

Interim Report RIBA 3. Manor Leisure Centre

Fenland District Council
December 2025

Document history.

Version Control

Version	Date	Description
1.0	19/12/2025	Initial Submission

Authorisation

ALS Business Development Manager	Date	Project Manager (Varsity)	Date
Chris Ames	23/12/2025	Ed Lamyman	19/12/2025

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Executive summary.

Fenland District Council is progressing plans to redevelop Manor Leisure Centre (and adjacent conference and events centre) into a new fit-for-purpose Leisure Centre, a key project within its wider leisure transformation strategy. The proposal responds to the need to replace the existing facilities with a modern, inclusive hub that supports health, wellbeing, and community activity for all.

Fenland District Council have appointed ALS as **Development Partner** to develop the proposals through RIBA 2-4 stages.

This interim report presents the current position of the project – at the end of Stage 3 with information to assist in confirming the scope, process, and costs associated with pre-construction delivery and current delivery estimates.

The scope currently includes:

- New **Entrance and Café / viewing area**
- A refurbished **25m, 6-lane swimming pool**
- A refurbished **learner pool**
- New **Wet Village Change**
- A new **50–60 station fitness suite**
- New **Dry Member change (male / female)**
- 2x **new fitness studios**
- 1x new **Badminton Court / studio / events space**
- New **events kitchen / bar**
- New **Children’s adventure play**
- 3x **Padel Courts** (external / covered and lit)
- New **Skate park**
- New **25m and 10m shooting range facility**
- Note – Demo of events centre and car park extension being completed by others (for efficiency)

ALS proposes to continue to deliver the scheme through its proven ‘**gateway**’ process, progressing from **Project Confidence (RIBA Stages 2–3)** to **Project Certainty (Stage 4)**. This allows the Council to make informed decisions at key milestones while retaining full control over budget, programme and design.

ALS has assembled a proven delivery team comprising:

- **Saunders Boston** (Lead Designer)
- **Varsity Consulting** (Project & Cost Management)
- **Curo** (Principal Contractor)

Key benefits of the UKLF route include rapid procurement, leisure-specific delivery expertise, early contractor engagement, and mitigation of cost and programme risk through a single-point development partner.

This update outlines:

- Updated plans
- Updated indicative programme
- Updated fee proposal

The Council have feedback into these plans during Stage 3 to ensure that the final design / plans incorporate public and stakeholder feedback and represent the Council’s desired future provision.

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Introduction.

1.1 Background

Fenland District Council is currently undertaking a review of leisure provision with the desire to explore viable Leisure Transformation options across its leisure portfolio.

Setting out the long-term vision and strategy for Manor Leisure Centre including investment priorities and project proposals, the objectives of the developments are to demolish the conference and events hall and remodel / extend the facilities enabling services that appeal to a much wider audience, generating additional usage, participation, and sustainable revenue.

The Council has consulted with leading leisure development experts Alliance Leisure Services Limited (ALS) to review the scope and opportunities for this transformation through an initial Feasibility approach with potential for follow-on RIBA stages to be instructed in continuation.

The Council have appointed Alliance Leisure Services to progress the project through preconstruction stages RIBA2-4. This report provides an update of the current position at the end of Stage 3.

Established over 25 years ago Alliance Leisure continues to respond to the changing development needs of the public sector, education, and growing leisure market. The company's core business is the provision of facility development and support for clients that want to

improve or expand the leisure facilities and services provided to their local communities.

ALS is the leading 'Development Partner' in the leisure industry, and has unrivalled experience in delivering projects, having delivered over 200 developments projects and facilitated the investment of over £450m into public sector facilities with projects ranging in value from £100,000 to over £40,000,000.

Alliance Leisure has an enviable track record of developments being delivered on time and within budget, with many of our clients undertaking multiple developments. The ALS ethos is to engage with our clients at an early stage in order to establish and agree a viable business case, with consumer demand and capital affordability at the forefront of our considerations. This then informs the build requirements.

Multi award-winners of accolades such as the ukactive New Concept Design and Build of the Year and ukactive Supplier of the Year, Alliance have also been finalists at the APSE national awards for Best Public and Private Sector Partnership.

This proposal is based on the development utilising the UK Leisure Framework and its standard suite of documentation.

After an OJEU-compliant competitive tendering process, Alliance Leisure were appointed as lead development partner of the UK Leisure Framework, which allows for the direct appointment of ALS as a development partner for the scoping, design, refurbishment, construction and the development of sport, leisure, and other cultural facilities across the UK public sector.



Introduction.

1.2 Our Delivery Approach

Alliance Leisure Services (ALS) provides a unique complete leisure development solution, from initial feasibility and business planning through to design, build, and funding if required. ALS also has the capability to provide ongoing support and partnership through our in-house division delivering client service and marketing support, if required, to assist our clients achieve their transformation successfully.

A key benefit to using ALS to deliver this project is the management and mitigation of risk. ALS will enter into contract with the Council to deliver the project at an agreed sum. ALS will also enter into the building contract, giving protection should there be any cost overruns (subject to an apportioned risk register).

Another principal advantage of the Alliance delivery model is our abundance of experience and resources, which enables the delivery of a high-quality facility on time and on budget.

Undertaking a leisure development typically involves finding and co-ordinating several companies, but with ALS, the Council **will have one agreement, one relationship.**

ALS will look to absorb project headaches, supporting the client through the project delivery process in an efficient and effective manner.

ALS will enter into the building contract and assume project delivery risk, as identified, and agreed in the project Risk Register.

The build contract proposed will be a JCT (Joint Contracts Tribunal) 2016 Design and Build Contract, approved under the UK Leisure Framework.

The contract allows for contractor design, which affords considerable time and cost savings brought about by utilising design and build procurement.

