



To: Scrutiny Co-ordination Committee

Date: 20 April 2016

Subject: City Centre Destination Leisure Facility – Progress Update

1 Purpose of the Note

- 1.1 In September 2014, Coventry City Council approved the addition of £36.7m to its capital programme for 2014/15 onwards, for the development of a City Centre Destination Leisure Facility (CCDLF) on the existing Christchurch House and Spire House site.
- 1.2 This briefing note provides an update on progress of the City Centre Destination Leisure Facility project, in relation to the development of the design, for the purpose of presentation and discussion for the meeting of Scrutiny Co-ordination Committee.

2 Recommendations

It is recommended that the Scrutiny Co-ordination Committee:

- (i) Review progress on the developing design of the City Centre Destination Facility since its approval by Cabinet in August 2014 and endorsement by Council in September 2014.
- (ii) Recommend the Cabinet Member for Culture, Leisure, Sports and Parks continues receive regular briefings on the developing design of the City Centre Destination Leisure Facility (CCDLF) and signs off all Royal Institute of British Architects (RIBA) stage reports.

3 Information/Background

- 3.1 In September 2014, Coventry City Council unanimously approved a new ten-year partnership Sports Strategy for the city, underpinned by a new Facility Strategy, Playing Pitch Strategy and Aquatic Strategy. The work underpinning these strategies drew upon city-wide audits of indoor facilities and playing pitches; comprehensive desk-top research; local survey findings (1,532 responses); consultation with communities, clubs and sports network partners; benchmarked performance and financial data (nationally sourced); and industry modelling tools (e.g. Facility Planning Model (FPM); National Benchmarking Service; Active People Survey; Active Places Power).
- 3.2 The Coventry Sports Strategy 2014-2024 is structured around eight Vision Aims and 37 Strategic Objectives. Vision Aim 5 seeks:

“To provide a range of modern, accessible, and high-quality sports facilities”
- 3.3 Aligned to this Vision Aim, a strategic investment model has been developed by the city to recycle funding that was (and at a reduced level, still currently is) being used to subsidise

ageing public leisure facilities, and redirect this into the delivery of a modern and strategically located portfolio of sports and public leisure facilities. This programme of strategic re-provisioning will provide a more efficient and attractive public leisure offer; be better placed to provide for projected future population growth within the city; and be financially sustainable without further local authority subsidy.

3.4 The strategic review and rationalisation of public leisure facilities has been shaped into an implementation plan that structures the modernisation and re-provisioning of facilities into distinct phases – each phase being demand-led and financially viable within the overarching investment model. The first three phases of this implementation plan have already been achieved:

- The Public Leisure Operation of the Arena Health and Fitness Club at the Ricoh Arena was closed, as it was non-strategic and financially unsustainable
- The Public Leisure Operation of two school sites was withdrawn as it also had limited strategic value and was financially unsustainable
- An £8m aquatic extension to Centre AT7 in the North East of the city was funded from the recycled savings that were immediately realised from public leisure operational efficiencies; the closures/withdrawals above; and the closure of the 1930's Foleshill Sports and Leisure Centre

3.4 Phase 4 of the investment plan – the CCDLF – was in September 2014 approved by Council and £36.7m was added to capital programme for 2014/15 onwards.

3.5 The brief for the CCDLF includes an aspiration to create a landmark building, appropriate for a city centre location, with the water slides, rides and features creating an attraction to draw people into the city centre from across the city and the wider region.

3.6 The facility will place sport and active recreation in the heart of city centre regeneration, with a view to promoting active leisure as an accessible, social, family activity (in line with Marmot principles) and the city of Coventry as a visitor destination and centre for sport and culture (in line with Coventry's UK City of Culture 2021 aspirations and Council Plan objectives).

4 Facility Mix

4.1 The proposed facility mix for the City Centre Destination Leisure Facility is:

- Circa 2,000 m² Leisure Water Park (including Wave Pool, Lazy River, Children's Play Area and Flume Rides)
- 25m x 4 Lane Lap Pool
- 100-120 Station Fitness Suite
- Studio Spaces (incl. Exercise and Spin Cycling Studios)
- Squash Courts
- Health Spa
- Climbing Wall
- Crèche

