

Kenilworth Leisure Centre Redevelopments

Progress Report/Update



July 2023

Section One – Abbey Fields Swimming Pool

1. Key Information and Progress

Summary of the current position

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 is close to finishing 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. It will not be possible to begin this work until the Council has agreed with Historic England and the Department for Culture, Media and Sport what the new foundation design will be. 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.

Demolition Contractor – AR Demolition – The demolition of the Swimming Pool site structure is complete. Some of the 1980's building foundations remain and will be removed under an archaeological watching brief in the upcoming weeks. This work will be completed before the end of July.

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.	Main structure and pool tanks have been removed. The last of the previous foundations are now being removed, and this work will complete soon.

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.
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 July/August time.
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

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

Archaeology – There have been a number of findings during the demolition phase. The latest major discoveries were unearthed on 17 May 2023, although smaller finds have been made after this date. Work on these later findings is ongoing. It is now believed that a large proportion of the medieval remains have now been found and examined.

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.

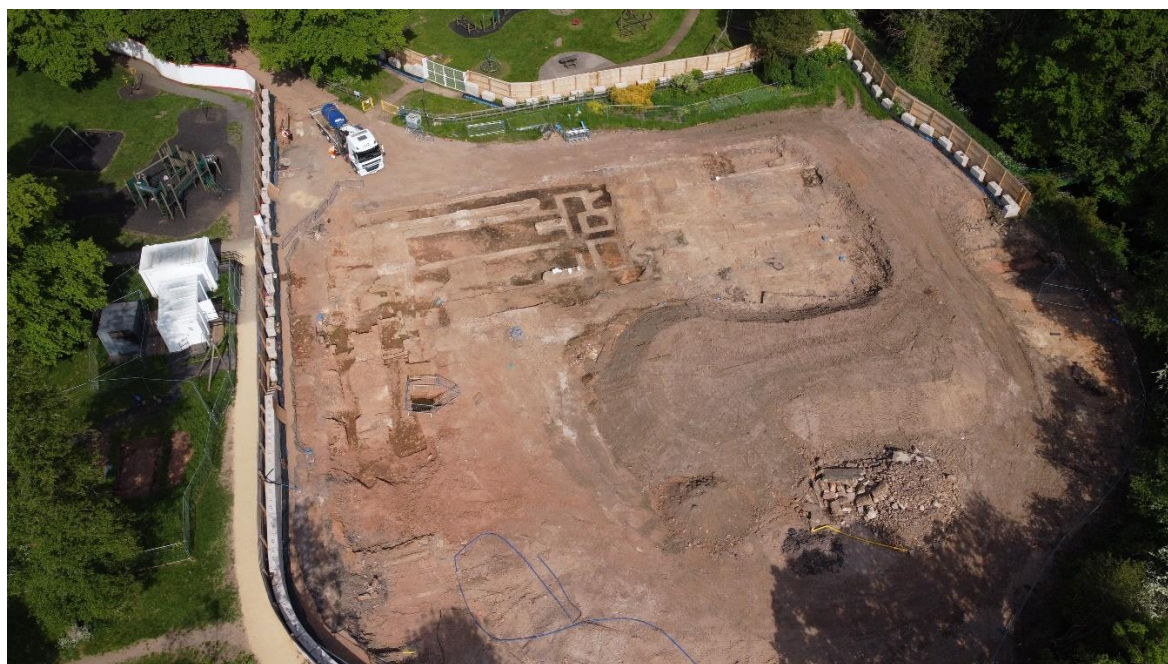
The zip wire will remain closed due to the archaeological findings.

Toilets – The toilets have been subject to several episodes of vandalism, which has resulted in them being closed. The repairs have now been completed and the toilets have now been reopened.

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 2022. Work is ongoing.

The project is now at week 48 of 66. With an estimate of 52% of the project complete.

Completion for the whole facility is scheduled for November 2023. With opening scheduled for December 2023.

Key Dates:

Workstream	Details	Completion date(s)
	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		November 2023
Opening		December 2023

Other works

Work	Details
Masonry Work	All complete
M&E Works	Ongoing and good progress is being made
Structural Glazing Work	Ongoing and complete on east elevation
Scout and Guides Plastering Work	Ongoing and nearing completion

2. Upcoming Work in Next Period

- Mechanical and Electrical work to continue.
- Tiling work to commence.
- Lift installation.
- Cladding to near completion.
- Floor finishes 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	Meeting to discuss progress with the groups to be arranged.
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. These meetings include discussion on design and operation of the facility. Recently some more focused meetings have commenced to discuss specific operational requirements and mobilisation in readiness for opening.
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 continue to work with the community as they have done throughout the project.

5. Progress Photos

