

Kenilworth Leisure Centre Redevelopments

Progress Report/Update



September 2022

Section One – Abbey Fields Swimming Pool

1. Key Information and Progress

Demolition Contractor – AR Demolition – will be on site from September 2022 until Christmas time. Undertaking the site setup and enabling works and then the site demolition itself.

Construction Contractor – Kier Construction – will be on site from February/March 2023 until completion of the project in summer 2024. Undertaking and overseeing the construction and development of the new facility.

Key Dates:

Workstream	Details	Start/completion date(s)
Enabling Work	To include site setup, hoarding, track matting on roadway etc.	12 September to 24 October
Temporary Path	The installation of the temporary path at the rear of the pool to allow park users to walk around Abbey Fields during the development. This work is being undertaken outside of the contract and by WDC contractors.	TBC – but anticipated to be between 07 Oct and 14 Oct
Demolition – Soft Stripping	Removing items within the building that can be recycled/reused e.g. wood from door frames, lockers etc. and also loose items of furniture e.g. tables, chairs, fridges etc.	12 September to 24 October
Main Demolition	Commencement of the main demolition.	24 October to December 2022.
Archaeological Work	Further investigation of the medieval wall that was uncovered and within the outdoor pool area. Initial investigations of the new substation area and some further work on the brook bank by the wall.	Ongoing from 28 September
Tennis Court Closure	Tennis court area to be used as a compound by the contractors. This will require the tennis and basketball courts to be out of use for the duration of the project.	Closure 06 October

2. Engagement

Group	Latest Update
Kenilworth Town Council	A Councillor liaison group has been setup and this consists of both District and Town members within the relevant Kenilworth wards. This group is working with the project team to help minimise any inconvenience to residents, and put forward any views/comments. Updates are also being provided to Kenilworth Town Council as/when they are available, so that all members are informed and aware of progress, disruptions, closures etc.
Friends of Abbey Fields	Monthly meetings with representatives of the FOAF are ongoing and have been for the past 12-18 months.
KAAC	A couple of meetings have taken place with the representatives from KAAC. Their main concern surrounds access to the Barn for visitors in the spring/summer seasons when it is open and also maintaining a power supply to allow the alarm and the lights to function. They are amongst the distribution network for email updates, so are being kept updated as/when updates are available.
Everyone Active	Ongoing regular meetings are taking place with Everyone Active regarding all areas of their contract and their input into the designs/operation of the facilities. Everyone Active also have a representation on the project board and are involved in some of the decisions that are made.
Residents	The project team are working with the WDC media team to provide updates to residents via the various media outlets with updates that are relevant to them. Recent press releases include the start on site and the alteration to the way Abbey Fields operates and the tennis court closure. This information has been distributed via press releases and social media.

3. Utilities

Utility	Current Situation
Gas (Cadent)	Although the gas has been disconnected within the building, Cadent, are still required to attend and purge the supply pipe network and cap it off. A date to complete this is to be agreed. It will involve some ground breaking in Abbey Fields and a watching brief by an archaeologist.

4. Other Items

Toilets – The current outdoor toilet facilities are adjoined to the swimming pool building. They will be demolished as part of the demolition phase. They will be reinstated as part of the new facility upon completion. For the duration of the works, temporary toilets will be provided. The location will be adjacent to the zip wire, with access from the tarmac path that leads to the swimming pool from the barn.

Playground – The toddler playground will be closed during the week and open only at weekends and bank holidays for the duration of the work. It is acknowledged that this is unfortunate, but unavoidable given the safety implications. A date for the closure is not yet known.

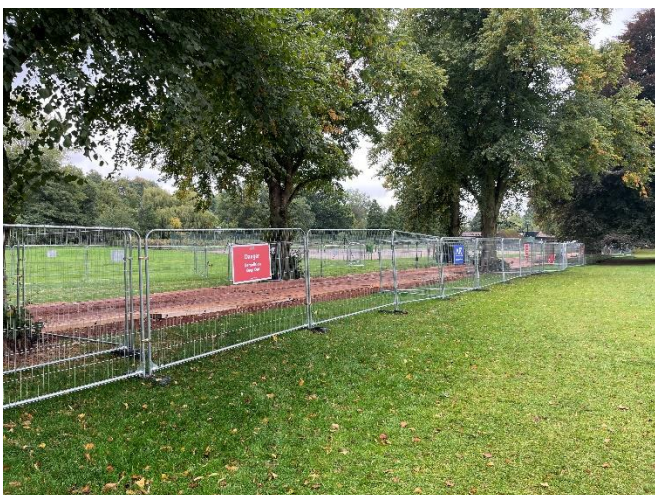
The older children's play area can remain open during the work, but there will be some period where closure is inevitable due to the nature of the work. These dates are to be confirmed by the contractors and will be communicated once WDC have them.

Pathways – The temporary pathway is currently under construction. This will come across the duck feeding platform and will lead to the path by the temporary toilets.

Disruption – It is acknowledged that there will be a degree of disruption to local residents, park users etc. during the project. The project team will work with the construction contractor 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 and are currently making good progress developing the site and the new facility. Completion is scheduled for November 2023.

Key Dates:

Workstream	Details	Completion date(s)
Completion of Frame	Steel frame of building complete	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	A Councillor liaison group has been setup and this consists of both District and Town members within the relevant Kenilworth wards. This group is working with the project team to help minimise any inconvenience to residents, and put forward any views/comments. Updates are also being provided to Kenilworth Town Council as/when they are available, so that all members are informed and aware of progress, disruptions, closures etc.
Petanque Groups	The Petanque Groups have relocated to The Gauntlet. WDC are in contact with the groups to provide them updates.
Scouts and Guides	Regular monthly meetings have been ongoing with the Scouts and Guides leadership team for approximately 2 years. Prior to this, the project team had been engaging with them regarding their requirements for their new building.
Everyone Active	Ongoing regular meetings are taking place with Everyone Active regarding all areas of their contract and their input into the designs/operation of the facilities. Everyone Active also have a representation on the project board and are involved in some of the decisions that are made.

3. Other Items

Double Yellow Lines – WCC have received our request to add additional double yellow lines on the entrance to Castle Farm. This has been consulted on, and WCC have approved this. No date is currently known for the introduction of them.

EV Charging – The car park will provide a number of EV charging points when it is revamped. Officers are currently working with other WDC colleagues to review options regarding suppliers for these charging points.

4. Progress Photos

On the following page are some photographs of the current site, showing how groundwork is being completed, with the installation of drainage and the car park starting to form.



