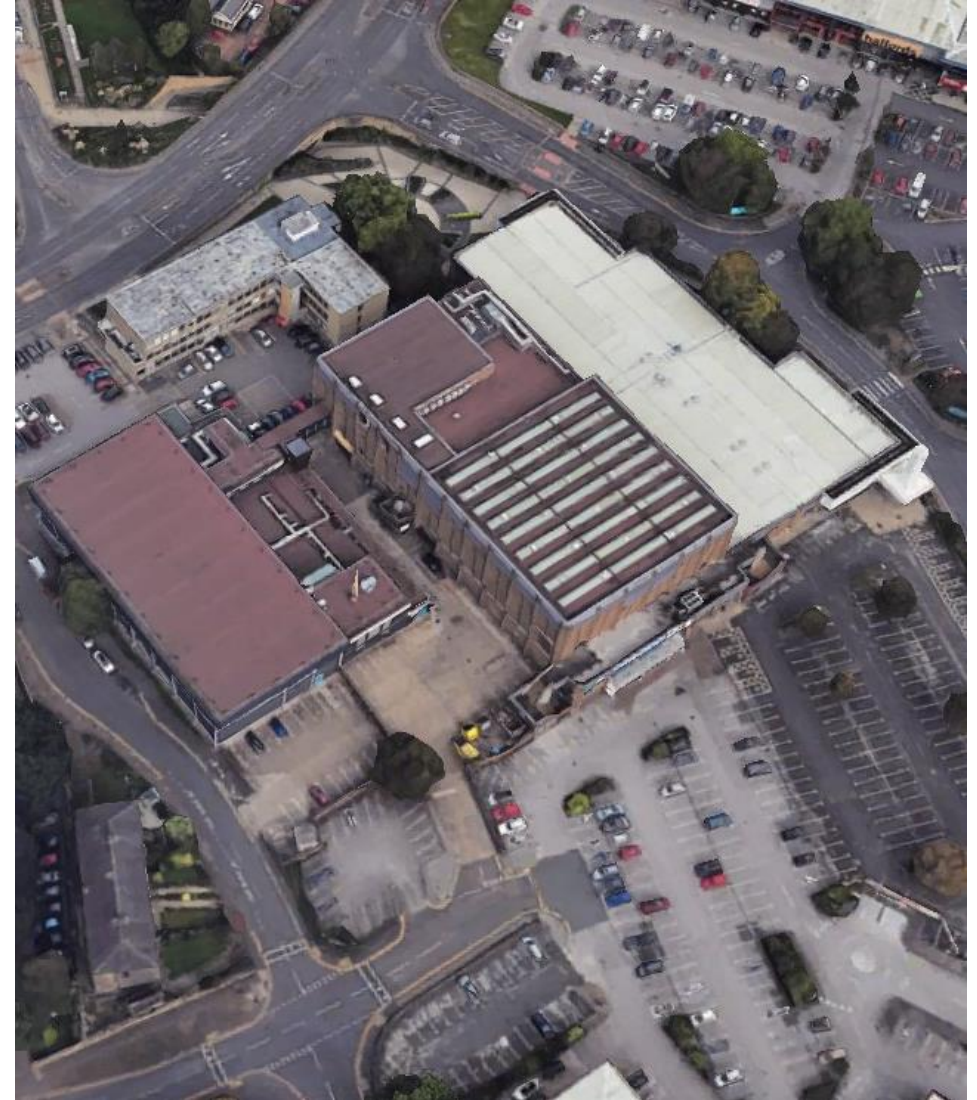


Dewsbury Sports Centre - Potential Reopening Strategy

The Leisure Centre is a complex structure involving two interlinked buildings over multiple floors and multiple ownerships, leases and uses. Following the extensive discovery of RAAC and due to issues with the main swimming pool tank, the 'Wet side' is considered to be beyond economic repair, but the 'Dry side' is in better condition. However, as the main entrance of the Sports Centre and the heating supply for the building is served from the 'Wet side', this makes operation of the dry side difficult without significant investment. Such a separation would mean providing an independent heat source and a separate entrance. An exercise has been undertaken to understand the implications of these in terms of practicality, cost and ownerships. This document therefore focuses on the following:

