



### **Cabinet Member for Public Health and Sport**

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#### **Time and Date**

2.00 pm on Monday, 17th December, 2018 **(Please Note Time)**

#### **Place**

Diamond Room 2 - Council House

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1. **Apologies**
2. **Declarations of Interest**
3. **Minutes of Last Meeting** (Pages 3 - 4)
  - a) To consider the minutes of the meeting held on 8<sup>th</sup> October 2018.
  - b) Matters arising.
4. **Petition - Indoor Bowls Re-provision - Identify an Alternative Site for Indoor Bowls in Coventry** (Pages 5 - 34)

Report of the Deputy Chief Executive (Place)

To consider petitions bearing 242 signatures, which have been submitted by Councillor L Kelly, a Sherbourne Ward Councillor, who has been invited to attend the meeting for consideration of this item, along with the petition spokesperson.
5. **Any other items of public business which the Chair decides to take as a matter of urgency because of the special circumstances involved.**

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Martin Yardley, Executive Director, Place, Council House Coventry

Friday, 7 December 2018

Note: The person to contact about the agenda and documents for this meeting is Lara Knight Tel: 024 7683 3237 Email: [lara.knight@coventry.gov.uk](mailto:lara.knight@coventry.gov.uk)

Membership: Cabinet Member: Councillor K Caan

Non-voting Deputy Cabinet Member: Councillor R Ali

By invitation: Non-voting Opposition Representative: Councillor M Lapsa

Please note: a hearing loop is available in the committee rooms

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OR if you would like this information in another format or  
language please contact us.

**Lara Knight**

**Tel: 024 7683 3237 Email: [lara.knight@coventry.gov.uk](mailto:lara.knight@coventry.gov.uk)**

# Public Document Pack Agenda Item 3

## Coventry City Council

### Minutes of the Meeting of Cabinet Member for Public Health and Sport held at 11.30 am on Monday, 8 October 2018

Present:

Members: Councillor K Caan (Cabinet Member)  
Councillor M Lapsa (Shadow Cabinet Member)

Other Members: Councillor R Singh

Employees (by Directorate):

Place: S Harriot, L Knight, S Wiles

## **Public Business**

### **6. Declarations of Interest**

There were no disclosable pecuniary interests.

### **7. Minutes of Last Meeting**

The minutes of the meeting held on 17<sup>th</sup> July 2018 were agreed and signed as a true record.

There were no matters arising.

### **8. Petition - To Request the Continued Provision of Badminton Court Facilities in the City Centre**

The Cabinet Member considered a report of the Deputy Chief Executive (Place), which responded to a petition requesting the continued provision of badminton court facilities in the City Centre once the current sports centre in Fairfax Street has been closed down.

A petition and e-petition bearing a total of 93 signatures had been submitted by Councillor R Singh, a Lower Stoke Ward Councillor, who attended the meeting and spoke in support of the petition. The petitioners were concerned about the continued provision of badminton court facilities within the City Centre once the Coventry Sports and Leisure Centre (CSLC) at Fairfax Street is closed.

In September 2014, Coventry City Council unanimously approved investment in a new city centre destination sport and leisure facility and approved a ten-year partnership Sports Strategy for the City, underpinned by an Indoor Facilities Strategy, Playing Pitch Strategy and Aquatic Strategy. In September 2016, the next phase of the public leisure implementation programme, the development of a new 50m swimming pool and enhanced public leisure facilities at the Alan Higgs Centre was approved by Council.

The provision of the new city centre facility and 50m swimming pool at the Alan Higgs centre will further contribute to increasing participation in sport and active recreation, also contributing to health and wellbeing outcomes for local people, particularly younger people and families.

The Cabinet Member noted that, whilst no formal decision has yet been taken to close CSLC, it is anticipated that the above programme of public leisure re-provision will in time see the closure of the facility, which in 2014 was noted to be no longer considered fit for purpose. Any such decision would result in the closure of the ten court sports hall facility at CSLC, which is currently operationally managed by Coventry Sports Trust.

Coventry's Indoor Facilities Strategy recognises the supply of sports halls in Coventry currently exceeds demand. Coventry Indoor Facilities Assessment report indicates that there is a total of 88 sports hall sites providing 152 badminton courts across the City. There are 29 sports halls of four badminton court size or larger (with a six court hall at Centre AT7 and a ten court hall at CSLC).

There are currently 32 badminton courts across six different facilities within or in close proximity to the city centre of Coventry, that each offer in excess of 20 hours per week of community use.

Consideration will first need to be given to maximising the capacity of the city's existing sports hall provision as CSLC provides one third of the city's (fully) publically available sports halls (i.e. stand-alone facilities).

Initial conversations with existing users of the sports hall at CSLC have commenced, and these will continue to ensure that suitable alternative venues can be found within the City. The Council are working with partners and other facilities within the city to establish where existing groups can be accommodated.

It was recommended that the Cabinet Member consider the petitions and make recommendations to the Cabinet when it meets to consider the report proposing the closure of the CSLC.

