



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Deepings Leisure Centre

Supplemental Information

Report Author

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1 Background

- 1.1 On the 24 August 2021 the agenda for the extraordinary meeting of the Council on 2 September 2021 was published together with a report on Deepings Leisure Centre.
- 1.2 As detailed within paragraph 1.36 of the report to Council, Paul Weston Architects and Caston Cost Consultants have been commissioned by the Council to provide an expert opinion on the findings of the condition survey provided by Lincolnshire County Council.
- 1.3 As part of the work commissioned, they were also requested to identify appropriate costs for the additional items that that the Council were aware of, and to consider any other works which would extend the life of the leisure centre.
- 1.4 Paul Weston and Caston Cost Consultants have been previously assisting the Council with the feasibility work in relation to a new leisure centre development

for the Deepings and therefore have prior knowledge of the local area and existing leisure centre.

Furthermore, Paul Weston was originally commissioned by the Council in 2013 to undertake a feasibility assessment to provide options to refurbish the existing leisure centre. In addition, Paul Weston was the Architect appointed by North Kesteven District Council and worked on the refurbishment of the leisure centre in North Hykeham.

2 Assessment of Costs

- 2.1 Paul Weston and Caston Cost Consultants have now concluded this work and attached at Appendix A is a table summarising their findings.
- 2.2 To enable a like for like comparison, the costs provided are estimates which have been calculated on current construction industry rates, and the internal floor area of the building.
- 2.3 The assessment of costs also includes the additional items as detailed in the report to Council which were not included in the condition survey, and also those which would be necessary to extend the life of the building.
- 2.4 In addition to this, other costs have been identified which were not accounted for in the condition survey, this includes an allowance for the removal of encapsulated asbestos, professional fees, and a level of contingency.
- 2.5 The work undertaken has demonstrated that an investment of circa £6.3 million would be required to bring the current leisure centre up to a good standard, and that this investment could extend the life of the leisure centre by 25 years.
- 2.6 If an option to refurbish the existing leisure centre is to be considered a full structural survey would be required to determine the final scope of work and an appropriate budget.