- Plan of Works
 - Understanding of the scope
- Project Costs
 - Separation of Services
 - Construction of a new Entrance
 - Any associated Condition Works to increase lifespan
 - Demolition of the Pool
- Property Issues
 - Implications for the 'Library side'
 - Implications for the wider Lease
 - Implications for access



Plan of Works

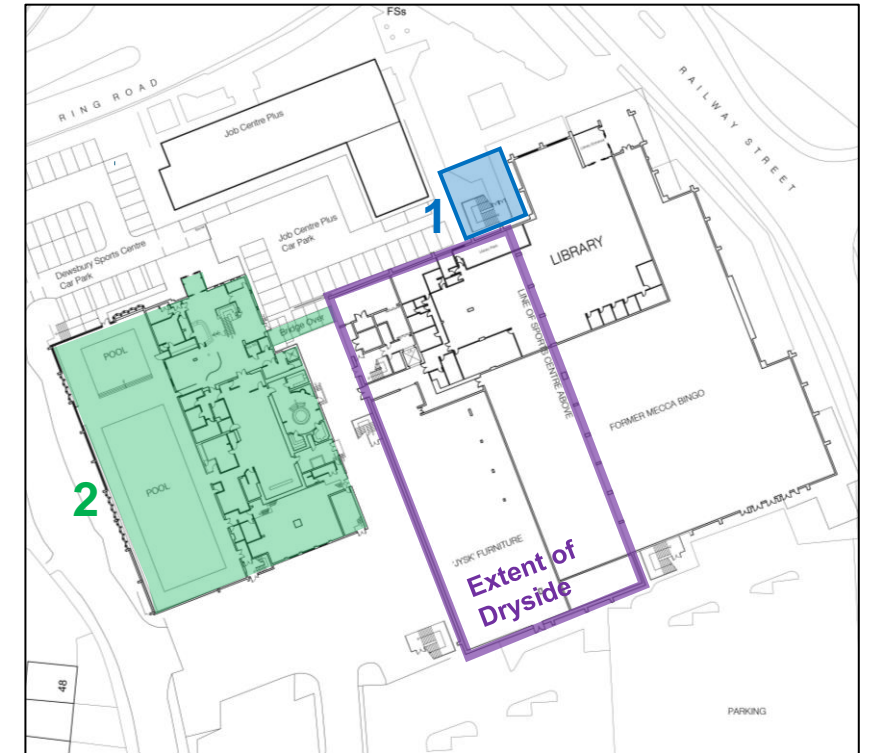
1. Construct New Entrance at the North Stair Tower:
 - 1a. Demolish existing Stair Tower.
 - 1b. Create new stair and enclosure.
 - 1c. Amend Studio to create new circulation space.
 - 1d. Undertake H&S and condition works required to ensure that the reopened centre will not require any major investment works for at least 10 years.

2. Demolish existing Swimming Pool:
 - 2a. Drop Link Bridge and make good to the 'Dry side'.
 - 2b. Demolish Swimming Pool and make good.
 - 2c. Create car park on the demolished area.