**RESOLVED that the Cabinet Member for Public Health and Sport:-**

- 1. Considers the two petitions submitted in relation to the continued provision of badminton courts within the city centre of Coventry.**
  - 2. Provides recommendations to the Cabinet in relation to these petitions when it considered the report proposing the closure of the Coventry Sports and Leisure Centre.**
9. **Any other items of public business which the Chair decides to take as a matter of urgency because of the special circumstances involved.**

There were no other items of public business.

(Meeting closed at 11.45 am)



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**Name of Cabinet Member:**

Cabinet Member for Public Health and Sport – Councillor Caan

17<sup>th</sup> December 2018

**Director Approving Submission of the report:**

Deputy Chief Executive (Place)

**Ward(s) affected:**

Sherborne

**Title:**

Petition – Indoor bowls re-provision – Identify an alternative site for indoor bowls in Coventry

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**Is this a key decision?**

No

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**Executive Summary:**

A petition and e-petition were received in March 2018 requesting that the Council reassess and identify a more suitable and more affordable site for the re-provisioning of a six rink indoor bowls development than at the Avenue Bowls Club site in Coundon. The petitions, containing a total of 242 signatures, sponsored by Councillor Kelly, state:

“Coventry City Council takes action by reassessing and identifying a more suitable affordable alternative site for the proposed six rink indoor bowls club development at the Avenue bowls club site on Gaveston Road, Coundon, based on no consultation with affected residents and the confirmed lack of consultation performed by the Council in identifying the most suitable site, with either Bowls England or the English Indoor Bowling Association.”

In addition, a further petition and two further e-petitions have been submitted requesting:

“Coventry City Council to take positive action by consulting with the current Indoor Bowls players at the current Sports Centre facility on Fairfax Street, Coventry. The aim being to establish a more suitable affordable venue within the City Centre boundary, to allow players to continue to benefit from a single transport link, instead of the proposed development at Avenue Bowls Club site on Gaveston Road, Coundon, based on the fact there was no consultation with members of possible alternative venues” – 118 signatures, sponsored by Councillor Kelly.

And:

“Coventry City Council reject plans to build a new indoor facility at the Avenue Bowls Club site on Gaveston Road, Coundon. The land locked nature of the site would bring it into close proximity with existing dwellings and create safety problems when accessing the site. A new facility would lead to increased traffic and lead to on street parking problems. – 228 signatures, sponsored by Councillor Bailey.

As these petitions relate to planning matters, it is proposed that they be referred to Planning Committee for consideration when a planning application for the site is submitted.

Recommendations:

The Cabinet Member for Public Health and Sport is recommended to:

1. Consider the petitions and e-petitions submitted, requesting the Council to reassess and identify a more suitable and affordable site for the proposed re-provisioning of a six rink indoor bowls development to the Avenue Bowls Club, and note the petitioners concerns.
2. Note that a feasibility study into the 18 other sites suggested by local residents has been undertaken and shows The Avenue Bowls Club to be the most suitable and affordable site for indoor bowls relocation within the agreed set criteria.
3. Refer the petitions and e-petitions that relate to planning matters to Planning Committee to be considered as part of the determination of the relevant planning application

**List of Appendices included:**

Appendix One - Sites Feasibility Study  
Appendix Two – Equality and Consultation Analysis

**Background papers:**

None

**Other Useful Documents:**

The following paper is posted for reference on the Coventry City Council website at:  
<http://democraticservices.coventry.gov.uk/ieListDocuments.aspx?CId=124&MId=11479&Ver=4>

1. Cabinet Paper – Re-provision of Coventry’s Indoor Bowls Facility (Cabinet 9 January 2018, Council 16 January 2018)

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## Report title:

Petition – Indoor bowls re-provision – Identify an alternative site for indoor bowls in Coventry

### 1. Context (or background)

- 1.1. Whilst no decision has been taken to close Coventry Sports and Leisure Centre (CSLC), it is anticipated that a programme of public leisure re-provision would in time see the closure of the Centre, which in 2014 was noted to be no longer considered fit for purpose. Any such decision would result in the closure of the indoor bowls facility at CSLC, which is currently operationally managed by Coventry Sports Trust (CST).
- 1.2. In January 2018, Coventry City Council approved the addition of £2.05million to the capital programme for 2018/19 onwards for the development of a new six rink indoor bowls facility at The Avenue Bowls Club in Coventry.
- 1.3. A petition and e-petition totalling 242 signatures has been received requesting the Council reassess this decision and identify a more suitable affordable alternative site for the new indoor bowls rink. The petition is supported by Councillor Lynnette Kelly.
- 1.4. The petition advises:

“We the undersigned ask Coventry City Council to take action by reassessing and identifying a more suitable affordable alternative site for the proposed six rink indoor bowls club development at the Avenue Bowls Club site on Gaveston Road, Coundon, based on no consultation with affected residents and the confirmed lack of consultation performed by the Council in identifying the most suitable site, with either Bowls England or the English Indoor Bowling Association.
- 1.5. Officers have been engaging with a group of the petitioners and at their request carried out further feasibility work into 18 alternative sites suggested by the group based on an agreed set criteria of (i) Appropriateness of Site (ii) Affordability (iii) Governance (iv) Operational Management and (v) Commercial Return / Sustainability.
- 1.6. Initial feasibility work (detailed in Table One) discounted fourteen of the sites on the basis of appropriateness of site and capital costs falling within the Councils affordability envelope for the project.

