

Sheringham Leisure Centre: project update December 2020

Detailed information relating to any aspect of the project can be obtained from Robert Young (Senior Reporting Officer) or Kate Rawlings (Project Manager) and clarification of any aspect of the table's content can be provided at or following the meeting.

	Forecast/ expected position	Current position	Notes/ comments
Time	Completion of phases 1 & 2 of the project (completion of the new building, demolition of Splash and completion of car park) originally programmed to be 29 Aug 2021.	Delays in the completion date have been previously reported due to the compounding effects of site issues (infrastructure etc.), the poor weather earlier in the year and then the impacts of COVID-19. The completion of the build of the new leisure centre (phase 1) is expected to be 12 th August 2021, however the demolition and finalisation of the project (phase 2) will be after that date (the precise date will be dependent on the timing and outcome of surveys on the existing Splash building but anticipated to be either Nov 2021 or Jan 2022).	Minor delays have been reported (three weeks against the agreed revised programme) by the contractor in this last period (partly due to wet weather affecting the painting of the steel work). It is anticipated that delays incurred will be made up during the next period.
Budget	£12,697,139	£12,832,942	<ul style="list-style-type: none"> No significant change to overall budget envelope compared to that previously reported. The additional costs incurred due to the on-site issues, and the consequent programme delays have now been confirmed – and the contingencies have been adjusted accordingly. The project is currently forecast to be £135,803 over budget. The value engineering target has been met by the construction contractor, in order to achieve the identified savings at the contract stage, however, further VE

			<p>opportunities continue to be explored as the construction progresses in order to contain any cost increases.</p> <ul style="list-style-type: none"> • Some consequential increases in professional fee costs may be incurred due to the programme delays - these will obviously depend upon the extent of the delays in completion and have yet to be calculated. • The construction contingency is currently £33,558 and client contingency is £50,000 (lower than last reported, having in part been used to cover the cost increase mentioned previously).
<p>Issues log</p>		<p>The principal issues to-date have been the causes for delays identified above, resulting from the on-site issues, weather, first COVID-19 shut-down and ongoing working practices. Work has continued unabated since the first lockdown ended on 4th May).</p> <p>Surveys in advance of the demolition of the Splash were able to take place during the recent lockdown.</p> <p>The recent temporary closure of the Splash (due to the national lockdown in Nov/Dec) was a trigger for the review of the potential demolition date of the building. This has, however, not affected the recommended timing of the</p>	<p>As the build has progressed, technical design challenges have come about and as and when these impact on the programme or budget they will be reported.</p>

		demolition (post-completion of the new facility) as Everyone Active were able to reopen on 2 nd December and the overall impact of the temporary closure is likely to have been financially neutral.	
Risk log	A risk log is being maintained. These are routinely monitored and revised, and controls are introduced to manage/ mitigate risks and provide assurance	The risks remain as previously reported, however. There are currently no known supplier issues, however we are aware that there may still be risks brought about by Covid and the risk of contractors' or sub-contractors' businesses or suppliers failing needs to be continually reviewed.	The risk log will be updated to take account of the current situation and any anticipated risks, with mitigation.
Project Governance	The Portfolio Holder (PH) is Cllr Virginia Gay, the Council's Senior Reporting Officer (SRO) is Robert Young and the internal Project Manager is Kate Rawlings. Various other technical experts from within the Council are involved in the project as appropriate. The Council has procured the services of: an Employer's Agent, Project Manager and Cost Consultant (all provided by REAL Consulting); a Technical Architect (Saunders Boston Architects); and a Mechanical, Electrical and Pool Filtration Consultant (Silcock Dawson)	<ul style="list-style-type: none"> The project team and responsibilities remain unchanged, despite the Council's senior management restructure, and meetings and reporting are occurring as scheduled. Meeting have largely been virtual, however, they have continued and regular site visits have also taken place. 	All project meetings have carried on more or less as normal – although held virtually.
Communications	The Communications Plan covers: <ul style="list-style-type: none"> Planned activities at key milestones Responses to issues and events as they occur Routine communications to interested parties (including via the website) 	<ul style="list-style-type: none"> Progress on the site during the summer and autumn months has been transformative and opportunities have been taken to showcase the leisure centre that is now taking shape, such as the videos hosted on the website. The timelapse video is regularly updated and can be viewed at: https://www.norfolk.gov.uk/tasks/projects/timelapse-video/ Opportunities were being explored to use this 	<ul style="list-style-type: none"> The website continues to be kept up to date as the key source of information. The Locality Leisure Services team will work with the Communications team (together with Metnor and Everyone active) to revise the communications plan, plotting

		<p>substantial project to showcase the career opportunities that can arise. That is still being rethought, due to the current circumstances, and the various constraints that is imposing (resources and practicalities/ logistics), however we will work with the contractor in the coming months to identify appropriate ways shine a light on the project and find ways to inspire young people.</p>	<p>the milestones in the project and devising ways in which we can count down to the completion of this very significant investment in health and wellbeing in the District.</p>
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