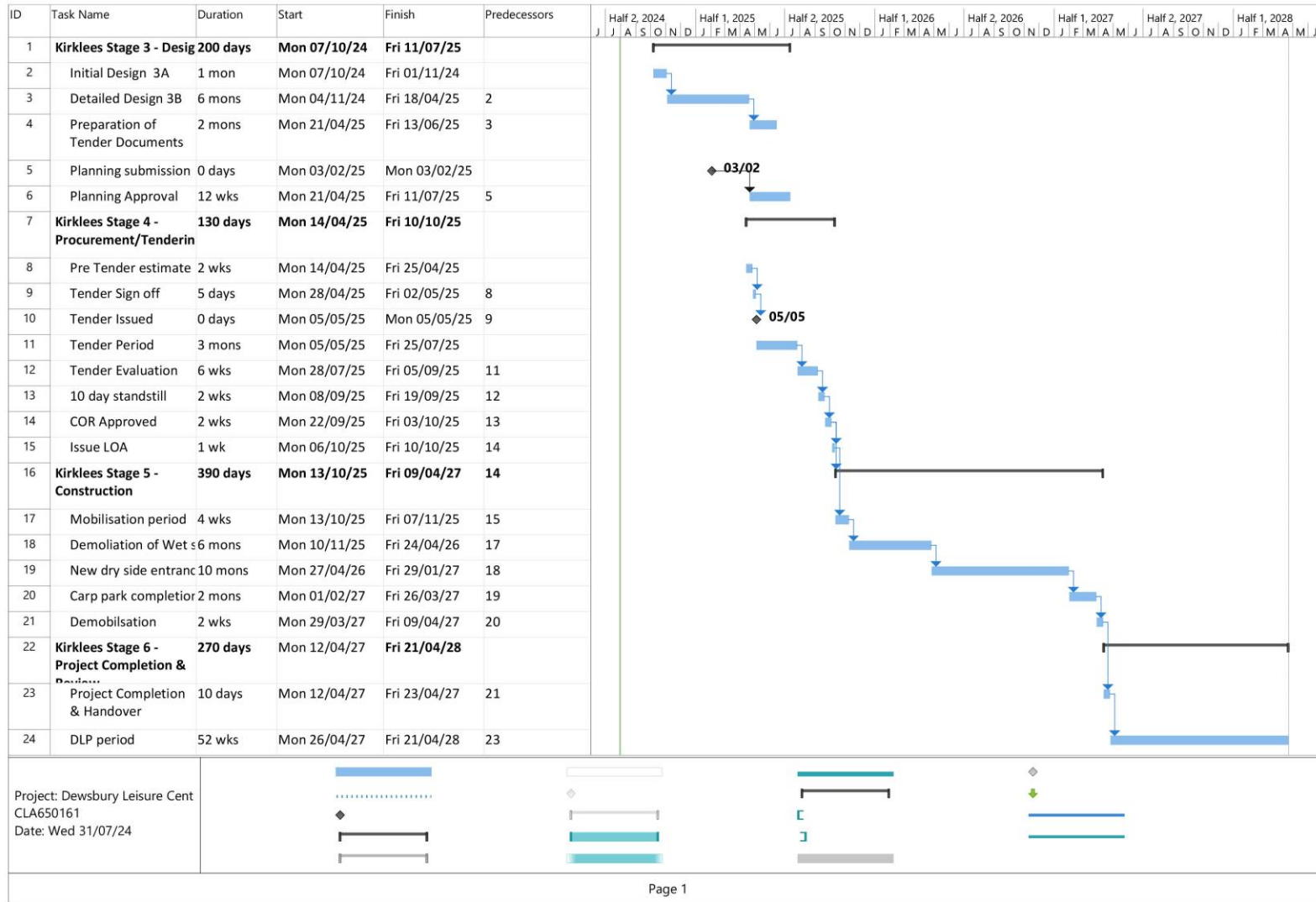
The above stages 1 and 2 could potentially be undertaken concurrently by the same contractor which could save costs on prelims, welfare facilities, etc., as well as reduce the timescale for the overall project.

Notes

- i. The existing 'Wet side' Heating System provides heat to the 'Dry side' sports provision. The existing Library heating system heats that space only and is not capable of being adapted to heat the whole building.
- ii. A site compound with welfare has not been considered but it is noted that, apart from identifiable elements of demolition and erection, most of the New Entrance does not include daily vehicle access. Welfare to be internal.
- iii. It's acknowledged that the demolition of the Swimming Pool will cause significant disruption to all parties for a considerable period of time involving restricted access and loss of parking provision.



Indicative Programme



The New Entrance

The proposed entrance extension to Dewsbury Sport Centre will be accessed via a prominent public space in Dewsbury Town and will take advantage of a busy pedestrian walking route into Dewsbury Town Centre from the Rishworth Retail Park. The location should be able to build upon the recognisability of the space following on from recent streetscape improvements associated with the Library. Minor alteration works will be required to the hard and soft landscaping of the public space to allow the building to be positioned here and it has been purposely designed to extend past the adjacent building to further enhance its prominence on the area.