Table One

Location	Appropriateness of Site	Affordability / Capital Cost
Alvis Bowls Club	Y	N
Corley Bowls Club	Y	N
Highway Bowls Club	Y	N
Jaguar Bowls Club	N	N/A
Lime Tree Bowls Club	N	N/A
War Memorial Park	Y	N
Old Coventrians Bowls Club	Y	N
Potters Green	N	N/A
Spencer Park (Albany)	Y	N
Stoke Bowls Club	N	N/A
Standard Bowls Club Triumph	N	N/A
Three Spire's Bowling Club	N	N/A
Walsgrave Bowls Club	Y	N
Wolvey Bowling Club	N	N/A

- 1.7. The other option proposed by the group of petitioners in relation to locating the six lane indoor bowls rink on an existing public leisure site was considered and discounted as part of the original feasibility in relation to the January 2018 Cabinet Report.
- 1.8. Further more detailed feasibility work was undertaken on the four remaining sites – Dunlop, Sphinx Sports and Social Club, Coundon Social Club and Copsewood Sports and Social Club. The results of this work are shown in the feasibility study report (Appendix One). The report demonstrates that when all factors are considered, The Avenue Bowls Club is still the most suitable location.
- 1.9. Consultation has taken place with the English Indoor Bowling Association (EIBA) on the feasibility work and the EIBA support The Avenue as the preferred location for indoor bowls provision in Coventry.
- 1.10. A further e-petition with 118 signatures has been received seeking consultation with the existing Indoor Bowls players at the Sports Centre facility with the aim of finding a city centre facility with single transport links . The petition is supported by Councillor Kelly and requested:
 

“Coventry City Council to take positive action by consulting with the current Indoor Bowls players at the current Sports Centre facility on Fairfax Street, Coventry. The aim being to establish a more suitable affordable venue within the City Centre boundary, to allow players to continue to benefit from a single transport link, instead of the proposed development at Avenue Bowls Club site on Gaveston Road, Coundon, based on the fact there was no consultation with members of possible alternative venues”
- 1.11. A petition and e-petition have also been submitted requesting that plans be rejected for the proposed facility at the Avenue Bowls Club site on Gaveston Road due to the landlocked nature of the site. The petition is supported by Councillor Bailey and asks that:
 

“Coventry City Council reject plans to build a new indoor facility at the Avenue Bowls Club site on Gaveston Road, Coundon. The land locked nature of the site would bring it into close proximity with existing dwellings and create safety problems when accessing the site. A new facility would lead to increased traffic and lead to on street parking problems.”
- 1.12. As the petitions in 1.10 and 1.11 relate to planning matters, it is proposed that these petitions be referred for consideration by the Planning Committee when a planning application for the facility is submitted.

## **2. Options considered and recommended proposal**

Eighteen sites were considered for indoor bowls provision in Coventry and the Avenue Bowls Club is recommended as the most suitable location.

### **2.1. Option 1 - The provision of a six rink indoor bowls facility at The Avenue Bowls Club (Recommended)**

- 2.1.1. The proposal for the development of an Indoor bowls facility at The Avenue Bowls Club is supported by the existing and proven, strong and sustainable Club governance, with a sustainable business plan that will deliver an on-going annual rental income back to the Council.
- 2.1.2. The proposed facility mix for the indoor bowls facility at The Avenue Bowls Club is as follows:



- six rink indoor bowls facility
- male and female changing
- office accommodation
- first aid room
- Changing Places toilet
- connecting foyer

2.1.3. Locating the Indoor Bowls Facility at The Avenue Bowls Club will consolidate an indoor and outdoor bowls offer on one site, as well as offering 12-month access to indoor bowls provision, which would benefit those who prefer to bowl indoor rather than outdoor during the summer season and further contributes to the sustainability of the business plan.

2.1.4. The proposed development at The Avenue Bowls Club will significantly enable the development and enhancement of facilities designed to support and encourage growth in a range of forms of participation in bowls across the city (e.g. junior leagues / regional competitions/ casual bowling / health programmes) within a strategic, city-wide development approach to key sports and public leisure facilities.

2.1.5. It is proposed that the petitions outlined in paragraphs 1.10 and 1.11 above, relating to planning matters be referred to the Planning Committee for consideration.

## **2.2 Option 2 – To recommend a reversal of the Council’s decision to re-provide the six rink indoor bowls facility at the Avenue Bowls Club (Not Recommended)**

2.2.1. The feasibility study demonstrates that the capital costs of the other options considered within the feasibility report are not within the Council’s current affordability envelope for the project. The relocation of indoor bowls to the Avenue Bowls Club meets the Council’s set criteria and can be delivered within the overall affordability envelope for the project.

## **2.3 Option 3 - Do nothing (not recommended)**

2.3.1 The closure of the existing indoor bowls facility at CSLC with no plan for re-provisioning would mean bowlers travelling outside the city during the indoor season. The nearest indoor bowls rinks are Solihull (17 miles) Birmingham (19 miles), Rugby (13 miles) and Tamworth (21 miles).

2.3.2 The local Coventry bowls leagues would no longer have a home venue resulting in the cancellation of all local league fixtures. In addition, casual indoor bowling on a pay and play basis could no longer be offered within the city.

