, the appointed contractor will be required to work with GLL to develop and agree a detailed programme of works together with a communications plan to keep the Centre users informed of timings and progress of the works.

## 7. IMPLICATIONS

### 7.1 Finance, Value for Money, and Risk

- 7.1.1 The report requests £3.08m capital budget for the scheme broken down as follows:

Item	Cost, £
Construction (Incl 15% contingency)	2,549,830
Design and Contract Supervision (Evolve, M&E Consultant)	307,255

<b>Inflation @3.7% of Construction cost</b>	<b>94,344</b>
<b>LBWF Fees</b>	<b>127,492</b>
<b>TOTAL</b>	<b>3,078,921</b>

7.1.2 The capital budget of £3.08m includes the 27 February 2023 CSAMG approval of £434,747 for the design and contract supervision work.

7.1.3 The construction costs are estimates and include 15% construction contingency and 3.7% inflation allowance. These costs would be further reviewed and updated if market conditions change.

7.1.4 There are no notable revenue implications of the new roof/coverings.

7.1.5 The expenditure will be funded from capital contingency funded from prudential borrowing within the existing capital programme.

## **7.2 Legal**

7.2.1 The Council has the power of general competence under section 1 Localism Act 2011 to do anything an individual may do. The Council also has the power under section 19 of the Local Government (Miscellaneous Provisions) Act 1976 to provide such recreational facilities as it thinks fit.

7.2.2 The procurement must be undertaken in accordance with the Public Contracts Regulations 2015 and the Council's Contract Procedure Rules. The Council may use a legally compliant framework which it is entitled to access in accordance with Rules 8.2 and 9.1.1.

## **7.3 Equalities and Diversity**

7.3.1 An initial screening exercise of the equality impact of this decision was undertaken and determined there was no impact on the Council's equality duty. The Equalities Impact Screening Assessment is attached as Appendix 2.

## **7.4 Sustainability (including climate change, health, crime, and disorder)**

7.4.1 In designing and selecting the new roof system, it would be a requirement of the design team to seek a roofing system that it is high performing in terms of energy efficiency, within the available budget, with the ultimate aim of reducing carbon emissions.

7.4.2 PV Panels - A further design requirement will be to ensure that the new roof is structurally sound enough to accommodate any future PV Panel installation. In addition, the ITT for the works contract will include an optional item for the design and install of PV Panels so the Council can call off this option should funding be secured/identified for PV Panels.

7.4.3 Where possible, local labour and supply chains will be utilised to reduce the carbon footprint of the build process.

## **7.5 Council Infrastructure**

- 7.5.1 The proposals would deliver a new roof to a Council-owned building. The new roof will have at least a 25- year life span and maintenance will be contained within existing budgets and arrangements.

**BACKGROUND INFORMATION (as defined by Local Government (Access to Information) Act 1985)**

None.