The new entrance extension will be two storey and externally clad with a high-quality panelling system and curtain walling together with a flat roof and entrance canopy. The building hopes to provide a full height glazed entrance area to give a feeling of openness and to increase its approachability to the public, as well as making the proposal feel open, safe and attractive to customers. Facilities to be included are a reception counter, turnstile/gate entrance security point, changing places WC, staff area, vending point and all to be fully accessible to users of all abilities.



Conditions Works

Below are the existing conditions works that are known to be required in order to reopen the 'Dry side' building and to not have to significantly disrupt the operation of the building or incur any major investment for at least the next ten years. It is therefore proposed that these works are to be completed in the same phase as the new 'Dry side' entrance.

Fabric

The existing 'Dry side' sports centre appears to be in reasonable condition, but it is known that there are some fire safety / compartmentation works that need to be undertaken before reopening can occur and a general redecoration is likely to be required throughout to prepare the building for reopening. Furthermore, the existing sports hall flooring is in need of replacement - this is a large area of flooring and will come at significant cost. Finally, whilst it is understood that the existing flat roofs of the building appear to be in reasonable condition, they have reached the end of their expected lifespan. In order to ensure that the roofs do not cause any further significant expense / potential closure over the next 5-10 years, the cost of replacement has been included in the conditions works required.

Mechanical & Electrical

Whilst the building has over time received superficial localised improvements, the underlying infrastructure of the mechanical and electrical services remain original and are approaching the end of their economic design life. The latest condition report completed in 2020 confirmed that at the time there was approximately six to ten years remaining before the systems are in need of wholesale replacement. It would be strongly advised that whilst the premises are closed the mechanical and electrical systems are fully replaced and upgraded to modern energy efficient systems offering a reduced operation running cost and reduced carbon impact on the premises. These systems provide critical support to the building's facilities such as heating, lighting, fire safety, security systems, hot water, ventilation and air conditioning to the various spaces within the premises. Without such systems the building would be forced to close for health and safety reasons, causing significant disruption for an extended period of time.


Project Costs (All Capital Funded)

Headline costs have been calculated based on assumptions about the extent of the provision and what is known within the team from working on the building intermittently for many years. Consequently, although the scheme presented is a realistic and logical approach, there are caveats and so this has been reflected in the Project Cost as follows:

- Construction cost based on the midpoint point of 3Q 2026.
- The demolition of the 'Wet side' is heavily caveated with recent benchmarked schemes lacking the complexity of access and safe working space of this site.
- Demolition costs include for the formation of a car park at the end of the works.

<p>Exclusions:- <i>Landlord investigations and any works resulting therefrom</i> VAT <i>There is no allowance for any KAL related items such as gym equipment, vending machines etc.</i></p> <p>Note: <i>The phasing of the works will have to be carried out in the order of the elemental breakdown 1-3</i> <i>Subject to surveys to determine viability</i> <i>High level costs based on limited information</i> <i>A contamination allowance of £50K and asbestos allowance of £50K has been allowed for within the estimate</i> <i>An outline high level programme has been produced and this indicates a construction mid point of 3rd Quarter 2026 for pricing.</i></p> <p><i>There are allowances made for unknown existing ground conditions or contamination</i> <i>It is assumed that the existing pool electrical supply is sufficient for any EV carparking chargers</i> <i>The removal of existing foundations and bringing back up to level including the construction of a 250mm concrete slab to a finish floor level is all an assumption.</i></p>
--

Estimate exclusions and notes.

