

Record of Cabinet portfolio holder decision

To appoint Francis Construction Ltd to refurbish poolside changing rooms at Thame Leisure Centre

Local Government Act 2000 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Decision made by	Councillor Anna Badcock Cabinet Member for Leisure
Key decision?	Yes
Date of decision (same as date form signed)	8 March 2017
Name and job title of officer requesting the decision	Chris Webb, Facilities Development Officer (Leisure)
Officer contact details	Tel: 01235 422202 Email: chris.webb@southandvale.gov.uk
Decision	<p>To appoint Francis Construction Ltd to carry out refurbishment works to the swimming pool changing rooms at Thame Leisure Centre at a tendered cost of £353,038.</p> <p>To agree to the transfer of £220,000 from the council's provisional capital budget into the approved capital budget to allow the works to proceed and the virement of £16,038 from the existing leisure centres capital budget X155.</p>
Reasons for decision	<p>The swimming pool changing rooms are fifteen years old and are in need of complete refurbishment. Serious issues have also been identified within the toilet and shower areas. Waste water is leaking back into the sub structure of the building and is damaging the changing rooms of the adjacent school. This is not only impacting on the condition of the school changing facilities but is degrading the overall integrity of the structure of the building. These issues will be addressed through the refurbishment works and in addition, the refurbishment will result in a new layout of the changing area which will facilitate better supervision of the area.</p> <p>The work will also deliver new lockers for clothes storage, improved lighting through the introduction of carbon saving LED fittings and redecoration of the whole changing area.</p> <p>To keep the pools open and fully operational the contractor</p>

	<p>will provide temporary changing accommodation with toilets and showers.</p> <p>The work was put out to open tender twice in 2016 and on the second occasion the Shaylor Group was appointed.. However, the Bond required to allow the contract to proceed was not provided and so the contract offer was withdrawn. Capita (the council's procurement provider) advised that as an exception to the council's contract procedure rules the other two companies that tendered for the works could be approached to review their pricing and submit revised tenders. This was done and the new tenders were evaluated. The proposal from Francis Construction provided best value to the council.</p> <p>An external project manager was appointed in 2015 at a cost of £16,000. This takes the total cost of the project to £369,038.</p>
Alternative options rejected	<p>Not undertaking the changing room refurbishment works will mean that customers are increasingly dissatisfied with the leisure centre and the services provided by GLL and South Oxfordshire District Council. This will damage our reputation.</p> <p>The damage to the building cannot be allowed to continue as it impacts on the service we provide to our customers and the repair costs will grow. If the situation is not addressed it could lead to a significant, costly and unplanned loss of service.</p> <p>Closing the pools and not installing temporary changing accommodation would reduce the cost of the project. However, it would also mean the second pool closure in 18 months, which customers could object to.</p>
Legal implications	A formal JCT contract will need to be entered into with Francis supported by a bond to protect the council.
Financial implications	The total cost of the project is £369,038 including project management. There is already £133,000 available in the approved capital budget, made up of S106 money underspend on a project to replace the floor at Thame Leisure Centre. There is £220,000 available in the provisional capital budget. This needs to be moved from the provisional capital budget into the 2016/17 approved capital budget and £16,038 vired from the existing general capital repairs budget
Other implications	None
Background papers considered	None

Declarations/conflict of interest? Declaration of other councillor/officer consulted by the Cabinet member?	None			
List consultees		Name	Outcome	Date
	Ward councillors	Councillor David Dodd	Agreed	22 February 2017
		Councillor Nigel Champken-Woods	On leave until 7 March 2017	
		Councillor Jeannette Matelot	Agreed	28 February 2017
	Legal	Pat Connell	Agreed	10 February 2017
	Finance	Emma Creed	Agreed	9 February 2017
	Human resources	N/A	N/A	N/A
	Sustainability	Heather Saunders	Agreed	28 February 2017
	Diversity and equality	Cheryl Reeves	This project will help to improve access for people with disabilities and mobility impairments	22 February 2017
	Communications	Gavin Walton	Agreed	22 February 2017
Strategic Management Board	SMB	Agreed	7 March 2017	
Confidential decision? If so, under which exempt category?	No			
Call-in waived by Scrutiny Committee chairman?	No			
Has this been discussed by Cabinet members?	In recent monthly briefing papers and at cabinet briefing			
Cabinet portfolio holder's signature To confirm the decision as set out in this notice.	Signature Anna Badcock			

ONCE SIGNED, THIS FORM MUST BE HANDED TO DEMOCRATIC SERVICES IMMEDIATELY.

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Form received	Date: 8 March 2017	Time: 12:15

Date published to all councillors	Date: 8 March 2017	
Call-in deadline	Date: 15 March 2017	Time: 17:00