

SLOUGH BOROUGH COUNCIL

REPORT TO: Council **DATE:** 27th September 2016
CONTACT OFFICER: Nick Pontone, Senior Democratic Services Officer
(For All Enquiries) (01753) 875120
WARD(S): All

PART I FOR DECISION

RECOMMENDATIONS OF THE CABINET FROM ITS MEETING HELD ON 5TH SEPTEMBER 2016 – PROVISION OF A TEMPORARY ICE FACILITY

1 Purpose of Report

To consider the recommendation from the Cabinet from its Special meeting held on 5th September 2016 regarding the provision of a temporary ice facility whilst Slough Ice Arena is closed for its improvement works.

The matter is being referred to Council as the proposed expenditure is outside of the approved Financial Framework.

2 Recommendation

The Council is requested to resolve that the provision of a temporary ice facility on the Montem site at a cost of £336,000 be agreed.

3a Slough Joint Wellbeing Strategy Priorities

All the actions within Slough's five year leisure strategy will contribute towards achieving the overarching vision of the Slough Joint Wellbeing Strategy and will make significant contributions specifically to the health, wellbeing and safer Slough themes.

- **Health and Wellbeing.** Cabinet in July 2014 approved a strategy for leisure, with the overarching aim to "enhance the health and wellbeing of Slough residents by ensuring leisure activity is adopted as a habit for life for all – more people, more active, more often". The link between physical activity and overall health indicators is clear, particularly for obesity, diabetes and heart disease, which are high priorities for Slough.
- **Safer Slough.** The opportunity to participate in shared leisure activities makes a positive contribution to community cohesion and interaction for all members of the varied and diverse community in Slough.
- **Regeneration and environment.** Leisure facilities contribute to the quality of the environment of the town. They provide opportunities to regenerate specific sites and local communities.

Cross-Cutting themes:

Good leisure facilities can improve the image of the town, making Slough a destination for sport and physical activity for local residents who will take a pride in the promotion of their use.

Slough's leisure strategy and improved leisure facilities contribute towards addressing key priorities as set out in the JSNA including childhood obesity, positive activities for young people and cardio vascular disease.

3b **Five Year Plan Outcomes**

- Slough will be the premier location in the south east for businesses of all sizes to locate, start, grow, and stay – good quality, accessible leisure facilities are attractive to employers to ensure a healthy workforce which is imperative for a businesses success.
- There will be more homes in the borough, with quality improving across all tenures to support our ambition for Slough – the future development of leisure facilities on chosen sites in the town will compliment planned housing developments and assist the organisational aim of maximising the value of assets.
- Slough will be one of the safest places in the Thames Valley – leisure activity can be used as a diversionary activity for young people who could be at risk of anti-social behaviour.
- More people will take responsibility and manage their own health, care and support needs – accessible leisure opportunities in the right location will enhance the health and wellbeing of all individuals living in Slough.
- Children and young people in Slough will be healthy, resilient and have positive life chances – improved leisure facilities will provide children and young people with wider opportunities for participation in sport and physical activity which results in greater physical and mental wellbeing. The proximity of the proposed new facilities to educational establishments will maximise use and allow the Council to realise corporate aims.
- The Council's income and the value of its assets will be maximised through capital development and improvements to its leisure facilities.

4 **Other Implications**

(a) Financial

- i. It will cost the Council £336K to make available a temporary ice provision during the closure of Slough Ice Arena. A breakdown of these costs are detailed in sections 5.7 of this report. These costs are based on a twelve month period for the closure of Slough Ice Arena.
- ii. As stated in the report to Cabinet in July 2016, the Council's 2016-17 revenue budget does not have contingency for these additional costs. Therefore, these funds would need to come from new in-year savings made from across Council services or from the General Fund reserve.

(b) Risk Management

Project	Risk	Mitigating action	Opportunities
Ice Arena redevelopment and temporary ice provision	Financial – the temporary rink does not offer value for money Costs continue to increase	Full financial obligations will be confirmed prior to commencement of any scheme	The new facility will contribute to more people being physically active, which is a key priority for the Council. Temporary facility operated by a third party
	Planning - Delay to submission and determination of planning application Planning conditions not met within time for the Ice Arena refurbishment closure	Submission of the planning application as soon as possible. Project Manager to ensure early engagement with Planning and that conditions for compliance are monitored	
	Health and Safety	Fully addressed for temporary facilities as they are developed. Operational risks will be considered and developed to respond to the specific risk and will be passed onto the operator to manage.	
	Building Control - Delay to submission and determination of building control application	Building Control to approve and sign off development proposals	
	Equalities issues – the temporary facilities fail to meet the needs of all	The availability of a temporary facility will help to mitigate the effects of the temporary closure of the ice	Continued access to quality facilities will contribute to increasing levels of activity by all users including

		<p>Area.</p> <p>It will enable a broad community programme to remain available to meet the needs of all.</p>	<p>those with special or specific needs</p> <p>EIA completed</p>
	<p>Community support – Objections to planned proposals</p>	<p>Communications strategy in place</p>	
	<p>Communications – The proposed temporary developments receive adverse publicity</p>	<p>Proactive approach with provider and users of the temporary facility.</p>	
	<p>Financial (capital) – Costs become inflated and the scheme is unaffordable</p>	<p>Proposals offer a cost effective option and identify appropriate contingency. Agree fixed price contract and measures to prevent potential scope creep</p>	<p>Look at other funding opportunities.</p>
	<p>Financial (revenue) – the temporary facility operates at a loss</p>	<p>Risk rests with the Operator</p>	<p>Transfer responsibility for the management of the temporary facility to a third party.</p>
	<p>Timetable for delivery – Key deadlines are not met</p>	<p>Project management in place to monitor critical path with slippage reported early. Provide a back-up plan for any unforeseen delays</p>	
	<p>Capital programme overruns</p>	<p>The contract for the temporary facility will have flexibility to extend provision if required.</p>	<p>Opportunities for value management if required.</p>

	Project Capacity – Adequate resources are not in place	Allocate sufficient resources to the management of the programme	Utilise expertise in house and with development partners to ensure the project is delivered on time.
--	--	--	--

(c) Human Rights Act and Other Legal Implications

There are no Human Rights implications in regard to this report.