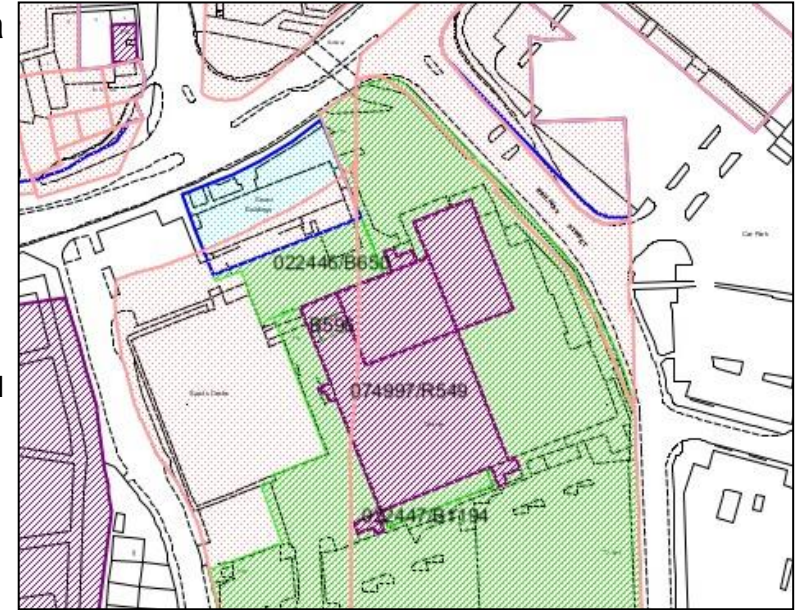
Dewsbury Sports Centre - Proposed Works to Re-open the Dry Side and Demolish the Wet Side CLA650161								
FEASIBILITY BUDGET ESTIMATE - Revision B to include urgent and essential condition works. based upon the addition of demolishing the existing swimming pool & sketch CLA650161 Rev.A								
Order of Phasing	Elements	Quantity	Unit	Rate (including Prelims)	Base Cost (including Prelims, Risk & OH&P)	Total as of Today	3Q26 Mid-Point Construction	COMMENTS
DRY SIDE								
1	Urgent Health and Safety Works to Dry Side to enable re-opening.	3,688	m2	£79.18	£292,016	£292,000	£313,000	Works to include fire safety improvements / sports hall floor replacement / general re-commissioning following extended closure.
2	New Entrance including Sports Studio Alterations	306	m2	£5,974.65	£1,828,243	£1,828,000	£1,958,000	New build main entrance and alterations to existing building to enable them to tie in.
3	Essential Works required within the next five years - Replacement Roof, Mechanical and Electrical Infrastructure replacement.				£2,135,161	£2,135,000	£2,287,000	Works to the fabric, mechanical and electrical infrastructure to ensure that once reopened no future closures will be required for a significant number of years.
4	Professional Fees including surveys @ 20%				£851,084	£852,000	£913,000	This covers a full set of technical disciplines plus PM, QS and CoW functions.
5	FF&E Allowance				£1,500	£2,000	£3,000	
6	Planning Permission & Building Regulations Allowance				£4,949	£5,000	£6,000	
7	Legal Fees Allowance				£3,093	£4,000	£5,000	
8	Contingency (Construction Works - Dry Side) - 5% of the construction cost excl fees				£212,771	£212,000	£228,000	Reserve for unforeseen issues.
Total Construction Cost including Professional Fees (excl VAT)					£5,328,818	£5,330,000	£5,713,000	Total cost of the Dry Side re-opening project.
WET SIDE								
9	Demolition of Existing Pool	2,991	m2	£630.36	£1,885,407	£1,885,000	£2,019,000	Complete demolition to ground level and disconnection from Dry Side building.
10	Surface Dressing Following Demolition (Temporary surface pending decision re: future use) - PROVISIONAL SUM	1	Prov	£50,000.00	£50,000	£50,000	£54,000	Provisional allowance to make area good following demolition (noting current parking provision allows for wet/dry facility which will be reduced. This area could potentially be identified for other use)
11	New Car Park - PROVISIONAL SUM	2,991	m2	£229.97	£687,840	£687,000	£736,000	Assumes re-use as car park whilst future of the site is determined.
12	Professional Fees including surveys @ 20%				£524,649	£525,000	£563,000	This covers a full set of technical disciplines plus PM, QS and CoW functions.
13	Planning Permission & Building Regulations Allowance				£3,051	£4,000	£5,000	
14	Legal Fees Allowance				£1,907	£2,000	£3,000	
15	Contingency (Demolition Works - Wet Side) - 5% of the demolition cost excluding fees				£96,770	£96,000	£103,000	Reserve for unforeseen issues.
Total Demolition and Car Park Cost including Professional Fees (excl VAT)					£3,249,624	£3,249,000	£3,483,000	Total cost of the demolition and re-purposing of the cleared site.
Total Gross Project Cost (excl VAT)					£8,578,443	£8,578,000	£9,196,000	