2.3.3 Travel time of an average of 30 minutes to each venue, increased cost and limited rink time available would potentially result in a reduction in participation in indoor bowls and further negatively contribute to Coventry’s Active Lives and inactivity levels for age 55+.

## **3. Results of consultation undertaken**

3.1 Officers have been engaging with a number of petitioners regarding alternative site locations as considered in the feasibility study.

3.2 Discussions have taken place with the National Governing Body for bowls, EIBA, who support the proposed relocation of indoor bowls provision to The Avenue Bowls Club and acknowledge that there is no other feasible alternative site that meets the agreed set criteria.

3.3 The board of the City of Coventry Indoor Bowls Club have been consulted on the results of the feasibility and also support the proposed relocation of indoor bowls provision to The Avenue Bowls Club.

3.4 Further consultation will take place when the planning application is submitted.

#### **4. Timetable for implementing this decision**

To enable the feasibility work on the 18 sites suggested by local people to take place, there has been some delay to the original programme. If approved, a planning application for The Avenue Bowls Club will be submitted in January 2019.

#### **5. Comments from Director of Finance and Corporate Services**

##### **5.1 Financial implications**

There are no financial implications of the recommendation to note the results of the feasibility study. The capital cost for an indoor rink at The Avenue Bowls Club was approved by full Council on 16 January 2018.

Should any of the key considerations that are to be reviewed result in a change in the proposals regarding the provision of facilities, a further report will need to go to Cabinet to consider the financial implications.

##### **5.2 Legal implications**

There are no legal implications as a consequence of this report. This matter is dealt with in accordance with the Council's petition procedure rules for dealing with petitions from the public, which is contained within Part 3 of the Council's constitution.

#### **6. Other implications**

##### **6.1 How will this contribute to achievement of the Council's Plan?**

6.1.1 Healthier, independent lives – Public leisure facilities play a vital role in addressing social challenges, promoting active lifestyles, increasing physical activity, reducing isolation and improving outcomes for individuals and communities. Vision Aim 1 of the Sports Strategy sets the ambition “to develop a more active, inclusive and vibrant Coventry through positive experiences in sport”. Through encouraging and supporting engagement in regular sport and/or active recreation, the Strategy aims to positively influence and contribute to the physical and mental health and wellbeing of the residents of Coventry. In particular, public leisure facilities and their operation have a key role to play in supporting the Council to deliver its public health objectives, directly supporting action to address priorities within the Joint Strategic Needs Assessment for the city.

##### **6.2 How is risk being managed?**

None

##### **6.3 What is the impact on the organisation?**

None

##### **6.4 Equalities / EIA**

An Equality and Consultation Analysis (ECA) for indoor bowls provision to be relocated to The Avenue Bowls Club was considered as part of the Cabinet Report in January 2018. The ECA showed that the proposal would have a positive impact on age and

disability. Feedback from key stakeholders and the National Governing Body for bowls has been supportive and no equalities concerns have been raised. The ECA document can be found in the appendices (Appendix Two).

## 6.5 Implications for (or impact on) the environment

6.5.1 As stated in the January 2018 Cabinet report, The Avenue Bowls Club currently manage the environmental aspects of the existing site internally. The Council would therefore ask the Avenue Bowls Club to oversee and manage / mitigate the environmental impact of the proposed project through the pre-construction, construction and operational phases.

6.5.2 Construction - would be undertaken in accordance with Secured By Design principles. Modern construction materials would be utilised and would present a significantly lesser impact on the environment than materials that were historically used. Site Waste Management techniques would be utilised and off-site manufacture would be prioritised wherever possible. Local suppliers would be prioritised where appropriate and local specialised sub-contractors and labour sources would also be utilised, wherever possible. If approved, the demolition and disposal of building materials from the affected areas of the existing Avenue Bowls Club would require an approved risk management and methodology strategy.

## 6.6 Implications for partner organisations?

None

### Report author(s):

#### Name and job title:

Stephen Wiles – Development Manager, Facilities and Contracts

#### Directorate:

Place Directorate

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Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
<b>Contributors:</b>				
David Nuttall	Strategic Lead (European City of Sport, UK City of Culture and Commonwealth Games)	Place	22/11/2018	28/11/2018
Jon Hunt	Sports Development Manager, Sports and Arts Service	Place	22/11/2018	27/11/2018
Julie Fairbrother	Communications Manager	People	22/11/2018	27/11/2018
Faye Cockayne	Engagement Manager,	Place	22/11/2018	22/11/2018

	Project Delivery			
Steve Thomas	Finance Business Partner	People	22/11/2018	22/11/2018
Mark Williams	Lead Accountant – Business Partnering	Place	22/11/2018	22/11/2018
Lara Knight	Governance Services Co-ordinator, Governance Services	Place	22/11/18	22/11/2018

<b>Names of approvers for submission:</b> (officers and members)	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
Phil Helm	Finance Manager	Place	22/11/2018	23/11/2018
Oluremi Aremu	Major Projects Lead Lawyer	Place	22/11/2018	26/11/2018
David Cockroft	Director of City Services and Development	Place	22/11/2018	28/11/2018
Councillor K. Caan	Cabinet Member (Public Health and Sport)		30/11/2018	30/11/2018

