

Kenilworth Leisure Centre Redevelopments

Progress Report/Update



March 2023

Section One – Abbey Fields Swimming Pool

1. Key Information and Progress

Demolition Contractor – AR Demolition - Demolition of the majority of the site has been completed. There is still an external wall from the old plant room remaining and the foundations of the 1985 building. Given the discoveries work has slowed, whilst the project team and Historic England reach an agreement on a way forward.

Construction Contractor – Kier Construction – are scheduled to be on site from Spring/Summer 2023 until completion of the project. Undertaking and overseeing the construction and development of the new facility. However, the exact date is yet to be confirmed, whilst consultation with Historic England is ongoing.

Key Dates:

Workstream	Details	Start/completion date(s)
Main Demolition	Commencement of the main demolition.	Main building and pool tanks complete. Foundations of 1985 building remain.
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.	This is still ongoing, as are discussions with Historic England.
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.	Numerous areas are being considered in conjunction with National Grid and Historic England. No definite location has been agreed. Discussions are 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. The next meeting will take place in early April.
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
Substation (National Grid)	Old substation now fully disconnected and new substation location currently being discussed.

4. Other Items

Archaeology – A site visit was hosted by WDC and Archaeology Warwickshire on Monday 13 March 2023. This allowed invited elected members and stakeholders to view the findings.

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. Work is ongoing.

Completion for the whole facility is scheduled for November 2023.

Key Dates:

Workstream	Details	Completion date(s)
Completion of Frame	Steel frame of the building.	Complete
Concrete First Floor Slab	The slab that creates the flooring on the upper level of the building.	Complete
Perimeter Tarmac	Tarmacking works to the perimeter of the building.	Complete
Roofing Works	Work to get roof in place for whole building.	An element of roofing works now completed on all roof areas.
Power Live	Electricity to the building turned on.	April 2023
Completion		30 October 2023
Opening		November 2023

2. Upcoming Work

Work	Details
Masonry Work	This is ongoing in all areas.
M&E Works	Mechanical and Electrical works to commence across the development.
Fire Protection Work	Fire protection across the development.
Velux Installation	Velux (Scout and Guides rooflight) to commence.

3. 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.

4. Other Items

Headwall Work – This work is now complete.

Car Park – The new car park and extension is progressing, this has allowed more contractor parking on site.

Community Engagement – Open doors event was hosted in March.

5. Progress Photos