The key benefits of the Alliance Leisure development partner approach can be summarised as:

- Track Record of Successful Delivery
- Leisure sector-specific
- Turnkey Development Partner expertise
- Feasibility and Business Planning
- Concept to Cost Certainty
- Low Framework Access Fees
- Speed to Procurement and Development Process
- Innovation
- The Right Team for the Right Job
- Supply Chain leverage
- Project Management: Concept, Design, Construction and Fit-out
- Value for Money
- Risk Mitigation
- Funding (if required)
- Adding Value: TA6/ALS

Your delivery team

South East

Project Development Team



Tom Fairey
Development Director



Ruth Ripsler
Alliance Delivery Manager



Chris Ames
Business Development Manager



Steve Rose
Alliance Delivery Manager



Warren Tucker
Business Development Manager



Gemma Smith
Alliance Delivery Manager

Central Support Team



Sarah Watts
CEO



Paul Cluett
Managing Director



Stuart Thornton
Finance Director



Jeremy Bradbury
Head of Business Support



John Leaver
Marketing & Frameworks Director

Engagement & Insight Team



Paul Woodford
Strategic Engagement Director



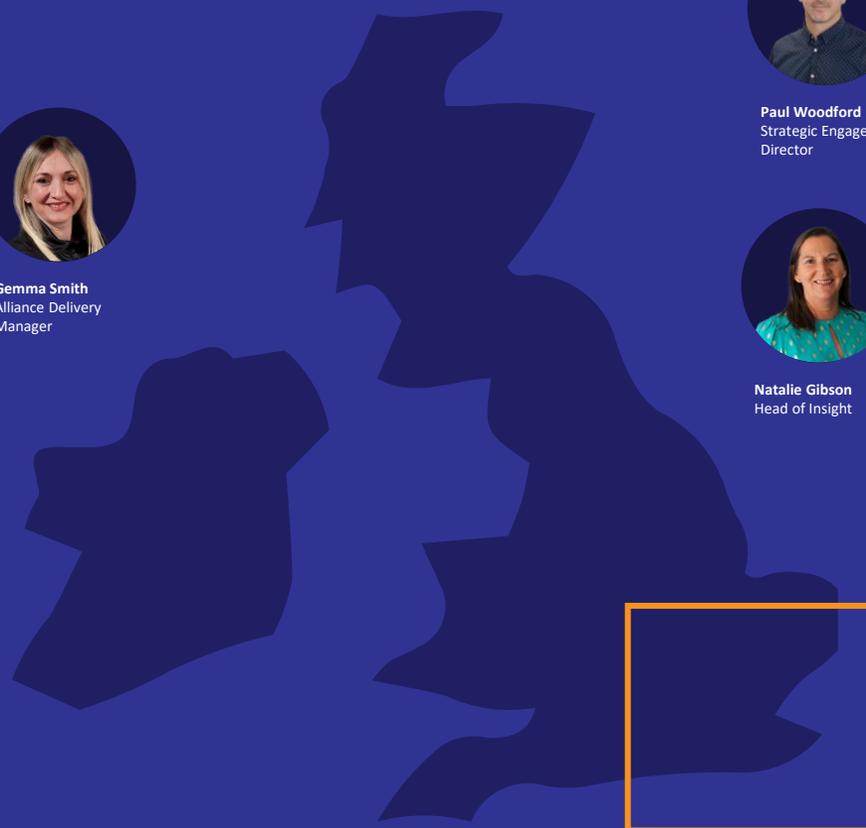
Neil Harrison
Head of Engagement



Natalie Gibson
Head of Insight



Nicola Bromley
Strategic Account Manager



Introduction.

1.4 UK Leisure Framework Overview

Alliance Leisure is proposing to use the UK Leisure Framework (UKLF) to facilitate the delivery of this project from concept to completion.

The UK Leisure Framework allows for the direct appointment of Alliance Leisure as Development Partner for scoping, design, refurbishment, construction and the development of leisure centres, theatres, play facilities, recreation facilities, and sports facilities across the UK public sector.

It also supports the marketing of these types of facilities as well as the provision of equipment to enable a true turnkey approach to be delivered to clients.

The Framework was procured in accordance with EU Procurement Regulations by Denbighshire Leisure Limited, and after an extensive tendering and evaluation process, Alliance Leisure were appointed as Development Partner, re-commencing February 2022. UKLF Document Suite has been issued to the Council to satisfy procurement compliance:

- It is leisure-specific, so projects are delivered by leisure specialists with expertise in the design, construction, and development of facilities.
- The breadth of supply chain allows teams to be assembled by direct appointment to ensure best fit with client requirements.
- The benefit of the ALS delivery model and the UK Leisure Framework to the client is that Alliance takes responsibility to project manage and deliver the scheme to the agreed price on behalf of the client. The price would be set, with any cost overruns, other than instructed variations and apportioned risks being managed or borne by ALS.

There are two stages to the initial process:

Initially a Project Questionnaire (PQ) is completed, which will allow feasibility to progress.

Upon agreement of this proposal, an Access Agreement (AA) is then entered into between ALS and the Council to progress the project through Feasibility initially, and then as required, pre-construction services. No access charge for using the UKLF (Framework) applies at this stage.

Once the agreed-upon schemes are ready to deliver, a Development Management Agreement (DMA) is entered into with the client to deliver the project at the agreed sum. Alliance would then enter the building contract directly with the building contractor and arrangements with identified specialist suppliers as required. At this point only would a UKLF fee apply.



Introduction.

1.5 UK Leisure Framework Benefits

Leisure-Specific Framework

All projects delivered by leisure specialists with expertise in the specific requirements of the design, construction, and development of leisure facilities.

Complete Delivery Solution

The framework is more than just a 'procurement vehicle,' it is a complete 'delivery solution' (compliant with procurement regulations) motivated to deliver the desired outcomes from the development.

With You Every Step of the Way

Alliance Leisure will work hand in hand, providing solutions and support throughout the project, based on learnings from 150+ leisure developments delivered. The Alliance Leisure team you meet at the start of the project will be with you throughout, until completion.

Adding Value

TA6, the industry leading leisure marketing and training brand of Alliance and provider to 300+ facilities across the UK, offer bespoke support packages and added value for ALS projects to help clients achieve and exceed business plan targets.

Mitigating Risk

Through the proven Alliance 'gateway process' setting projects up for success with thorough pre-construction work, informed by vast experience of the nuances of leisure buildings. Alliance enters the building contract, along with a fixed sum delivery contract with the Council. Any cost overruns, other than instructed variations and apportioned risks, are managed, or borne by ALS.

