

BROMSGROVE DISTRICT COUNCIL

CABINET
2ND JULY 2008

UPDATE ON DOLPHIN CENTRE PHASE 2

Responsible Portfolio Holder	Councillor Del Booth
Responsible Head of Service	Phil Street
Key Decision – Non-Key	

1. SUMMARY

- 1.1 To update members on the issues arising from the building works being undertaken at the Dolphin Centre.

2. RECOMMENDATION

- 2.1 Cabinet recommend to Full Council to approve the virement of £40,000 from Dolphin Centre Phase 1 to Phase 2 to ensure funds are available to carry out the building works.

3. BACKGROUND

- 3.1 The Council approved funding in September 2007 of £850k (this is the dolphin phase 2 works) of Capital Receipts to undertake the second phase of the development of the Dolphin Centre. The finance approved is to carry out the work associated with the provision of a fitness suite and dance studio. This is referred to as Phase Two of the redevelopment of the Dolphin Centre.
- 3.2 Since the work commenced a series of issues have been revealed that it has been necessary to address.
- 3.3 The issues revealed included presence of asbestos; health problems related to the water heating system; leakage from the small swimming pool and more recently deterioration in the concrete slab beneath the pool and corrosion of the steel rods within the concrete structure.
- 3.4 The impact of funding the above to ensure the safety of staff and public has impacted on the available budget to continue the development as originally planned. A further £40,000 is required to ensure the completion of Phase 2 works.
- 3.5 Officers are awaiting a further specialist report on the poolside slab. A separate report will be presented to members to update on any financial implications should they arise from this report.

4. FINANCIAL IMPLICATIONS

- 4.1 Phase One of the Dolphin Centre works had a number of completion “snagging” issues that had been raised with the building company. Discussions have been ongoing with officers and the current position would deliver a £150,000 saving to the project.
- 4.2 The £40,000 required for the Phase 2 project as detailed in this report could be vired from Phase 1 with no additional release of Capital Receipts. The remaining saving will be transferred back to Capital balances. There is a potential that the £40k may not be utilised as it will fund any further costs that may arise as the Phase 2 works are being undertaken.

5. LEGAL IMPLICATIONS

- 5.1 N/A

6. COUNCIL OBJECTIVES

- 6.1 Included in the original report.

7. RISK MANAGEMENT

- 7.1 The risks associated with not completing this work are that there is a possibility that the building will not be safe or fit to use as the additional tasks undertaken during the early part of Phase Two are associated with health and safety and customer well being.
- 7.2 The failure of not completing the work on Phase Two to the required standard will adversely affect customer usage and the income generated from use of the fitness suite.

8. CUSTOMER IMPLICATIONS

- 8.1 As included in original report

9. EQUALITIES AND DIVERSITY IMPLICATIONS

- 9.1 Redeveloped building will have appropriate access and changing facilities for disabled and vulnerable people.

10. VALUE FOR MONEY IMPLICATIONS

- 10.1 The investment in the Dolphin Centre will be aimed at generating a return through the partnership with Wychavon Leisure Trust.

11. **OTHER IMPLICATIONS**

Procurement Issues None
Personnel Implications None
Governance/Performance Management None
Community Safety including Section 17 of Crime and Disorder Act 1998 None
Policy None
Environmental None

12. **OTHERS CONSULTED ON THE REPORT**

Portfolio Holder	Yes
Chief Executive	Yes
Executive Director - Partnerships and Projects	Yes
Executive Director - Services	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	Yes
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

13. **WARDS AFFECTED**

All Wards

14. APPENDICES

N/A

15. BACKGROUND PAPERS

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