Property Issues

Freehold Area



Leasehold Area



Lease Overview

- i. Kirklees Council own the Freehold for most of the site but entered a 150 year lease with a third party in 1999 for the eastern portion and subsequently leased back the portion of the existing buildings which contains the Library and Sports Centre on a 150 year minus 3 days Lease.
- ii. As Kirklees Council own the majority Freehold, there are general access rights across all land but changes to the current arrangement will require agreement from all parties.
- iii. The Service Yard is shared with the Library, Sports Centre and JSYK. The three parking bays at the top should not be there as they prevent agreed emergency access for the Job Centre. It is noted that the New Entrance is now further away from the car park than the current arrangement.

Control Option

The Control Option has been prepared to provide costing information as well as explain the works required to provide a New Entrance that would create a meaningful new 'front door' for the Sports Centre that could attract new users. The space in front of what is the current Library (due to relocate) has recently been redeveloped to be an attractive place to pass through with seating provided to encourage dwell-time. The New Entrance would build on this and provide clarity as the existing entrance (via the 'Wet side') lacks significance without the Swimming Pool in operation.

PROPOSED NEW ENTRANCE - DEMOLISH EXISTING STAIRCASE AND BUILD NEW EXTENSION

Ground Floor Plan - Proposed Extension
Scale: 1:100

First Floor Plan - Proposed Extension
Scale: 1:100

Ground Floor Plan
Scale: 1:100

INDICATIVE NEW ENTRANCE VISUALS

OUTLINE SCOPE OF WORKS - PROPOSED EXTENSION SCHEDULE OF ACCOMMODATION

PROPOSED EXTENSION

- Demolish existing concrete staircase
- Provide new two storey flat roof staircase extension with the following accommodation:
 - GF Lobby (plus external canopy) 50 sqm
 - GF Foyer / Reception / Circulation Space (including dock and turnstile gates) 65 sqm
 - GF Changing Places 10 sqm
 - GF Staff / Meeting Room (including kitchen) 18 sqm
 - GF Store / Plant Room 45 sqm
 - Staircase (1000mm wide) 18 sqm
 - Lift (10 person, 1000kg capacity) 2000 x 2000 recessed (8' shaft dimensions)
 - FF Circulation Area (including glass balustrade) 38 sqm
- External finishes to be generally high quality composite cladding panels with powder coated aluminium window and glazing to front elevation
- Proposed new GF building height up to 14.05m

ADDITIONAL WORKS

- Existing first floor studio space to be reconfig and to form circulation route between existing circulation routes and the new entrance extension. Sports studio will need to be reduced in size and all areas reconfigured throughout. Proposed circulation route 41 sqm; proposed reduced sports studio 45 sqm.
- There will need to be significant landscaping alterations to the public square immediately outside the proposed extension entrance area.
- Demolish bridge and construct 'dry-side' entrance area into additional sports studio space.

MECHANICAL AND ELECTRICAL REQUIREMENTS TO BE PROVIDED BY SPECIALISTS

Document Control

Issue	Revision	Date	By
1	1	18/01/2024	CL
2	1	18/01/2024	CL
3	1	18/01/2024	CL
4	1	18/01/2024	CL

Kirklees Council
Growth & Regeneration - Development

Kirklees Council
Development Control

Dewsbury Sports Centre

Proposed Floor Plans
INDICATIVE ONLY

Project	CLAG50161	Issue	INDICATIVE
Revision	C	Date	01/01/2024
Sheet	101	Disc	on
Drawn	CL	Dwg	dwg
Checked	CL	Appr	A

INDICATIVE ONLY

DRAWINGS NOT ACCURATELY SURVEYED. ALL PROPOSALS SHOWN INDICATIVELY ONLY.

ALL PROPOSALS SUBJECT TO PLANNING AND BUILDING CONTROL APPROVAL.