Affordability Driven

Developer-led by ALS, bringing the relevant leisure experts to suit the project, with early contractor engagement essential to ensure 'buildability' from the start, working within a defined budget to avoid budget challenges at the end of the pre-construction process.

Collaborative in Partnership

A truly collaborative approach from the outset with the assembled Alliance Leisure development team and the Council project team shaping the scheme together, with Council sign off at every stage.

Complete Project Management

To minimise Council resource and headaches, layered with Alliance Leisure managing the relationship with the Council then our appointed independent PM / QS to provide the technical project management support.

Speed of Delivery

Compared to other procurement routes, the UKLF has proved to get projects to start on site quicker, avoiding potential inflationary costs and enabling revenue to be generated from new facilities sooner.

Value for Money

There is a significant benefit in repeated delivery with Supply Chain, in that efficiencies and value are driven into the process and each individual project is viewed as one of a series within a wider relationship rather than a one-off project.

Project Update.

2.1 Project Overview

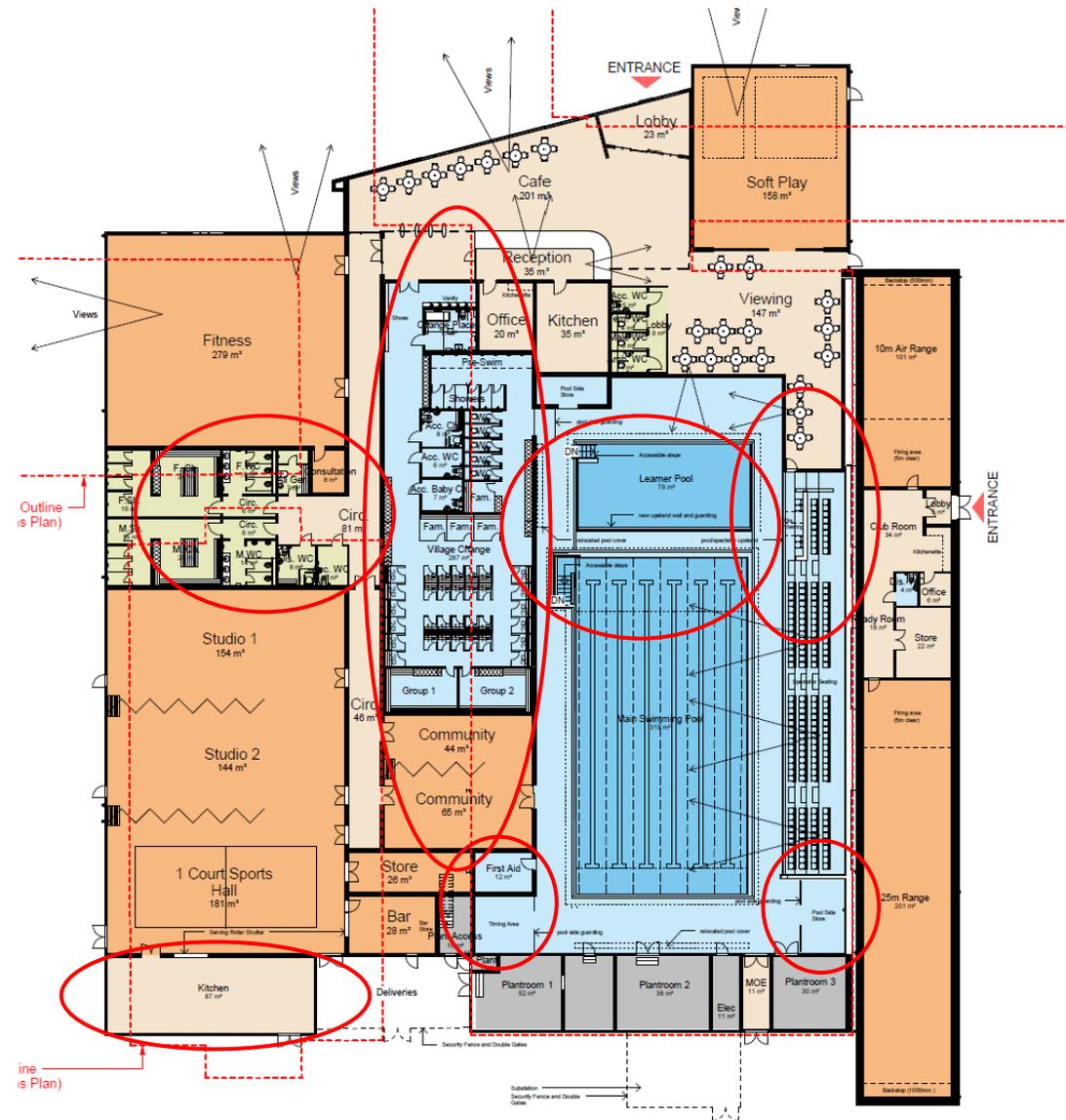
Updates from previous stage

The project team has collaborated throughout RIBA Stage 3 to develop the architectural concept and coordinate structural, and building services designs ahead of technical design, culminating in the submission of the Planning Application.

The Stage 3 design has evolved in response to feedback from the engagement report, Council, facility operator, and Sport England, with amendments incorporated to meet operational and Sports England funding requirements. These changes have resulted in the following updates to the plans and project scope:

