


ST ALBANS CITY AND DISTRICT COUNCIL

DECISION REGISTER

Portfolio(s) decision relates to:	Sports, Leisure & Heritage	Name of Portfolio Holder:	Cllr Mike Wakely
Name of decision maker:	Richard Shwe	Signature of decision maker:	
Name of relevant Overview and Scrutiny Committee:	Public Services	Date of decision:	15 th June 2011

Type of decision <i>(please tick)</i>	Key		Significant	<input checked="" type="checkbox"/>	Virement		Other	
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Scheme of delegation reference under which decision is taken:	Constitution of the Council :- (i) Part 3: Section HoS1 (ii) Part 3: Section HoS10 (iii) Part 3: Section HoS11 (iv) Part 3: Section 6.1.1 (v) Part3 : Section 6.1.3
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Has this decision drawn upon confidential information? <i>(If yes – please set out what confidential information has been taken into account on a separate sheet)</i>	Yes (the Value Engineering of the New Westminster Lodge Leisure Centre is price sensitive to the contractor building the new leisure centre)
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DECISION *(Note this should be written in the style of a committee minute and should not include confidential information):*

At the Cabinet meeting on 7th June 2011, it was agreed to continue with the development of the new Westminster Lodge Leisure Centre following an independent due diligence review in addition to officers reviewing the business plan for the new leisure centre.

Accordingly, and given that it is possible to secure an economically sustainable business plan across the life cycle of the building, the question of the pool size has been reconsidered in consultation with the Portfolio Holder for Sports, Leisure and Heritage.

Given that the current building is still at a stage where adjustments can be made, Drivers Jonas Deloitte and Willmott Dixon have been asked to consider whether it would be possible to extend the current eight lane 25m pool to a ten lane pool within the budget framework for this project, through value engineering and changes to the current facility mix, including changes to internal specifications.

I have therefore decided to amend the scheme to allow for the additional two lanes and consequential changes to the design and to authorise Drivers Jonas Deloitte to issue the appropriate contract notice upon Willmott Dixon. As such the contractors will be asked to build a 25 metre by 10 lane pool. The Planning Department has confirmed that no planning permission needs to be required for such a change. As such, the contractors will be asked to build a 25m x 10 lane pool.

In arriving at my decision I have properly and thoroughly taken into account the legal, financial and workforce implications for the Council. I have also had regard to the impact of the changes to the scheme which are reflected in the community impact assessment, which confirms that there is insufficient space to retain the poolside health suite, although there is an alternative spa facility elsewhere in the centre.

It has been noted that there will be a modification to the seating gallery to accommodate the 25m x 10 lane pool. Further modifications will be made to the ground floor dry changing rooms, so that they will be useable for either dry or wet use. So if the site becomes extremely popular it will be relatively easy to switch those dry changing rooms over to wet.

In view of industry forecasts of reductions in the cost of PV panels, these will be removed from the works for now, with the expectation they can be installed for a lower cost at a later date. Overall there will be an approximately 25% increase to the main pool, but costs will be kept within the agreed budget, as savings have been found by working together with the construction team to change construction materials and finishes which it is expected will have a minimum effect on the ongoing running costs.

There will be a need to inform the community, through improved communications, on the changes to the facility mix, explaining the additional two lanes and the removal of the poolside health suite.

My decision is within the Council's policy and budget framework and complies with the regulations and procedures set out in the Constitution. I have explicitly considered the Council's corporate objectives in arriving at my decision. In coming to my decision I have consulted with all relevant internal parties as appropriate and in accordance with the scheme of delegation.

To assist in the decision the following appendices are included :-

Part I

- Community Impact Assessment – 15/06/2011
- Financial Issues – File Note by Chief Finance Officer, Colm O' Callaghan

Part II (please note this information is confidential under paragraph 3 of Schedule 12 A to the Local Government Act 1972 (as amended) was taken into account in reaching this decision, as included on a separate summary sheet supplied with this decision sheet but not available to the public

- Financial Issues – File Note by Chief Finance Officer, Colm O'Callaghan
- Westminster Lodge Leisure Centre – Schedule of Cost Savings
- Willmott Dixon Letter Reference:-G535 Westminster Lodge Leisure Centre, Proposed client change to increase pool size to 10 lanes

REASON/S FOR THE DECISION

In making the decision I have regard to the wishes of Cabinet on 7th June 2011 report on Westminster Lodge Leisure Centre, and the issues set out including the current shortfall of water space in the District. The basis for this decision is to increase the public water space across St. Albans City & District, where there is currently a shortfall, as highlighted in strategic reports. Therefore the new Westminster Lodge Leisure Centre will have an additional two lanes to form a 25m x 10 lane main swimming pool including a disabled lift rather than a 25m x 8 lane main pool as presently agreed.

OTHER OPTIONS CONSIDERED:	REASONS FOR REJECTING THESE OPTIONS
1. To develop additional water space at the proposed leisure facility in London Colney Cotlandswick	This option is still being considered as although there would be additional public water space at the new Westminster Lodge Leisure Centre, even with the additional of Cotlandswick there is likely to be a shortfall of public water space in the district. In addition, planning permission will still be required.

CONSULTEES

In making this decision, I have consulted the following people:

Name and Signature	Position	Date of consultation	Outcome of consultation (may cross reference to supplementary/background sheets)
Daniel Goodwin	Chief Executive	8 th June 2011	Supports the decision
Cllr Julian Daly	Executive Leader	15 th June 2011	Supports the decision
Cllr Mike Wakely	Portfolio Holder for Sports, Leisure & Heritage	15 th June 2011	Supports the decision
Colm O'Callaghan	Chief Financial Officer	15 th June 2011	Supports the decision
Mike Lovelady	Head of Legal, Democratic & Regulatory Services	15 th June 2011	Supports the decision
James Blake	Chief Policy & Partnership Officer	15 th June 2011	Supports the decision

LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985

Bibliography	Custodian	File location
Cabinet Report Part 1 (7 th June 2011)	Richard Shwe Head of Community Services	District Council Offices

Confidential information under paragraph 3 of Schedule 12 A to the Local Government Act 1972 (as amended) was taken into account in reaching this decision, as included on a separate summary sheet supplied with this decision sheet but not available to the public.