



25 January 2022

Agenda Item: 9

REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH

DEMOLITION OF THE SURPLUS PARTS OF THE RUSHCLIFFE LEISURE CENTRE BUILDING AT RUSHCLIFFE SCHOOL AND DESIGN DEVELOPMENT, RUSHCLIFFE SCHOOL EXPANSION

Purpose of the Report

1. To seek approval to demolish the surplus parts of the old Rushcliffe Leisure Centre at the Rushcliffe School site and, for additional fees to progress the design stage of the scheme from RIBA Stage 2 through to an expected contract sum agreement in July 2022 for the provision of additional school places.

Information

2. There are two elements to this report. The first part outlines the demolition of surplus parts of the Rushcliffe Leisure Centre building that has been vacant since 2017, this includes the areas that house the swimming pool, associated changing rooms and former classrooms. The second part of the report provides an update in respect of the design development of the current school to enable its expansion to 12 forms of entry.
3. The old Rushcliffe Leisure Centre building on the Rushcliffe School site is retained in the ownership of the Council and has been part vacant and part occupied since closure. The sports hall is in use by the school and the Nottingham Gymnastics Association (NGA) and it is intended will be retained. Those remaining areas will be demolished as part of the proposals in the report, and in certain instances the proposals will enable better access to the retained facilities.
4. The surplus element of the building houses the old swimming pool and ancillary areas of the sports and leisure facility. This area has not been occupied or in operation since the move of the leisure centre to new facilities at Rushcliffe Arena. This area of the building is deteriorating and represents a security and health and safety risk to the County Council. Due to its unique design there is no other use for this building and this report recommends that it is demolished as part of the County Council's site clearance programme.
5. There is enabling work to be completed to allow the demolition to be undertaken to ensure that contractors have working space and space for site set up and that the school and NGA can continue to function safely. The NGA is an excellent facility that is home to Olympic and Commonwealth Games athletes. The initial works to be undertaken will also allow for the expansion plans of the school should these be formally approved by this County Council later this year.
6. At its meeting on 13th May 2020 Policy Committee considered a report on the need for further expansion of Rushcliffe School to 12 forms of entry as part of proposals, along

with the proposed third secondary school, to ensure a sufficiency of school places in the West Bridgford planning area by September 2025.

7. On 17th March 2021 Policy Committee considered a further report on the proposed expansion of Rushcliffe School and approved £480,000 to further develop the detailed design and enable a planning application to be submitted to the Council (subject to agreement in respect of the final design).
8. The design of the expanded elements of the school have continued to RIBA stage 2 and it is estimated that a planning application will be submitted to Rushcliffe Borough Council in February. An agreement of the contract sum is due in July when a further report will be brought to seek approval for full funding of the scheme. Undertaking demolition works will also enable completion of accommodation for the school expansion.
9. As is standard practice for builds on Academy sites, the Spencer Academy Trust has entered into an agreement for pre-construction services with Morgan Sindall who have been selected from a compliant framework. Morgan Sindall has a track record of delivering schools on behalf of Arc and are currently delivering Chapel Lane in Bingham and will deliver the new school in East Leake. They are now leading the design development and programme planning for the scheme. It is intended that once the demolition is completed the Council will transfer the cleared site to the Trust but retain the remaining parts of the building which will be let to the NGA. Due to this arrangement the Spencer Academy Trust will undertake the demolition works as part of the arrangement with Morgan Sindall on behalf of the Council. It is envisaged that the standard Grant Funding Agreement (GFA) to be put in place between the Academy and the County Council will detail our requirements. Value for money will be secured through Arcs monitoring of proposals on behalf of the Council.
10. The Council is to fund the additional fees being incurred and the demolition works in advance of the full cost of the school expansion scheme being identified and formal approval to the full scheme being given which will be subject to a later report. Additional design fees to be spent to July are estimated at £373,825 and the proposed enabling and demolition works totalling £2,408,160 are identified as follows.
 - Leisure Centre Services and Soft Strip - £270,000
 - Installation of new HV substation - £105,000
 - Services Diversion Works - £145,000
 - Access alterations due to demolition - £551,600
 - Leisure Centre Demolition - £626,460
 - Enabling works to include landscaping and sports pitches - £710,100
11. It is to be noted that all the works relate to the surplus parts of the old leisure centre which is intended to be demolished whether the wider scheme progresses or not. It is to be noted that there will also be a contribution from developer contributions of between £400,000 to £500,000 towards the enabling works to be delivered as part of the demolition.
12. The Council has commissioned Arc Partnership to monitor the scheme on its behalf and they have been working closely with the Trust and appointed contractor to ensure that RIBA stage 2 design is appropriate and that the programme and logistics being proposed provide a suitable solution. Their work will continue to ensure that the scheme is provided to time, design and budget and Arc Partnership fees up until July are estimated at £50,000.

Financial Implications

13. The proposed funding of £2,781,985 is to be covered from £2,000,000 of the Site Clearance Programme which is already approved in the capital programme, £381,985 from the School Places Programme similarly already approved within the capital programme and £400,000 from Section 106 contributions. The arc fees of £50,000 will also be funded from the approved School Places Programme.

Other Options Considered

14. The do nothing option has been considered. Due to the nature of the risks to the County Council the “do nothing” option in respect of the demolition of part of the leisure centre was discounted. Furthermore, any delay to either the demolition and/or the design development will likely delay the opening date for the expanded school and would mean children missing out on their first choice secondary school places.

Reasons for Recommendations

15. To enable the further design development of the Rushcliffe school expansion to enable a contract sum to be agreed with the main contractor and to remove a significant building liability from our asset register.

Statutory and Policy Implications

16. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATIONS

- 1) That approval be given to provide additional funding to Spencer Academy Trust through a Grant Funding Agreement for additional design fees and part demolition of the old Rushcliffe Leisure Centre, Rushcliffe school to the sum of £2,781,985.
- 2) That the agreement of the specific terms of the Grant Funding Agreement be delegated to the Service Director, Investment and Growth.
- 3) That the fees incurred by Arc Partnership in their monitoring role until July 2022 be funded to the sum of £50,000.

Matthew Neal

Service Director, Investment and Growth

For any enquiries about this report please contact: Neil Gamble - Group Manager
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Constitutional Comments (LPW 10/01/2022)

17. The recommendations fall within the remit of the Economic Development and Asset Management Committee. If Committee resolves that further actions are required it must ensure that such actions are within its terms of reference.

Financial Comments (GB 10/01/2022)

18. The report sets out that £2.8m costs are required to demolish part of the vacant Rushcliffe Leisure Centre and to fund additional fees to progress to the design stage of the scheme. It is proposed that these costs will be funded from the Site Clearance Programme (£2.0m) and the School Places Programme (£0.4m) both of which are already in the approved capital programme. A further £0.4m of cost will be funded from Section 106 contributions. A report to a future Finance Committee will seek to vary the capital programme to include the £0.4m Section 106 contributions.

Background Papers and Published Documents

- Report to Policy Committee dated 13th May 2020
- Report to Policy Committee dated 17th March 2021

Electoral Division(s) and Member(s) Affected

- Electoral Division(s): West Bridgford South – Councillor Jonathan Wheeler