

JUBILEE 2 UPDATE

Submitted by: Executive Director - Regeneration & Development

Portfolio: Regeneration and Planning/Culture and Active Communities

Ward(s) affected: All (particularly Town)

Purpose of the Report

To provide Members with information about progress relating to the development of the Jubilee 2 centre since your last meeting and to facilitate associated decisions.

Recommendations

- (a) That the progress in delivery of the 'Jubilee 2' centre is noted.
- (b) The Cabinet endorse Officers recommendations that the Council enters into a Licence Agreement with the preferred Cafeteria operator for the Jubilee 2 centre.
- (c) That the Council enters into a contract with Staffordshire County Council to procure the Section 278 Highways Works in relation to the Jubilee 2 development in accordance with the project plan.

Reasons

To facilitate the decision-making and delivery processes regarding the provision of leisure facilities in the Jubilee 2 centre for the residents of the Borough and achieve the Council's aspirations of delivering the project before the end of 2011.

1. **Background**

- 1.1 On 20 July 2011 Cabinet noted the progress made on the development of the Jubilee 2 centre. Given the significance of the project Members requested that a monthly update report should be provided to Cabinet and this is the latest such report.

2. **Issues/Progress Update**

- 2.1 The capital build phase of the Jubilee 2 centre is now seventy five percent complete, with the contractor entering into their forty seventh week on site out a contractual period of sixty two weeks.
- 2.2 The programme for completion of the building remains in line with the Council's aspirations of opening Jubilee 2 to the general public in January 2012, with the anticipated capital cost of the project remaining within the budget envelope of £10.5 million.
- 2.3 As part of Morgan Sindall's obligations to the Council, they continue to monitor the use of local labour on site. Your Officers are pleased to report that in the last month over half of labour came from within a thirty minute drive time of the site, which is a creditable achievement given the specialist nature of some trades.
- 2.4 Since your last meeting the following works have been undertaken as part of the construction process:-

- Tiling has now commenced on the first floor and in the training pool;
- The feature brickwork panel on school street has been completed;
- The zinc cladding works to the second floor are nearing completion;
- Internal walls on the first and second floor are nearing completion.

2.5 At the time of writing this report the procurement procedures for the operator of the cafeteria and vending machines for the centre were about to conclude. Given the significance of this appointment the procurement procedure has followed best practice guidelines. In order to comply with the latter this opportunity was advertised nationally. The selection criteria for the appointment were based upon best practice and the Most Economically Advantageous Tender (M.E.A.T.) selection criteria were applied to evaluate quality and price. In this instance the ratio between Quality and Price was 60% Quality and 40% Price. A detailed breakdown of the shortlisted companies will be provided for your consideration at your meeting, where your Officers will recommend the preferred Cafeteria Operator for your endorsement. The award of contract will be subject to the statutory ten day standstill period. It should be noted that the rental income that will be received from the preferred operator is in line with the previously agreed business plan for the Jubilee 2 centre.

2.6 Members will be aware that as part of the centre's development the County Council Highways Department required improvements to the surrounding highways. In summary this included the provision of two bus shelters, a pedestrian crossing point on School Street, the reinstatement of the footways around the site, and the provision of disabled car parking bays. On the Councils behalf the County Council has benchmarked the costs of these works and it is proposed that these works should be undertaken by Enterprise as part of the County Council's Framework Agreement. The cost to the council of undertaking these works will be up to £127,075 (which incorporates a fifteen per cent contingency) and will be met from the project's £10.5 million budget.

3 **Proposal**

- 3.1 That Cabinet note the progress on project delivery (in accordance with the Project Plan).
- 3.2 The Cabinet endorse Officers recommendations that the Council enters into a Licence Agreement with the preferred Cafeteria operator for Jubilee 2.
- 3.3 That the Council enters into a contract with Staffordshire County Council to procure the Section 278 Highway works in relation to Jubilee 2 in accordance with the project plan.

4. **Reasons for the Preferred Solution**

- 4.1 To enable key decisions to be made in accordance with the project plan and to maintain the required momentum to deliver the development of Jubilee 2 for the residents of the Borough by the end of 2011.

5. **Financial and Resource Implications**

- 5.1 It should be noted that expenditure incurred for this project to date is in line with budgetary projections. With regard to the specific proposals in this report the procurement of the highway works will be met from within the construction budget whilst the procurement of the cafeteria operator is in line with the previously-agreed business plan.

6. **Outcomes Linked to Sustainable Community Strategy and Corporate Priorities**

- 6.1 The provision of accessible leisure facilities contributes to the delivery of the Council's

Strategic Priorities as set out in the Corporate Plan. There will be a positive impact on those relating to health improvement, quality of life, and support for disadvantaged communities, community safety and broader regeneration objectives for the town centre. In particular it is anticipated that Jubilee 2 will assist the Council/Partners in achieving positive health outcomes thereby reducing health inequalities.

7. **Legal and Statutory Implications**

- 7.1 The Council has powers, under the Local Government Act 2000, to improve the social, economic and environmental well-being of the Borough's residents. The Council has general powers to provide recreational facilities whilst Planning Policy Guidance ensures that adequate resources are allocated for sport and recreation through the statutory framework of the core planning strategy and development plan documents. On a more specific note clearly it is vitally important that the Council follows relevant procurement procedures.

8. **Equality Impact Assessment (EIA)**

- 8.1 The proposed Centre will be designed as an inclusive facility that will seek to optimise access from all sections of the community. The project will be subject to a full equalities impact assessment. The proposed inclusion of a "Changing Places" toilet will enhance the experience of using the facilities by disabled users and their carers as well as supporting wider town centre activities.

9. **Major Risks**

- 9.1 A full risk assessment/log for the project has been completed in conjunction with the Council's Corporate Risk Manager and continues to be subjected to regular review. The latest version of this document is attached at Appendix 'A'.

10. **Key Decision Information**

- 10.1 The costs of undertaking the Section 278 Highway works will be met from the project's £10.5 million budget with expenditure to date being in line with budgetary projections.
- 10.2 That the licence fee being offered by the Council's preferred cafeteria operator is in line the with the previously agreed business plan for Jubilee2.

11. **Previous Cabinet Decisions**

Cabinet 22 October 2008
Cabinet 26 March 2009
Cabinet 13 May 2009
Cabinet 29 July 2009
Cabinet 9 September 2009
Cabinet 21 October 2009
Cabinet 14 December 2009
Cabinet 13 January 2010
Cabinet 17 February 2010
Cabinet 24 March 2010
Cabinet 2 June 2010
Cabinet 28 July 2010
Cabinet 15 September 2010
Cabinet 2 November 2010
Cabinet 15 December 2010

Cabinet 9 February 2011
Cabinet 17 March 2011
Cabinet 8 June 2011
Cabinet 20 July 2011

12. **List of Appendices**

Appendix 'A' – Risk Register.