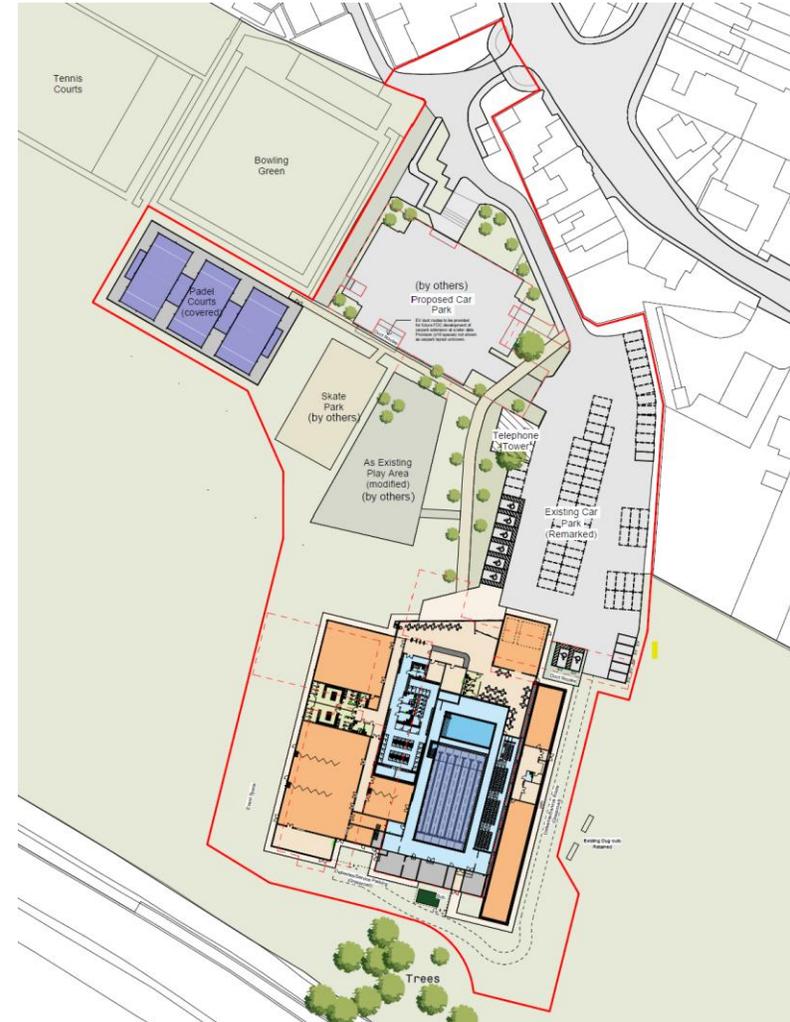
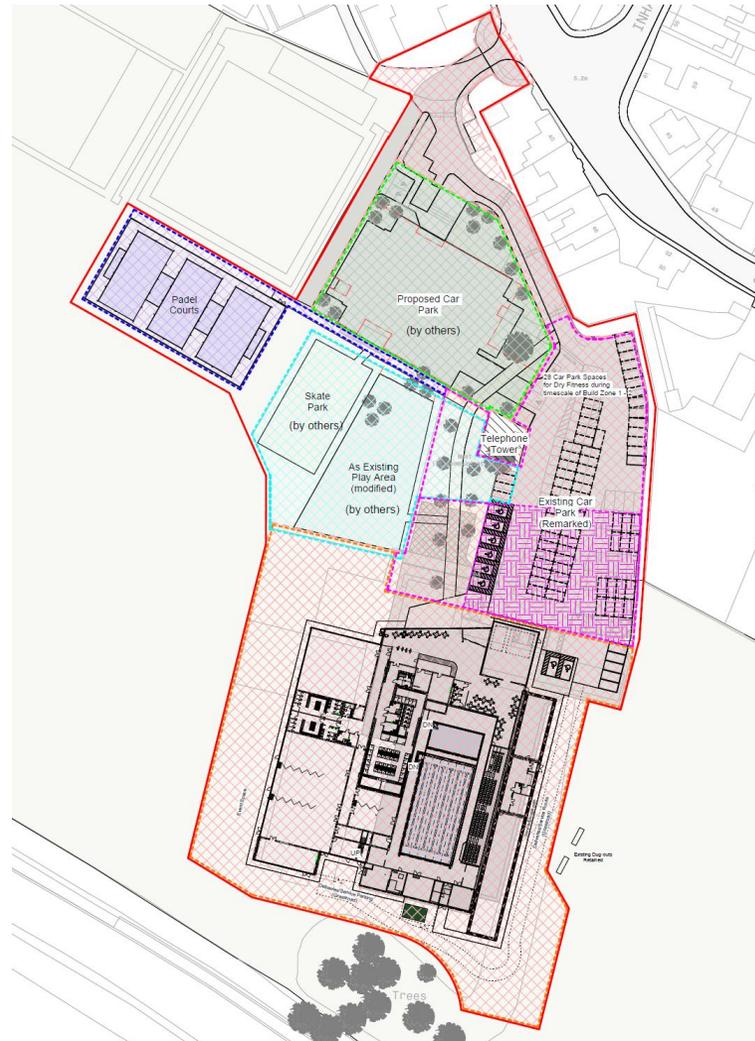
- Increase in overall building floor area to accommodate Sports England requirements
- Increased wet-side village changing provision
- Increased dry-side changing provision
- Amendments to spectator seating
- Inclusion of improved access to the lane pool and learner pool
- Inclusion of poolside storage and first aid facilities
- Amendments to the community room layout and storage provision
- Addition of a commercial kitchen to serve the flexible events space
- Inclusion of three covered padel courts and a skate park within the main construction contract
- Inclusion of a new concrete skatepark

Copies of updated plans including are included at Appendix C.