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[www.coventry.gov.uk/councilmeetings](http://www.coventry.gov.uk/councilmeetings)

**Coventry City Council**

**Indoor Bowls Feasibility Report**

**November 2018**

**COVENTRY CITY COUNCIL**

**INDOOR BOWLS FEASIBILITY REPORT**

**CONTENTS**

- Section 1.00 - Introduction
- Section 2.00 - Base Option Considered
- Section 3.00 - Other Options Considered
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- Section 5.00 - Exclusions/Assumptions/Clarifications
- Section 6.00 - Basis of Costings
- Section 7.00 - Cost Summary

**APPENDICES**

- Appendix A - Cost Breakdown Options

**1.00 Introduction**

.01 Appleyard & Trew LLP have been commissioned by Coventry City Council to prepare a high level Feasibility Report associated with the options for the reprovision of indoor bowling in Coventry.

.02 Currently indoor bowling is provided at the Coventry Sports and Leisure Centre located at Fairfax Street, Coventry. The intention is that this site will be vacated and the site decommissioned towards the end of 2019 and the sports facilities currently provided will be reprovided at other new facilities being constructed across Coventry.

.03 In conjunction with colleagues from Coventry City Council we have carried out further feasibility work into 18 alternative sites for the new indoor bowls facility suggested by the 'petitioners' on an agreed set criteria (refer to the table in Section 3.03)

.04 Initial investigation works discounted fourteen of the sites because of factors such as appropriateness of site, capital cost, affordability and sustainability.

.05 High level feasibility work, without detailed consultation with management committees has been undertaken for the remaining sites namely:-

- Copsewood Sports and Social Club
- Dunlop Crown Green Bowling Club
- Sphinx Bowls Club
- Coundon Social Club

**2.00 Base Option Considered**

.01 A stand-alone indoor bowling facility (hereinafter referred to as the Base Option) has been considered comprising accommodation as follows:

Indoor Bowling Hall	1,500 m <sup>2</sup>
Associated Clubhouse Facilities	465 m <sup>2</sup>
<b>Total Gross Indoor Floor Area (GIFA)</b>	<b>1,965 m<sup>2</sup></b>

.02 The above areas are calculated based upon a typical Sport England compliant Indoor Bowling Hall and a limited allowance has been provided for stand-alone Clubhouse facilities comprising, bar, social space, changing etc.

.03 Cost allowances are also included on the base option for:-

- External works/drainage
- Extending incoming services
- Professional Fees
- Client FF&E
- Contingency etc.

.04 The above allowances then generate an overall development cost for the Base Option of a stand-alone facility of £2.695m.

.05 The build costs for this 'stand-alone' facility can then be used to compare against the developing on the sites referred to in Section 1.05.

.06 The costs outlined above for the Base Option would provide the minimum space requirements for a stand-alone option. We would not be confident that this model would provide a sustainable on-going business plan.



3.00 Other Options Considered

.01 As identified in Section 1.03 - 1.05 Appleyard & Trew along with colleagues from Coventry City Council have reviewed a potential longlist of sites to accommodate the new Indoor Bowls.

.02 Initial feasibility work (detailed in Table 1) discounted fourteen of the sites on the basis of appropriateness of site and capital costs falling within the Council's affordability envelope for the project.

.03 Table 1:

Location	Appropriateness of Site	Affordability / Capital Cost
Alvis Bowls Club	Y	N
Corley Bowls Club	Y	N
Highway Bowls Club	Y	N
Jaguar Bowls Club	N	N/A
Lime Tree Bowls Club	N	N/A
War Memorial Park	Y	N
Old Coventrians Bowls Club	Y	N
Potters Green	N	N/A
Spencer Park (Albany)	Y	N
Stoke Bowls Club	N	N/A
Standard Bowls Club Triumph	N	N/A
Three Spire's Bowling Club	N	N/A
Walsgrave Bowls Club	Y	N
Wolvey Bowling Club	N	N/A

.04 Factors considered as part of the feasibility study on each of the sites, in addition to affordability include: land ownership, loss of existing outdoor sports provision (all sports) and planned future developments.

.05 A short list of 4nr existing facilities have been identified (from the longlist) and further cost studies undertaken. These are:-

- Copsewood Sports and Social Club
- Dunlop Crown Green Bowling Club
- Sphinx Bowls Club
- Coundon Social Club

.06 The potential comparative costs of developing the above sites are considered further in Section 6.00 and Section 7.00 of this report.

**4.00 Information Used**

.01 The following information has been used in the preparation of this report:-

- Coventry City Council High Level Feasibility Report (Section 3.03)
- Sport England published guidance in respect of typical size of indoor bowling rinks and associated areas.
- Briefing (various dates) with Coventry City Council and site visits to the shortlisted facilities carried out during June - August 2018.

