

Kenilworth Leisure Centre Redevelopments

Progress Report/Update



December 2022

Section One – Abbey Fields Swimming Pool

1. Key Information and Progress

Demolition Contractor – AR Demolition - Demolition of the main building is complete. The indoor and outdoor pool tanks and the plant room and substation remain – these remaining items will be demolished in the new year.

Construction Contractor – Kier Construction – are scheduled to be on site from March/April 2023 until completion of the project. Undertaking and overseeing the construction and development of the new facility.

Key Dates:

Workstream	Details	Start/completion date(s)
Main Demolition	Commencement of the main demolition.	Complete – with the pool tanks and substation/plant room to completed in the new year.
Archaeological Work	Further archaeological work to commence in early January. This will include investigative trenching in selected areas, where the old pool building once stood.	January 2023
Substation Relocation	Work is ongoing to find an alternative location for the new substation. The proposed area, has uncovered archaeological findings and Historic England have requested that a relocation exercise is undertaken.	Ongoing

2. Engagement

Group	Latest Update
Kenilworth Town Council	Updates are provided to Kenilworth Town Council and the Councillor Liaison Group. These updates are provided when information/updates are available. This ensures that members are informed of progress/disruptions etc.
Friends of Abbey Fields	Updates on work and progress are provided to the Friends of Abbey Fields – meetings with the FOAF will now take place quarterly. With the next meeting to be scheduled in March.
KAAC	Liaison with the KAAC group is ongoing via email.
Everyone Active	Regular meetings are ongoing with Everyone Active. They are also involved in decisions/discussions regarding the design and operation of the building.
Residents	Information is distributed via social media channels and press releases, as/when updates are available.

3. Utilities

Utility	Current Situation
Gas (Cadent)	One gas disconnection is completed. The second disconnection to the old plant room, will be undertaken in January 2023.
Substation (National Grid)	Discussions are ongoing with National Grid to agree a date for the substation to be decommissioned. At present this is looking likely to be scheduled for February 2023.

4. Other Items

Toilets – There have been a number of unforeseen issues with the temporary toilet installation. These issues were compounded, by a burst pipe in the freezing temperatures during mid-December. The toilet provision is now expected to be available in January. WDC apologise to all park users for this.

Access to Toddler Play Area – Matting has now been placed from the path to the entrance of the toddler play area.

Additional Matting – Additional rubber matting has been placed around the edge of the junior playground and alongside the hoarding leading to the temporary path.

Playgrounds – The toddler playground is now closed during the week but will be available for use at the weekends. The junior playground will remain open during the work. However, there will be some days when this area will need to be closed, due to the nature of the work being undertaken on the site. The zip wire is currently closed due to the archaeological findings.

Disruption – It is acknowledged that there will be a degree of disruption to residents, park users etc. during the project. The project team will work with the contractors to minimise this.

The project team recognise the sensitivity of Abbey Fields in terms of the scheduled monument status, the wildlife, and the value of the area itself to local residents. This is constantly being communicated to the contractors and will be throughout the duration of the project.

5. Progress Photos







Section Two – Castle Farm Leisure Centre

1. Key Information and Progress

Demolition Contractor – AR Demolition – Demolition completed 31 July 2022.

Construction Contractor – Kier Construction – commenced on site 03 August. Some of the steel frames for both the sports hall and the Scouts and Guides facility are in place. This work is ongoing and all steels are scheduled to be in place at some point in December.

Completion for the whole facility is scheduled for November 2023.

Key Dates:

Workstream	Details	Completion date(s)
Completion of Frame	Steel frame of building complete – the weather has caused some delays, but it is hoped this will be complete prior to Christmas.	December 2022
Concrete First Floor Slab	The slab that creates the flooring on the upper level of the building.	30 January 2023
Power Live	Electricity to the building turned on.	April 2023
Completion		30 October 2023
Opening		November 2023

2. Engagement

Group	Latest Update
Kenilworth Town Council	Updates are provided to Kenilworth Town Council and the Councillor Liaison Group. These updates are provided when information/updates are available. This ensures that members are informed of progress/disruptions etc.
Petanque Groups	Due to the closure of the Gauntlet Public House, the Petanque groups have been forced to relocate. They are now playing at Kenilworth Sporting, Gypsy Lane.
Scouts and Guides	Dialogue with representatives of the Scouts and Guides and the project team is ongoing. The Scouts and Guides are providing input to the design and operation of their new facility.
Everyone Active	Regular meetings are ongoing with Everyone Active. They are also involved in decisions/discussions regarding the design and operation of the building.
Residents	Information is distributed via social media channels and press releases, as/when updates are available. The Kier team also distribute a monthly newsletter to some of the residents in the surrounding area.

3. Other Items

Hoarding – Visuals have now been installed and can be viewed from the play area and whilst walking along the northern pathway.
Some work is also ongoing with local community groups regarding some artwork on the hoarding.

Headwall Work – There will be some work taking place along the northern pathway – this is in preparation for the headwall to be installed. This work will involve removal of some hedgerow and trees. Replacement trees will be incorporated into the landscaping and arboricultural plans. Residents who have properties that back on to this area have been engaged with by WDC. This work is now scheduled to commence in mid-January and will involve a pathway closure. As/when specific dates are available these will be communicated.

Access to Fields/Play Area/Skatepark – The installation of the matting has been completed. The levelling off has been delayed due to the extreme freezing temperatures.

Car Park – The new car park and extension is progressing and is now prepared for tarmacking.

Community Engagement – The Kier team have undertaken some community engagement, inc. foodbank donations, attending a careers fair at Kenilworth School, made site defibrillator available for public use and received some Christmas decorations from the local nursery. This work is ongoing.

4. Progress Photos