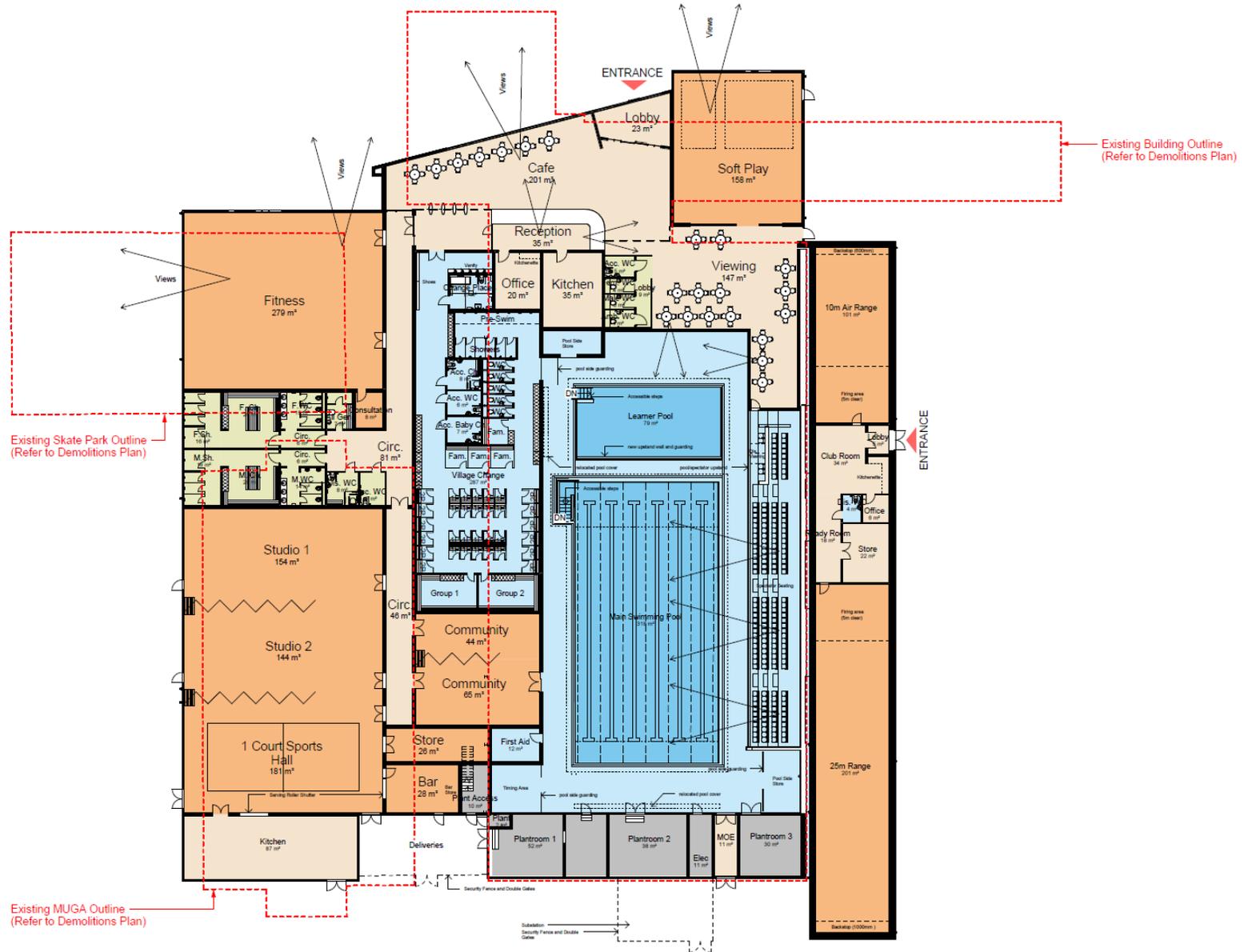
Project Update.

2.2 Site plans



Project Update.

2.3 Ground floor plans



Project Update.

2.3 Engagement

Alliance commissioned and engagement report that captures feedback from residents, users, and stakeholders to ensure the redevelopment responds to local needs, improves accessibility, and promotes healthier lifestyles.

The findings on current usage, priorities for improvement, and barriers to participation helped inform the design and planning of the new facility.

The engagement project utilised an online survey which ran in September 2025 and received 581 responses. This was supplemented by four public engagement sessions (focus groups) held during September 2025, and stakeholder meetings completed on 15th and 16th September, to ensure comprehensive feedback on the redevelopment of Manor Leisure Centre.

Public feedback reveals a strong desire for significant modernisation, as the existing facility is widely viewed as outdated, cramped, and poor value for money compared to alternatives.

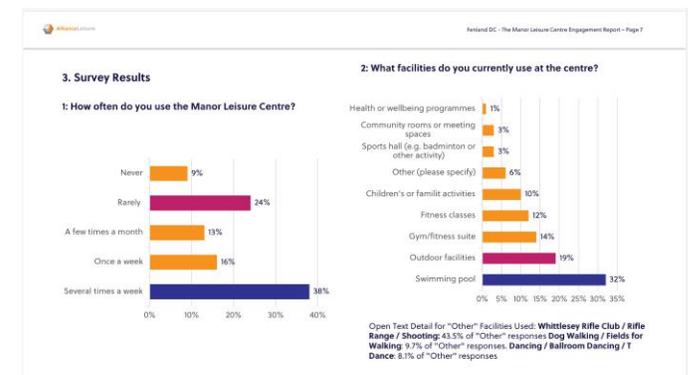
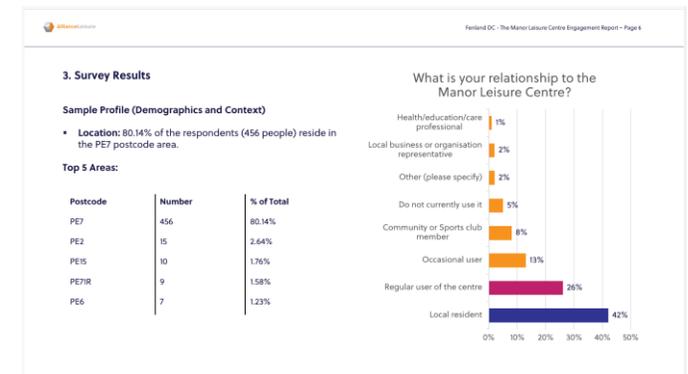
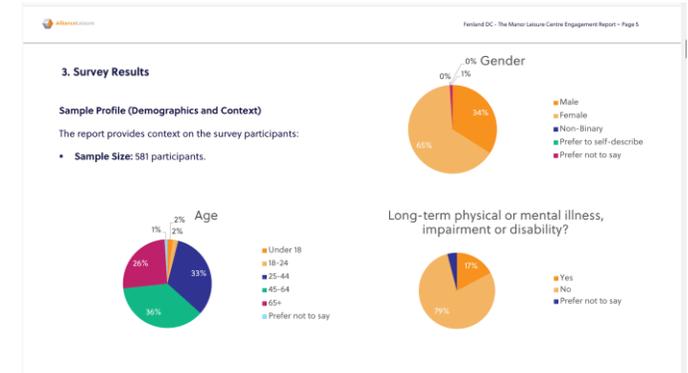
Usage is constrained primarily by poor facilities(28%) and high membership costs relative to quality (22%). Around half of the respondents

indicated they would use the centre more if it were refurbished and more affordable.