**5.00 Exclusions/Assumptions/Clarifications**

- .01 The following exclusions/assumptions/clarifications should be read in conjunction with the development cost options included in Section 6.00 of this report.
- a) No plan drawings are available for the cost options so areas are calculated on the basis of a standard bowling hall, ancillary accommodation (e.g. changing/toilets etc.) and specific site abnormalities.
  - b) Building costs calculated on the basis of either published cost data e.g. Sport England guidance or Appleyard & Trew benchmarked data for dry sports facilities.
  - c) Inflation is excluded - this should be viewed as a major risk considered the potential implications of a 'no deal Brexit'.
  - d) Professional Fees taken as 10%.
  - e) Allowance for Client FF&E based on figures provided by Coventry City Council.
  - f) Risk included across all options at 5%.
  - g) VAT excluded from all options.
  - h) Construction costs assumed the works are competitively tendered to and medium sized Contractors via a Design and Build type route. Should a negotiated/two route be adopted there would be a premium uplift of 15-20% in addition to the figures stated.

6.00 **Basis of Costings**

.01 The budget costings have been prepared by Appleyard & Trew LLP based upon experience of the leisure industry and benchmarking data obtained from other projects.

.02 A cost summary for each of the options considered is included in Section 6.00 supplemented with a breakdown for each option within Appendix A.

.03 The cost category headings identified in Section 6.00 (and Appendix A) for each of the options should be read in conjunction with the following cost commentary:-

**Demolition/Site Clearance**

Costs have been included against each option for general site clearance; should any abnormal demolition costs be relevant to a particular option this is identified separately.

**Construction Costs (New Indoor Bowling Facility including Clubhouse)**

The 4nr options considered all include for an Indoor Bowling Hall of 1,500m<sup>2</sup> and Sport England compliant Changing Rooms/Toilets and ancillary accommodation.

Variants in the key area requirements are identified as follows:-

**Copsewood Sports and Social Club**

No specific construction abnormalities

6.00 **Basis of Costings (contd)**

.03 (contd)

**Dunlop Crown Green Bowling Club**

An abnormal allowance is included for forming an additional link canopy to form a covered walkway (or similar) between the new facility and existing Clubhouse.

**Sphinx Bowls Club**

There is currently a levels difference between the main car park and site identified as to where the new indoor bowls could be located. An abnormal allowance is included in recognition of this variant.

**Coundon Social Club**

The proposed location identified for the new indoor bowls at Coundon as on the existing upper bowling. Due to a difference in levels it is envisaged there could be some abnormal ground conditions therefore an abnormal allowance is included in recognition of this potential.

**External Works/Drainage etc.**

An allowance is included within each of the 4nr options for providing nominal external works and drainage to the new facility. This has been enhanced on Copsewood and Coundon where the proposed facility is remote from the existing facilities to provide some form of additional connectivity e.g. pathway/lighting etc.

**6.00 Basis of Costings (contd)**

.03 (contd)

**Incoming Services**

It is assumed that existing gas, water and electricity are already serving the sites under consideration.

An allowance has been included within each option for extending the incoming services to the new bowls hall. Where the potential of the new bowls hall is remote from the existing site facilities the allowance is enhanced slightly to represent the cost of the greater distance involved.

**Inflation**

For the purposes of this exercise inflation has been excluded from the costings.

**Professional Fees**

Professional Fees are included based upon a percentage of 10% which is considered a reasonable allowance for this type of work and added to the next construction cost for each option.

**Client FF&E (Loose Furniture/Equipment)**

An allowance is included against each option for the provision of loose furniture and equipment to the new indoor bowls facility.

**Client Contingency/Risk**

Contingency/Risk allowance is included as a straight line calculation of 5% against the next cost of each project.

**VAT**

VAT is excluded on the basis it is either not paid or is reclaimable.

Coventry City Council  
Indoor Bowls Feasibility Report

7.00 Cost Summary

.01 Comparative Outturn Cost Summary for each option.

Cost Category	BASE OPTION	OPTIONS CONSIDERED			
	£	COPSEWOOD £	DUNLOP £	SPHINX £	COUNDON £
Demolition/Site Clearance General Site Clearance and Enabling Works					
Construction Costs (New Indoor Bowling facility incl Clubhouse)					
External Works/Drainage etc					
New/Extend Incoming Services					
Inflation					
Professional Fees - say 10%					
Client FF&E (loose furniture/equipment)					
Client Contingency/Risk - circa 5%					
VAT - assumed not paid or reclaimed					
<b>TOTALS</b>	<b>£2,695,324</b>	<b>£2,407,629</b>	<b>£2,349,879</b>	<b>£2,436,504</b>	<b>£2,494,254</b>

.02 A breakdown of the associated cost calculations for each of the Options is included in Appendix A.

.03 The above cost summary is issued to Coventry City Council for review and comment; we have not been requested as part of this exercise to consider any conclusion or recommendation.



