

Kenilworth Leisure Centre Redevelopments

Progress Report/Update



August 2023

Section One – Abbey Fields Swimming Pool

1. Key Information and Progress

Summary of the current position July 2023.

The Abbey Fields Swimming Pool has encountered significant medieval finds under the previous building. The Council is working closely with Historic England, the County Archaeologist and Archaeology Warwickshire to decide how best to preserve the best of these remains underneath the new building. We are re-designing the foundations of the new building to avoid the remains as much as possible. The recording and mapping of these remains has been a slow and painstaking process, and this has delayed work on this project. This work is continuing and so far we are not certain what the financial and time consequences for the project will be. We are working hard on these issues and we plan to have definitive answers to both questions within the next few months. At that time a report will come to Cabinet so it can be updated on the situation.

The Demolition Contractor has now completed the removal of the 1980s foundations from amongst the medieval remains. The next job will be to lay the 'cap' of inert material across the whole site before any construction can commence. Historic England has now agreed the outline design of the new foundations. The work on designing the detail of these foundations is now going ahead. Archaeology Warwickshire are also completing a three-week programme of final analysis and research on the remains at the request of Historic England. It will not be possible to begin the capping work until this research is complete. The Council is working with all relevant stakeholders to agree the interim steps and timescales involved in reaching the necessary agreement on cost and design, in order for the Council to consider the report mentioned above and for construction work to then potentially continue.

Therefore, there is likely to be a break from work on the site for a period of time. AR Demolition will remain on site to supervise the site, as it has been subject to various acts of vandalism. During the current work, and during the period of inactivity, AR Demolition have agreed with the Council to open the junior playground on the site during the week as well as at weekends. The playground will have to go back to only being open at weekends when the construction contractor Kier take over the site and construction begins.

The new foundation design agreed with Historic England involves raising the base of the building by 500mm, which will lead to a consequent rise in the ridge height of the building of 350mm. This will require an application for a Material Amendment of the Planning Permission under Section 73 of the Town and Country Planning Act 1990. This will be submitted as soon as all the relevant information has been gathered, and the application will be considered by a subsequent meeting of the Planning Committee of Warwick District Council. It will not be possible to begin work on the new building until this application has been considered, which should hopefully be early in the New Year.

Demolition Contractor – AR Demolition – The demolition of the Swimming Pool site structure is complete. The capping work will commence soon. It is anticipated that all work to be carried out by AR Demolition will be complete towards the end of October.

Construction Contractor – Kier Construction – will take over the site at the appropriate time until completion of the project, as they will be 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.	This work is now complete.
Archaeological Work	Further archaeological work ongoing.	Archaeological work is now largely complete. Small amounts of further archaeology was uncovered and this is currently being reviewed by Archaeology Warwickshire, Historic England and the Project Team.
Substation Relocation	The original substation location uncovered archaeology and a relocation exercise was undertaken.	Various locations have been reviewed and been deemed unsuitable for differing reasons. It is now proposed to return to near to the original location. This is currently being worked on by the project team and will be considered alongside redesign of the foundations of the main building.

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. The Liaison Group will be reinstated soon.
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 August.
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. A public meeting will be held soon.

3. Utilities

All utilities for the former swimming pool site other than the water are now disconnected. The water remains live to supply to the temporary toilet facilities. A generator supplies power to the toilets and also to the Manor Gatehouse, whilst mains power is not available.

4. Other Items

Design – There are aspects of the new facilities foundations that will require a detailed redesign to prevent damage or disturbance to the remains. This has implications for the internal structure of the rest of the building, which are being considered at present, but the general layout will remain identical to the existing Planning Permission.

Playgrounds – The junior playground will now be open to the public throughout the summer during the week as well as at weekends. This is due to the diminished amount of activity on the site given the archaeological findings. There will be times during this period when the area may need to close, but these will be advertised. Once the construction work commences, the opening times will revert to weekends and bank holidays only.

The zip wire will remain 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

Given the limited alterations to the site at Abbey Fields the progress photos this month will be replaced by a link to a 3D model that has been completed by local company RIVR.

The link below takes you to the 3D modelling of the ancient remains.

<https://sketchfab.com/3d-models/abbey-fields-dig-whole-site-c6279be80f2c43a394ccaa582a565a2a>

A information video can be viewed by the link below:

<https://youtu.be/XtUQJ9kOOI4>

Should you require more information about RIVR please use the link below.

<https://rivr.uk/>

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 2022. Work is ongoing.

The project is now at week 53 of 70. With an estimate of 60% of the project complete.

Completion for the whole facility has hit some slight delays and is now scheduled for early December 2023. The aim is still for the facility to open in December 2023, however this is dependant on no further delays being encountered.

Key Dates:

Workstream	Details	Completion date(s)
Steel	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.	All roofing is now complete.
Electricity and Gas Supplies	Electricity and Gas supplies to the building.	Complete and available
Completion		December 2023
Opening		December 2023

Other works

Work	Details
Leisure Centre	2 Coats of decoration now complete in sports hall. Radiant panels and electrical containment now being installed in sports hall. First floor plastering nearing completion.
Scouts and Guides	Floor Finishes ongoing. Ductwork and electrical wiring for power and lighting nearing completion. M&E works ongoing. Cupboards in rooms to be formed.
External Work	Car park and Scout and Guide paddock area progressing.

2. Upcoming Work in Next Period

- Mechanical and Electrical work to continue.
- Tiling to changing areas to continue.
- Decoration in some areas ongoing.
- Plant deck to be slabbed and M&E plant to be installed.

- Car park works to continue and be prepared for tarmac.

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. The Liaison Group will be reinstated soon.
Petanque Groups	Representatives of the Petanque groups have visited the site and been involved with discussions on the surface finishes required.
Scouts and Guides	Dialogue with representatives of the Scouts and Guides and the project team is ongoing. Regular monthly meetings are ongoing regarding mobilisation of the facility in readiness for opening.
Everyone Active	Regular meetings are ongoing with Everyone Active. Monthly mobilisation meetings are also ongoing with Everyone Active. Representatives of Everyone Active have visited the site and preparations are ongoing for the infrastructure that is required by EA for operation. Everyone Active have also placed orders for fitout items. These include gym equipment, spin cycles etc.
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

Car Park – The 6 car parking spaces that were available to the public, have now been withdrawn as work to this area progresses. Unfortunately, there will be no public parking at Castle Farm until the Leisure Centre opens.

Trees – It has been necessary to fell 3 small trees in the car park area. This is unfortunate, but unavoidable. A mitigation strategy has been put in place, and WDC will be introducing 12 new trees for this loss. Given restrictions to the space on the Castle Farm site they will not be re-introduced there, but in other public open spaces within the Kenilworth area. This will be overseen by the WDC Greenspace team.

Community Engagement – Kier continue to work with the community as they have done throughout the project.

5. Progress Photos











