

St George's Leisure Centre – independent feasibility proposal

In accordance with the wording of the recommendation and minutes of the Cabinet meeting on 9 February 2022, the Council is open to receiving a feasibility study that the St George's Steering Group has proposed it undertakes independently. To ensure that there is no material delay to progressing improvements to provision, this study will need to be completed in a timely fashion, and be presented clearly, setting out assumptions used, and the basis for cost estimates. The format of any outputs is otherwise the choice of the Steering Group. For the sake of clarity, we confirm that the Council will not meet any of the costs of this exercise.

The points below are intended to clarify how assumptions, costs and other pertinent data can be shared or presented, as appropriate:

- The Council will confirm the data that is already available to ensure that the Group has access to all the relevant information. The suite of surveys is already in the public domain. Requests for any data that is not included in this list will be responded to swiftly to confirm whether it exists or not.
- Any proposals should ideally provide the following data:
 - Any costs for defined changes should be presented clearly, with assumptions explained. Costs per m² can, of course, be used but the basis for using a given figure should be stated. It is understood that this will be a high level exercise, not a detailed cost plan.
 - A summary of the facilities that will be available post-investment, using a similar format to the Council's feasibility plans, e.g. number of fitness gym stations rather than stating the area of space to be made available, number of studios, etc.
 - Ideally sketches or plans that indicate extensions or alterations should be made available in whatever form, scale or detail the Steering Group consider appropriate.
 - Any substantive alterations to the internal or external fabric of the building, e.g. knocking through of walls, penetration of the floor slab, alterations to the façade, should be explained both in terms of their purpose and the anticipated impact on the structural integrity of the building.
 - It would be helpful to explain why condition issues set out in the various survey data provided are *not* to be addressed, if that is the case.
 - The basis for any estimated changes to the carbon footprint of the building should ideally be expressed using a clearly comparable metric (e.g. kg CO₂ per m²), and a clear indication given of the timescale over which this would apply, and details of any assumptions used to inform the same.
 - It is important to understand how long it is envisaged that the building could operate after receiving any proposed investment.
- A site visit can be arranged for a limited number of people. The building is not operational, and it is, therefore, important to restrict numbers to maintain safety. Should you wish to arrange such a visit can we please ask you to identify no more than 4 people and provide dates when they could visit so a visit could be arranged. This visit would be for those invited to see the site for themselves and not to collect photos/recordings from the site.
- The output of this exercise should be shared with the Council by 24 March 2022 at the latest.
- The Mayor, Cabinet member and officers would then consider the findings and report back at the next cabinet meeting following the elections in May 2022.