COVENTRY CITY COUNCIL

FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: BASE OPTION**

Date: Nov 2018

**BASE OPTION**

Cost Category	Quant	Unit	Rate	Option 2 £
Demolition/Site Clearance				
General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	Itm		
New Incoming Services	1	Itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assume not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,695,324</b>

**BASE OPTION**

**CONSTRUCTION - OPTION 2**

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
New Clubhouse	465	m2		
<b>Total GIFA</b>	<b>1,965</b>	<b>m2</b>		
<b>Abnormal Costs</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
<b>Total to Option Summary</b>				<b><u>1,932,260</u></b>



COVENTRY CITY COUNCIL

FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: COPSEWOOD SPORTS AND SOCIAL**

Date: Nov 2018

**COPESWOOD**

Cost Category	Quant	Unit	Rate	Copeswood £
Demolition/Site Clearance General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	Item		
Extend Incoming Services	1	Item		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,407,629</b>



**COPESWOOD SPORTS AND SOCIAL CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
	<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>	
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
<b>Site Specific Abnormal Costs</b>				
None				
<b>Total to Option Summary</b>				<b><u>1,736,800</u></b>

FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: DUNLOP CROWN GREEN BOWLING CLUB**

Date: Nov 2018

**DUNLOP**

Cost Category	Quant	Unit	Rate	Dunlop £
Demolition/Site Clearance				
General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,349,879</b>

**DUNLOP CROWN GREEN BOWLING CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>		
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (1nr)	1	Item		
<b>Site Specific Abnormal Costs</b>				
Link Canopy into existing Social Club	1	Item		
<b>Total to Option Summary</b>				<b>1,786,800</b>

COVENTRY CITY COUNCIL

FEASIBILITY COSTINGS FOR RELOCATION OF INDOOR BOWLS

**SITE OPTION: SPHINX BOWLS CLUB**

Date: Nov 2018

**SPINHX**

Cost Category	Quant	Unit	Rate	Sphinx £
Demolition/Site Clearance General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	Itm		
Extend Incoming Services	1	Itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,436,504</b>

**SPHINX BOWLS CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>		
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (1nr)	1	Item		
<b>Site Specific Abnormal Costs</b>				
Forming DDA ramp structure from upper level to lower level	1	Item		
<b>Total to Option Summary</b>				<b>1,811,800</b>

**SITE OPTION: THE COUNDON SOCIAL CLUB**

Date: Nov 2018

**COUNDON**

Cost Category	Quant	Unit	Rate	Option 6 £
Demolition/Site Clearance				
General Site Clearance and Enabling Works	1	Item		
Construction Costs (New Indoor Bowling facility incl Clubhouse)	1	Item		
External Works/Drainage etc	1	ltm		
Extend Incoming Services	1	ltm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency/Risk - circa 5%				
VAT - assumed not paid or reclaimed				
<b>TOTAL</b>				<b>£ 2,494,254</b>

**THE COUNDON SOCIAL CLUB**

**CONSTRUCTION**

Cost/m2 Build up	Quant	Unit	Rate	Total
<b>Proposed Accommodation</b>				
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	106	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Dedicated Reception Area	12	m2		
Kitchen Area/Social Space	75	m2		
<b>Total GIFA</b>	<b>1,780</b>	<b>m2</b>		
<b>Generic Abnormal Costs Above Cost/m2 Rates</b>				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (1nr)	1	Item		
<b>Site Specific Abnormal Costs</b>				
Allowance for abnormal grd conditions	1	Item		
<b>Total to Option Summary</b>				<b>1,811,800</b>

# Coventry City Council Equality and Consultation Analysis (ECA) Form

***In line with the principles of decision making outlined in the City Council Constitution, the Council will ensure that its decision making is open and transparent, and that due regard is given to the Council's obligations and desire to promote equality of opportunity and equal treatment.***

## Part 1

***This part must be completed and before formal consultation is undertaken and must be available during the consultation stage.***

**Author of this document: Faye Cockayne**

**Name of Service Area/Proposal: Sports and Arts**

**Head of Service: David Cockroft**

**Date of completion: 1 November 2017**

### ***Background to the planned changes***

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1. What is the background to the planned changes? Why is this change being considered? *If further information is available on the different scenarios that have been considered as part of this work, provide a link to the public document which contains this information.*

In September 2014, Coventry City Council unanimously approved investment in a new city centre destination sport and leisure facility and approved a ten-year partnership Sports Strategy for the City. This was underpinned by a new Indoor Facilities Strategy, Playing Pitch Strategy and Aquatic Strategy. Coventry's Indoor Facilities Strategy highlighted the need for the Council to work with key bowls clubs and the National Governing Body to explore the feasibility of future sustainable provision for indoor bowls in the city. Approval is now sought for the development of a new six rink indoor bowls facility at the Avenue Bowls Club, Gaveston Road, Coventry, subject to planning approval. The proposed investment would re-provision the existing six rink indoor bowls facility from Coventry Sports and Leisure Centre with the intention of significantly enabling the development and enhancement of facilities designed to support and encourage growth in a range of forms of participation in Bowls across the city within a strategic, city-wide development approach to key sports and public leisure facilities.

2. Who do you need to consider as part of this ECA? *\*stakeholder analysis*

Existing users

Potential users

National Governing body

Bowls club committees

# Coventry City Council Equality and Consultation Analysis (ECA) Form

## *Pre-Consultation Engagement*

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*This section refers to any activities that took place (such as briefings, meetings, workshops, scoping exercises etc) with stakeholders before the formal consultation period.*

3. What engagement activities took place prior to formal consultation and what feedback was received in relation to equality issues?

Focussed and ongoing engagement has taken place with both the City of Coventry Indoor Bowls Club and Avenue Bowls Club from initial idea through to the feasibility work. Initial engagement was through the committees of the clubs, with presentations made at the AGMs of both clubs. Approximately 100 people were in attendance at the City of Coventry Indoor Bowls Club AGM where it was agreed to support the proposal to develop an indoor facility at the Avenue Bowls Club in Coundon. At the AGM of the Avenue Bowl Club it was unanimously agreed to support the proposal. Information about the proposal was also displayed at the city centre Sports and Leisure Centre and a nominated representative took feedback comments from members.

