

Kenilworth Leisure Centre Redevelopments Progress Report/Update



November 2023

Section One – Abbey Fields Swimming Pool

1. Key Information and Progress

Public Meeting – The public meeting was held on Wednesday 27 September 2023 at St Nicholas Church, Kenilworth. This meeting outlined the current position of the swimming pool development, the archaeology, and the options for the next steps.

A copy of the report can be viewed by following the link below:

https://www.warwickdc.gov.uk/downloads/file/8024/public_update_report_for_abbey_fields_-_september_2023

Cabinet Report - A report has been supported by Overview and Scrutiny and approved by Cabinet. The financial implications have been approved by Council. This report provided members with the details of the projected costs for continuing with the project on the Abbey Fields site. Work is progressing to agree a new price with Kier, subject to this being under an agreed ceiling cost.

Archaeology – All of the uncovered archaeology has now been recovered with native soil.

Progress – The project team continue to work on the detailed design of the project as a delay now would add further to the costs of the project with a later start on site date.

Planning Permission – In order to preserve the medieval remains, the foundations of the new building will need to be raised by 50cm, this will ultimately raise the ridge of the building by 35cm. It is also necessary to alter the slab of the building from ground bearing to suspended. These alterations require the submission of an application for a Material Amendment to the existing Planning Permission under Section 73 of the Town and Country Planning Act 1990. This application has been submitted to the Local Planning Authority and it is anticipated that a decision will be made in early 2024.

Demolition Contractor – AR Demolition – The demolition of the Swimming Pool site structure is complete. It is anticipated that all work to be carried out by AR Demolition will be complete towards the end of December, or early in the New Year. AR Demolition will continue to remain at the Abbey Fields site until such times as Kier mobilise and take over the site.

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.

Key Dates:

Workstream	Details	Start/completion date(s)
Cabinet Report	Report was taken to Full Council on Wednesday 15 November 2023. Approval was given for the additional finances to be allocated, with some conditions.	Complete
Main Demolition	Commencement of the main demolition.	This work is now complete.

Archaeological Work	Further archaeological work ongoing.	The archaeological work for the uncovered remains is now complete and work has been completed to cover them over and preserve them.
Archaeological Preservation	The uncovered archaeology within the site has now been covered over again with native soil to preserve it.	Complete
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 now agreed.

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 has been reinstated and had its first meetings.
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.
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. Public Meeting took place in September 2023.

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 to the Barn, whilst mains power is not available.

4. Other Items

Playgrounds – The junior playground is still currently open to the public 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 remains 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. Links

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

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

An 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/>

Also as provided in section 1, below is a link to the report distributed at the public meeting.

[https://www.warwickdc.gov.uk/downloads/file/8024/public_update_report_for_abbey_fields - september 2023](https://www.warwickdc.gov.uk/downloads/file/8024/public_update_report_for_abbey_fields_-_september_2023)

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 65 of 72. With an estimate of 89% of the project complete.

Completion for the whole facility has hit some slight delays and is now scheduled for December 2023. The aim is still for the facility to open in December 2023.

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	Sports Hall – Final decorations completed, flooring nearing completion, M&E items commissioned. Foyer and reception work ongoing. Finishing trades and commissioning ongoing. First floor works ongoing, flooring being installed in studio.
Scouts and Guides	Final Decorations ongoing. Acoustic Panels to be installed. Cleaning and finishes to completion.
External Work	Outside areas being prepared for tarmac. Pétanque area nearing completion. Underground infrastructure complete.

2. Upcoming Work in Next Period

- Sports Hall flooring to completion.
- M&E install to continue.
- Final Decorations and finishes in Scout and Guide Area to be completed.
- Commissioning to completion.
- Car park works to finish.
- Everyone Active equipment installation to commence.
- Snagging and final cleaning 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. The Liaison Group has been reinstated and had its first meetings.
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. Weekly mobilisation meetings are now taking place with Everyone Active as we near completion. Representatives of Everyone Active are regularly visiting the site and preparations are ongoing for the infrastructure that is required by EA for operation. Everyone Active have also placed the majority of orders for fitout items. These include gym equipment, spin cycles etc. Dates for delivery and install are now being discussed and agreed.
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.

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

5. Progress Photos