The top suggestions for the redevelopment include introducing a café/social space (27%) and providing a larger, modernised gym (20%). Users also prioritise improved swimming facilities (18%), addressing changing facilities, pool temperature and availability.

Other key demands involve better support for disabled people and those with accessibility needs (12%) is also strongly recommended. preserving and enhancing the Rifle Club (18.6% of open text priorities), resurfacing the Netball and Tennis Courts (13.7%) to support local clubs.

A copy of the Manor Leisure Engagement Report is included at Appendix D.



Budget, Programme & Scope

3.1 Budget

Project Costs

Alliance and the project team have provided updated indicative budget costs, based on the latest design, Gross Internal Floor Area (GIFA) sqm costs for building the facilities designed.

ALS has incorporated the solutions, FF&E, project management and other such costs to identify the full capital investment required to deliver the project.

The overall budget has increased due to the change / increase in scope.

Please refer to the and Capital Investment Summary within **Appendix A**.

Current Market Conditions

Against a backdrop of rising demand and acute supply constraints, tender prices have spiked unusually quickly over the past year.

Independent market analysis has recognised 'all work' material price indexes up more than 23.5% in the year to August '21, with oil prices similarly at a 3 year high, driving up fuel and energy costs. Labour shortages in the industry, driven by Covid-19 and Brexit has resulted in a 14.4% increase in weekly wages, as contractors are having to raise wages to attract the people they need.

These trends, supported by the record month on month increases reported, indicate that this has continued from the summer, with further inflation significantly impacting tender prices.

Due to this unprecedented market volatility in material prices, global shortages, availability of materials and rising energy costs, Industry predictions warn that this trend looks likely to continue.

Summary

The overall cost of the project is currently estimated to be c.£18.78m.

A 5% for client held contingency has been included, which is advised for a project of this nature.

The project team are working towards designing to budget based on the feasibility estimate where possible.

There is potential for further allocations, not in the original scope, such as external façade improvements.

The fitness equipment has also, at this stage, been excluded from the capital investment summary and assumed to be leased, to assist with achieving the budget envelope.

Budget, Programme & Scope

3.2 Indicative Programme

The timeframes presented are based on a **typical delivery programme** for a facility of this scale and complexity, drawing on lessons learned and benchmarks from other successful **UK Leisure Framework (UKLF)** projects.

It reflects a **phased pre-construction approach** from RIBA Stage 3 through to full technical design, followed by an appropriately phased construction programme. This following the preparation and confirmation of the brief.

Key milestones such as planning submission, procurement, and mobilisation have been sequenced based on realistic durations for similar public-sector leisure schemes.

The programme will continue to evolve as design detail, surveys, and stakeholder engagement progress. However, it provides a sound foundation for forward planning and funding considerations.

RIBA Stage	Description	Typical Duration
Stage 2 – Concept Design	Initial layouts, options appraisal, surveys	6-8 weeks
Stage 3 – Spatial Coordination	Developed design, cost plan, planning preparation	8-10 weeks
Stage 4 – Technical Design	Full construction drawings, fixed price agreement	22-24 weeks
Stage 5 – Construction	On-site build (typical for leisure hub with pool)	70-85 weeks
Stage 6 – Handover	Commissioning, training, occupation	2–4 weeks
Stage 7 – Use/Post Occupancy	Defect resolution, ongoing monitoring	12 months (overlapping)

Budget, Programme & Scope

3.3 Indicative Programme

Curo's Stage 3 programme proposes the key dates set out below, a full copy of the programme is provided at Appendix F.

Facilitation works: June – July 2026

Padel courts and skate park: July – September 2026

Main contract award: August 2026

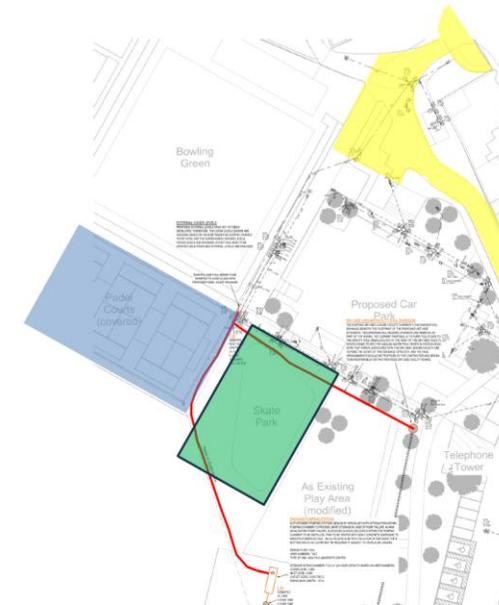
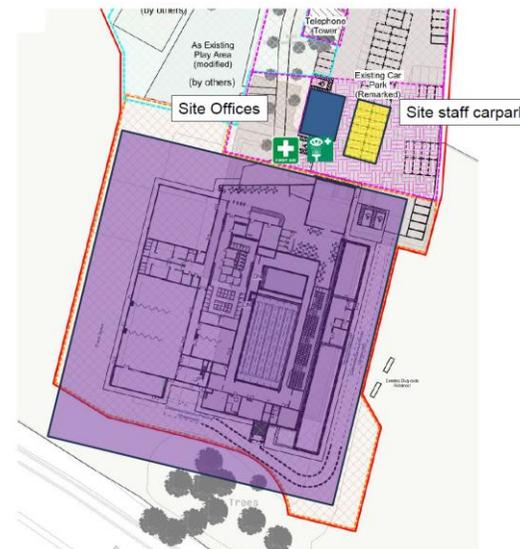
Main works: September 2026 – January 2027

Conference centre area works: January 2028

Curo's indicative logistics plan adopts a phased approach to the works, enabling the earliest possible handover of the padel courts and skate park while mitigating impacts on existing provision.

Phases 1 and 2 comprise access improvements and facilitation works. Phase 3 covers construction of the padel courts and skate park, followed by Phase 4, which includes the main works. The conference centre demolition and associated car park works will be delivered separately as a final phase and are not currently included within the Curo works.

The programme is based on the early discharge of pre-commencement planning conditions and FDC instruction to enable the start of facilitation works and the padel and skate park development.