## *Analysis of Impact*

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In this section please ensure that you consider the three aims of the general duty as they affect **protected groups**. These groups are:

Age  
Disability  
Gender  
Gender reassignment  
Marriage/Civil Partnership  
Pregnancy/Maternity  
Race  
Religion/Belief  
Sexual Orientation

The **three aims of the general duty** require that a public authority, in the exercise of its functions, must have due regard to the need to:

1. Eliminate discrimination, harassment and victimisation
2. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
3. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

**Note – when identifying potential impacts below, please only include impacts that may exist over and above general impacts that may affect the wider**



## Coventry City Council Equality and Consultation Analysis (ECA) Form

**community/population.** For example, a reduction in grant to Coventry Citizens Advice would affect all service users through a reduced level of first line advice being available to all – but it would affect the following groups more; age, disability, gender and race as they represent a larger proportion of the clients who use the advice service.

**Age** – Membership of the bowls club is predominately made up of older people. There are access and parking issues at the current location. The new location will offer good accessibility and parking.

**Disability** - Some of the users will have a disability. Better access and parking will benefit these users. Feedback on the design will be sought from the Disabled Access Group and the Disability and Equalities Access Panel.

**Gender** – There are no impacts in relation to gender.

**Gender Re-assignment** - There are no impacts in relation to gender reassignment

**Marriage/Civil Partnership** - There are no impacts in relation to marriage/civil partnership

**Pregnancy/Maternity** – There are no impacts in relation to pregnancy/maternity

**Race** – There are no impacts in relation to race

**Religion/Belief** - There are no impacts in relation to religion/belief

**Sexual Orientation** – There are no impacts in relation to sexual orientation

4. Outline below how this proposal/review could impact on protected groups positively or negatively, and what steps (if any) could be taken to reduce any negative impact that has been identified. *NB. only include realistic mitigating actions that could be delivered.*

The proposals will impact positively on groups by improving access and offering better facilities for the disabled and elderly and mothers.

5. Are there any other vulnerable groups that could be affected? i.e. deprivation, looked after children, carers.  
Also include any information about the health/Marmot implications of this proposal. Contact Georgia Faherty ([georgia.faherty@coventry.gov.uk](mailto:georgia.faherty@coventry.gov.uk) or tel. 7683 1950) or Hannah Watts ([hannah.watts@coventry.gov.uk](mailto:hannah.watts@coventry.gov.uk) or tel. 7683 3973) in Public Health for more information.

There are no other groups which could be affected.

6. What are the gaps in evidence? Can this be addressed during the consultation stage? If so, how?

## Coventry City Council Equality and Consultation Analysis (ECA) Form

So far, key stakeholders have been consulted on the location only. There is a need to consult with the stakeholders, local people and disability groups when a design has been prepared.

7. What are the likely impacts of this project/review on staff from protected groups?

There is no impact on staff from protected groups.



Coventry City Council  
Equality and Consultation Analysis (ECA) Form

## Part 2

*This section should be completed AFTER the consultation stage has been concluded.*

**Author of this document: Faye Cockayne**

**Date of completion: 1 December 2017**

### Post-Consultation

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8. Referring to the information detailed in question 4 of Part 1 of the ECA Form, state if the consultation has confirmed the potential impacts identified that were identified. Also detail below any additional information about potential impacts that has been highlighted during the consultation.

Committees of the existing club and the Avenue Bowls Club both support the relocation, as do the National Governing Body. No other equalities issues were raised.

### Outcome of equality impact

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9. Indicate which of the following best describes the equality impact of this project/review:

- There will be **no** equality impact if the proposed option is implemented
- There will be **positive** equality impact if the proposed option is implemented
- There will be **negative** equality impact if the proposed option is implemented but this can be objectively justified
- There will be both **positive and negative** impacts if the proposed option is implemented

### Summary of ECA

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Write a paragraph below which summarises the key aspects of this ECA.

*NB. - This paragraph will be included in the Decision-making Report as well as the end of year ECA report* Where specific objectives have been set for any protected groups around equality impact, also include this information below.

This Equality and Consultation Analysis covers the proposals for the relocation of the indoor bowls facility from Coventry Sports and Leisure Centre to the Avenue Bowls Club. The ECA has shown that the proposals would have a positive impact on age and disability. Feedback

## Coventry City Council Equality and Consultation Analysis (ECA) Form

from key stakeholders and the National Governing Body for bowls has been supportive and no equalities concerns have been raised.

### Next steps

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Please send this completed ECA to the Insight Team as follows:

Wendy Ohandjanian ([wendy.ohandjanian@coventry.gov.uk](mailto:wendy.ohandjanian@coventry.gov.uk) tel. 7683 2939)

Jaspal Mann ([jaspal.mann@coventry.gov.uk](mailto:jaspal.mann@coventry.gov.uk) tel. 7683 3112)

### Version Control

Version	Date	Summary of changes (Author)
1.0.0	1.12.17	Initial release (Faye Cockayne)