Local authorities have a range of powers to deliver cultural services which includes both recreation and sport. The provision of leisure services is however discretionary and as such local authorities do not have to provide these services.

A range of commercial contract issues will require resolution to enable the provision of the temporary ice arena to go ahead. Heads of terms for the temporary facility are required to be produced.

The temporary Ice Arena will require planning consent. A planning application was submitted on 17th August 2016 and will be presented to the Planning Committee on 5th October for approval.

(d) Equalities Impact Assessment

The Council is attempting to mitigate the impact of the period of temporary closure and an EIA has been completed.

(e) Workforce

The delivery of the temporary ice scheme will require specialist roles including dedicated project management and these will be met in-house within the council.

(f) Property

See section 5.5

(g) Carbon Emissions and Energy Costs

The temporary ice provision will be energy efficient but will increase CO2 overall.

5. Supporting Information

5.1 In January 2016 Cabinet agreed to undertake improvement works to Slough Ice Arena which required the building to close for a minimum of nine months for the works to be undertaken at a cost of £7.7 million.

5.2 In light of the costs associated with a temporary facility, a decision to not provide any temporary ice provision was agreed initially. However, not providing a temporary ice provision has raised concerns with user groups and residents alike and the Council has listened to those concerns.

5.3 In July 2016 Cabinet was asked to consider a proposal for a temporary rink, which detailed estimated costs of £632K for the provision of a facility, following an ice provider contacting the council with a proposal. At this meeting Cabinet asked officers to undertake further work to confirm final costs of the scheme presented.

5.4 This work has now been completed and the final costs are detailed below in section 5.7.

5.5 The temporary ice proposal includes a fully enclosed and secure ice rink (20m x 50m), complete with the following:

- Full operations and management, including staffing
- Rink suitable for all ice activity, including ice hockey
- Seating for up to 300 spectators
- Reception
- Changing area
- Toilets
- Skate hire

5.6 The Council will be required to provide the following components:

- The site – an area of Montem car park to the rear of Montem Leisure Centre
- Temporary car park – a grassed area to be converted to a temporary car park on the current Montem Recreation site, capacity for 125 cars.
- Planning permission – a planning application was submitted on 17th August 2016
- Civil / enabling works for the site - including lighting, road widening and reconfiguration
- Connections for utilities – electricity and water
- CCTV – extra CCTV cameras covering the temporary site
- Contribution to costs of utilities

5.7 A breakdown of costs are detailed in the table below

ITEM	COSTS ££
Temporary car park	75,000
Utilities – enabling works	40,000
Utilities – running costs	120,000
Planning application	11,000
CCTV	10,000
Highways – lighting/ road widening	47,000
Contingency @10%	33,000
TOTAL	336,000

5.8 Timescales

Estimated timescales are detailed in the table below

	DURATION	START DATE	COMPLETION
Contract with operator	12 months	September 2016	December 2017
Planning	12 weeks	17 th August 2016	November 2016
Pre-construction	6 weeks	* 19 th September 2016	October 2016
Highways and transport works	4 weeks	* October 2016	November 2016
Temporary rink construction	4 weeks	* October 2016	November 2016
Ice Arena refurbishment	9 – 12 months	November 2016	November 2017
Temporary rink decommission	4 weeks	November 2017	January 2018

* Subject to planning

5.9 The temporary car parking proposals necessitate road widening schemes to be actioned to enable access for all vehicles. Coaches and larger vehicles will be required to park up and drop off at the front of the leisure centre only and will need to find an alternative waiting location. Additional disabled parking bays will be made available, adjacent to the temporary provision.

6 **Comments of Other Committees**

The Overview & Scrutiny Committee considered the provision of a temporary ice rink at its meeting on 14th July 2016 and recommended that the Cabinet "...explore the procurement of a full sized temporary Ice Rink to meet the needs of all users, for the duration of the refurbishment of the current Ice Rink." The Cabinet endorsed this recommendation at its meeting on 18th July 2016 and asked Officers to further investigate the costs, risks and community benefits of providing a temporary facility.

The Cabinet was presented with the outcomes of this work at its meeting on 5th September, and it was agreed to recommend approval of a temporary facility at a cost of £336,000 to Council.

7 **Conclusion**

The Council's aspirations for the development and improvement of Slough Ice Arena requires the facility to close for a minimum period of nine / twelve months to enable the works to be completed. The closure of the facility has received much opposition from current users, who have requested a temporary facility to be provided.

Council officers have been approached by an ice provider with a proposal for a temporary ice scheme to cover the period of this closure at an estimated cost to the Council of £336,000, which includes a 10% contingency sum.

The provision of a temporary ice scheme will ensure that current users, a high percentage of young people who are resident in Slough, will be able to continue to skate, despite the temporary closure of the permanent facility. Continuity of service provision is an important area to consider for the successful re-opening of the facility in the autumn 2017.

8 **Appendices Attached**

A - Temporary ice rink structure

9 **Background Papers**

'1' Leisure Strategy Cabinet Report – January 2016