- Phase 1 Access improvements
- Phase 2 drainage diversion works
- Phase 3 Padel courts by others
- Phase 3 Skate park by others
- Phase 4 Curo main works

Risk Management

3.2 Project Risk Register

The project Risk Register is continually monitored, maintained and updated during the project lifecycle to record identified risks and mitigation processes/actions. Detailed for each risk will be:

- Risk description
- Consequence
- Risk analysis – probability, impact, rating, owner
- Risk mitigation – action required, owner

The latest version of the project Risk Register is included at Appendix D. The key risks to be targeted for further review and mitigation during the subsequent stages are highlighted below and detailed further within the risk register.

- Clearance of pre commencement planning conditions to facilitate early works
- Service connection and utility provider provisional sums
- Diversion or works/design in relation to presence of existing utilities identified within vicinity of proposed works.
- Condition and extent of repairs to the existing building and pool structure
- Securing and compliance with Sports England funding
- Padel and skat park provisional sums, TBC upon specialist supplier design and quotation

REF	DESCRIPTION	CAUSE	STATUS	IMPACT	PROBABILITY RATING	IMPACT RATING	RISK INDEX	CONTROL STRATEGY	OWNER	ANTICIPATED COST	WEIGHTED COST	COMMENTS
1	Failure to achieve Building Control approval (construction phase)	Failure to complete works to correct specification/Building Regulations	Active	Delayed project completion	1	5	5	Regular contact with Building Inspector. Responsibility for compliance with Development Control requirements under the build contract is with the Contractor.	Contractor			Costs incurred for delay can be recovered via L&ADs
2	Global pandemic	Site closure due and impact on construction works due to pandemic	Active	Delayed project completion	1	4	4	Follow public health guidance. New Relevant Event included in contract- EoT for delay	Client			
3	Exceptionally adverse weather conditions	Exceptionally adverse weather conditions	Active	Delayed project completion	1	4	4	Only exceptionally adverse weather conditions are Client risk (Relevant Event). Contractor's programme deemed to include allowances for normal seasonal weather conditions. Provide early warning of any potential delays. Review during construction.	Client			Risk of Exceptionally Adverse weather conditions is very low but Contractor would be entitled to an EoT
4	Political change	Local political change could result in a change of priorities/delays	Active	Reputational risk; delays to progress	1	3	3	Risk reduced - all necessary stakeholders within council fully updated on development. Engagement from council elected members throughout the lifespan of the project.	Client			Delay due to a late client decision is both a Relevant Event & Relevant Matter
5	Project governance	Inadequate scheme of delegation	Active	Delays to approvals cause delay to progress	1	3	3	Risk reduced - all necessary stakeholders within council fully updated on development	Client			Delay due to a late client decision is both a Relevant Event & Relevant Matter under build contract
6	Delay to project commencement	Delays to project approvals, council decisions	Active	Delays to programme	1	3	3	Development programme to be produced and actively managed	Client			Delay to project start would incur fees + possibly increased costs due to inflation
7	Late placement of long lead in orders prior to execution of Building Contract	Client fails to instruct contractor to place any early orders identified	Active	Delays to programme	1	3	3	Development programme to be produced and actively managed	Client			Delay to project start would incur fees + possibly increased costs due to inflation
8	Late project delivery (construction phase)	Building Contractor fails to deliver on time	Active	Delays to programme	1	4	4	Construction programme to be monitored	Contractor			Delays by Contractor would entitle the Client to recover costs via L&ADs (if not relating to a Relevant Event/Relevant Matter)
9	Delay in receipt of review of information	Delay in decision making process	Active	Delays to programme	1	4	4	Regular reviews of information flow with Client	Client			Delay due to a late client decision is both a Relevant Event & Relevant Matter
10	Inadequate communication plan	Stakeholders uninformed about the project leading to delayed decision making	Active	Delays to programme	1	3	3	Regular reviews of information flow with Client	Client			Delay due to a late client decision is both a Relevant Event & Relevant Matter
11	Scope change	Client variations to the brief	Active	Increased project cost and delays to completion	1	4	4	Early stakeholder engagement in design process to fix project brief	Client			Delay due to a late client decision is both a Relevant Event & Relevant Matter
12	Contractor insolvency	Risk of contractor becoming insolvent during the currency of their contract; potential delay and additional cost	Active	Increased project cost employing another contractor to complete project at higher rates or through abortive works; Delays to project completion; Liability of workmanship/materials. Client and continuity of warranties.	1	4	4	Ensure collateral warranties are executed; collateral warranties include step in rights. Undertake credit checks including quarterly credit checks during Stage 5. Provide maximum early warning of any financial issues.	Client			Consider performance bond
13	Non-compliance with CDM regulations	Poor site management, breach of H&S obligations	Active	Accidents, delays to programme	1	5	5	Implementation of H&S and fire precautions; regular tests and checks, training	Contractor			Delay would be Contractor responsibility
14	Unidentified services on site	Unidentified services discovered while carrying out the works	Active	Programme delays, increased costs	2	3	6	Surveys undertaken to establish existing condition and inform design development. Ensure works are executed in accordance with survey results. Undertake further surveys / investigations if necessary. Stage 3 surveys suggest existing utilities may require diversion. This has been taken into account in the planning, however the project team are reviewing if this can also be mitigated by amending the skate park area layout. Cricket electricity and water connections also require further investigation to determine how to maintain these. Planning application comments to be monitored and potential early mitigate actions considered should any problematic conditions be suggested.	Client			

Project Budget

4.1 Stage 3 Update

This proposal is issued on the premise that Alliance Leisure and the wider team will attend site as necessary, to provide the information outlined in this proposal and produce and issue the final report presentation.

Fees have been presented and agreed by the council to deliver best value to the Council in achieving this Cost Certainty scope of services (RIBA 2-4) with the total preconstruction value at £1,114,996.10.

Once the preconstruction stages are complete, ALS will present a Stage 4 report and proposal (Full Contractor Proposals / fixed price) for the council to digest and decide on whether to progress into delivery.

In the event of an 'Extension of time' being granted by the project manager the professional team reserve the right to charge additional fees.