5 Professional Appointments

- 5.1 In March 2015, Appleyard and Trew became the Council's first professional appointment for the CCDLF, project providing project management and cost consultancy services.
- 5.2 In April 2015, Water Technology Inc. (WTI) were appointed to provide specialist advice on the design of the pools and indoor features, which include a wave pool, lazy river, children's splash pad, children's play structure and six water slides. WTI has designed water parks, aquatic leisure facilities and water playgrounds across the world and is currently working in 15 different countries using the latest technology to design and engineer a mix of rides and slides for all ages.
- 5.3 Architects FaulknerBrowns, who have designed innovative and award winning buildings including the Derby Arena, a velodrome for the Pan Am games in Toronto, the canoeing and sailing centres for the London Olympic Games in 2012 and an Olympic-standard Aquatics Centre in Dubai were appointed as Architects for the CCDLF in June 2015.
- 5.4 In July 2015 Engenuiti were appointed to provide Structural and Civil engineering services and Desco were also appointed to provide Mechanical and Electrical services.
- 5.5 The Tenders for the ride / features supplier have been returned and are currently being evaluated, with an appointment expected in April 2016.
- 5.6 The OJEU notice for the contractor has been advertised, with ten companies returning Pre-Qualifying Questionnaires which are currently being evaluated. It is anticipated that five companies will move forward to the Invitation to Tender stage.

6 Programme

- 6.1 Within the provisions of the programme, planning permission will be submitted to the Council in May 2016, with the aim of achieving planning approval in August 2016.
- 6.2 The preferred contractor will be appointed in December 2016 after a two-stage tender process.
- 6.3 Demolition of the existing Christchurch House and Spire House site is scheduled to commence in October 2016 and is expected to take six months.
- 6.4 The contractor is scheduled to start building work on the site in March 2017. The building programme is scheduled to take 80 weeks with practical completion expected in November 2018.
- 6.5 The CCDLF is due to be opened to the public in November 2018.

7. Design Development

- 7.1 The initial design intent, design feasibility and concept planning that was undertaken by the Design Team and Project Team (RIBA Stages 1 and 2) was completed in December 2015, more firmly establishing the specific facility mix, adjacencies and spatial requirements of the facility.
- 7.2 Faye Cockayne, the Council's Major Projects Community Engagement Officer has been working with ten pupils from Westwood School for around a year. The group have been finding out about project management and have visited Coral Reef, Sandcastle and

Waterworld, and trying out and providing feedback on the rides and slides. The children fed back their views to the CCDLF design team and have helped shape the design of the water park, particularly the accessibility for disabled people.

- 7.3 The Design Stage 2 completion report was formally signed off in January 2016.
- 7.4 The Design Stage 3 process was developed in close co-ordination with the client team and Project Manager, from the concept proposals outlined in the Stage 2 report of January 2016. The Stage 3 architectural layouts closely follow the concept design proposals outlined at Stage 2. The Stage 3 development has simply added greater detail to the layout arrangement and generally fixed the layouts. The proposals for the exterior of the building have developed significantly during the Stage 3 period taking on a more dynamic moving appearance. This development journey has been a careful balance between creating a quality, imposing and iconic design alongside affordability. The Stage 3 report has been submitted to the Client Team for sign off.
- 7.5 The images in Appendix 1 to this report are being used for pre-planning engagement.
- 7.6 The appearance of the CCDLF will be developed further during the technical design phase February 2016 – May 2016 (RIBA Stage 4), in discussion with the client team and planning officers. The overriding principles of the Stage 3 design are fixed; and the following outstanding issues will now be developed further in parallel with the Stage 4 technical design:

Rides

The rides supplier(s) tender process is underway and an evaluation of tender proposals will be held at the beginning of Stage 4. A period of design development will then be required to fully integrate the rides into the building design architecturally and technically, particularly in regard to structural support.

Pool Construction

The decision on whether the leisure pool tanks are constructed in concrete or a steel 'Myrtha' type system is being explored carefully in regard to cost, risk and buildability. There are considerable structural and dimensional differences between the options, which will need to be confirmed once a decision on the preferred option is made.

Central Wet Activity Area

The final design for the water feature and slides within the central area will be developed with preferred suppliers during Stage 4.

Water Features

The mix of water features (sprays, jets, geysers etc.) within the wave pool shallows and river will need to be established during the Stage 4 period.

Catering Kitchen

The detailed catering brief and kitchen layout will be further refined during Stage 4 to suit the scale of the operation proposed. The design development will inform the level of air handling/extraction the kitchen will require.

Wet Changing Area

The wet changing area layout will be developed further during Stage 4 to create the optimum range of locker and cubicle sizes from one-person through to family-sized cubicles and group changing.

Spiral Ramp

The ramp gradient and landing positions are integral to the building levels, access to the pools and features alongside. As the central activity area and pool construction technical design is developed, the ramp will require adjusting to suit.

Reception Layout and Control

The reception, servery and turnstile control will be developed as part of the Stage 4 technical design to include the counter design, the turnstile/control methodology and queuing strategy.

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