At the appropriate stage, it may be necessary to invoice for deposits on FF&E prior to install to ensure manufacturing slots are allocated to fit with programme, and pre-ordering of materials to minimise inflation costs. Early orders to facilitate the padel and skate park works ahead of the main construction are also being reviewed by the project team. The cost of any such deposits and early order are included within the overall project budget.

PROJECT ELEMENT	CONSULTANT	SUBMITTED PRE-CONSTRUCTION FEES				ESTIMATED FEES	
		initial surveys	RIBA 2B	RIBA 3	RIBA 4	RIBA 5-7 Estimate	TOTAL
		PO 600031610 & 600031615	PO 600032155	PO 600032156 600033525	PO 600032157 600033525		
SUB-TOTAL PROFESSIONAL SERVICES		£ -	£ 73,265.00	£ 181,552.00	£ 315,165.00	£ 334,616.90	£ 888,726.90
SUB-TOTAL SURVEYS and INVESTIGATIONS		£ 27,950.00	£ 69,050.00	£ 29,000.00	£ 5,250.00	£ 10,000.00	£ 141,250.00
Contractor Management	Curo	£ -	£ 10,000.00	£ 25,000.00	£ 25,000.00	£ -	£ 60,000.00
Construction Estimate (Full scheme,incl - Sports Hall, Rifle Range)	Curo					£ 14,400,530.51	£ 14,400,530.51
Construction Estimate (padel courts)	TBD					£ 489,700.00	£ 489,700.00
Construction Estimate (Skatepark)	TBD			£ -	£ -	£ 247,000.00	£ 247,000.00
Construction Estimate (Demo of conference centre)	Council Direct					£ 500,000.00	£ 500,000.00
Contingency 5%	FDC		£ 7,615.75	£ 11,777.60	£ 17,270.75	£ 801,861.53	£ 838,525.63
SUB-TOTAL CONTRACTOR		£ -	£ 17,615.75	£ 36,777.60	£ 42,270.75	£ 16,439,092.04	£ 16,535,756.14
Specialist Equipment Design via Alliance Leisure (Fitness)	Freedom	£ -	£ -	£ -	£ -	£ -	£ -
Specialist Equipment Design via Alliance Leisure (Wellness)	Freedom	£ -	£ -	£ -	£ -	£ -	£ -
Specialist Equipment Design via Alliance Leisure (Studio)	Freedom	£ -	£ -	£ -	£ -	£ -	£ -
Specialist Equipment Design via Alliance Leisure (Audio Visual / Signage)	Flareform	£ -	£ -	£ 2,500.00	£ -	£ 89,000.02	£ 91,500.02
Specialist Equipment Design via Alliance Leisure (Reception, Kitchen and Bar)	OBL	£ -	£ -	£ 3,450.00	£ 3,450.00	£ 137,273.00	£ 144,173.00
Specialist Equipment Design via Alliance Leisure (Access Control)	OBL	£ -	£ -	£ -	£ -	£ 35,000.00	£ 35,000.00
Specialist Equipment Design via Alliance Leisure (Loose Pool)	TBD	£ -	£ -	£ -	£ -	£ -	£ -
Specialist Equipment Design via Alliance Leisure (Loose Fitness)	FDC	£ -	£ -	£ -	£ -	£ -	£ -
Specialist Equipment Design via Alliance Leisure (Furniture)	Freedom	£ -	£ -	£ -	£ -	£ 25,000.00	£ 25,000.00
Specialist Equipment Design via Alliance Leisure (Adventure Play)	Play Rev	£ -	£ -	£ -	£ 4,500.00	£ 160,000.00	£ 164,500.00
Specialist Equipment Design via Alliance Leisure (Misc)	TBD	£ -	£ -	£ -	£ -	£ 35,000.00	£ 35,000.00
SUB-TOTAL SPECIALIST EQUIPMENT SERVICES		£ -	£ -	£ 5,950.00	£ 7,950.00	£ 481,273.02	£ 495,173.02
Project Management and Employers Agent	Varsity	£ -	£ 6,000.00	£ 50,080.00	£ 72,620.00	£ 152,642.20	£ 281,342.20
Quantity Surveyor and Contract Administration	Varsity	£ -	£ -	£ -	£ -	£ -	£ -
Principal Designer (CDM - appointed by Alliance Leisure)	SBA	£ -	£ -	£ 5,000.00	£ 8,000.00	£ 7,000.00	£ 20,000.00
Principal Designer (BSA - appointed by Alliance Leisure)	SBA	£ -	£ 1,500.00	£ 6,000.00	£ 9,000.00	£ 7,000.00	£ 23,500.00
ALS Development Management and Delivery	ALS	£ -	£ 5,000.00	£ 42,000.00	£ 65,000.00	£ 131,142.85	£ 243,142.85
TAG (stakeholder and community engagement)	TAG	£ 5,000.00	£ 3,000.00	£ 5,000.00	£ 10,000.00	£ -	£ 23,000.00
Clerk of Works (if required)	Omega	£ -	£ -	£ -	£ -	£ 50,000.00	£ 50,000.00
Consultant support - operational contract / management fee change	FMG	£ -	£ -	£ 5,000.00	£ 5,000.00	£ 10,000.00	£ 20,000.00
UKLF Access Fee	UKLF	£ -	£ -	£ -	£ -	£ 40,428.06	£ 40,428.06
SUB-TOTAL DELIVERY SERVICES		£ 5,000.00	£ 15,500.00	£ 113,080.00	£ 169,620.00	£ 398,213.10	£ 701,413.10
PROJECTED FEE TOTAL		£ 32,950.00	£ 175,430.75	£ 366,359.60	£ 540,255.75	£ 17,663,195.06	£ 18,762,319.16
ACCESS AGREEMENT SUB TOTAL						£ 1,114,996.10	

Appendices.

Appendix A	Capital Investment Summary update – issued electronically supporting to this proposal
Appendix B	Curo Stage 3 update – Breakdown – issued electronically supporting to this proposal
Appendix C	Updated Plans – Issued electronically supporting to this proposal
Appendix D	Manor Leisure Engagement Report – Issued electronically supporting to this proposal
Appendix E	Risk Register – Issued electronically supporting to this proposal
Appendix F	Curo’s Indicative Programme – Issued electronically supporting to this proposal