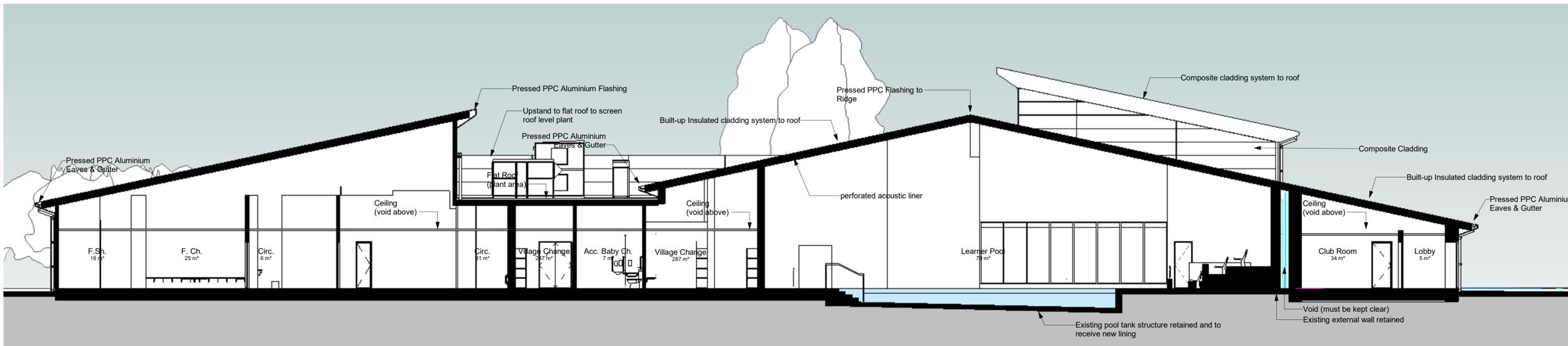


PROJECT/ELEMENT	CONSULTANT	SUBMITTED PRE-CONSTRUCTION FEES				ESTIMATED FEES		COMMENTS
		Initial surveys	RIBA 2B	RIBA 3	RIBA 4	RIBA 5-7	TOTAL	
		PO 600031515 & 600031515	PO 600032155	PO 600032156	PO 600032157	Estimate		
Architect - Design Services	SBA	£ 31,800.00	£ 63,600.00	£ 137,800.00	£ 190,800.00	£ 424,000.00	Saunders Boston quote (Full scheme)	
Architect - Enhanced Interior Designer		£ -	£ -	£ -	£ -	£ -		
Architect - Scheme Presentation		£ -	£ -	£ -	£ -	£ -		
Structural - Consultant		£ 15,000.00	£ 37,500.00	£ 52,500.00	£ 45,000.00	£ 150,000.00		
M & E - Consultant		£ 22,500.00	£ 45,000.00	£ 52,500.00	£ 30,000.00	£ 150,000.00		
Building Control		£ -	£ 5,000.00	£ -	£ -	£ -		
Planning Consultant		£ -	£ 5,000.00	£ 5,000.00	£ 2,500.00	£ 12,500.00		
Planning Fees		N/A	£ 15,472.00	Client Direct	£ -	£ -	Planning Fees Payable Direct by Client	
Fire Engineer/Consultant		£ -	£ 2,500.00	£ 5,000.00	£ 12,500.00	£ 20,000.00		
Acoustic Consultant		£ -	£ 1,500.00	£ 3,500.00	£ 12,500.00	£ 17,500.00		
Landscape Consultant		£ -	£ -	£ 5,000.00	£ 5,000.00	£ 10,000.00		
Ecolov Consultant		£ -	£ -	£ -	£ -	£ -		
Third Party Approvals (Roofline, Envelope etc)		£ -	£ -	£ -	£ -	£ -		
Pool and Filtration Specialist Consultant		£ -	£ 1,000.00	£ 7,500.00	£ 12,500.00	£ 21,000.00		
Specialist Design Input (Drainage)		£ -	£ -	£ 10,000.00	£ 5,000.00	£ 15,000.00		
Specialist Design Input (Myths)		£ -	£ -	£ 7,500.00	£ 5,000.00	£ 12,500.00		
Specialist Design Input (Pavil)		£ -	£ -	£ 10,300.00	£ -	£ 10,300.00		
Specialist Design Input (Skate)		£ -	£ -	£ 3,000.00	£ -	£ 3,000.00		
Disbursements		£ 3,965.00	£ 9,080.00	£ 15,565.00	£ 13,816.90	£ 42,426.90		
BREAM Consultant		£ -	£ -	£ -	£ -	£ -	Assumed not required	
BREAM Design Related Fees		£ -	£ -	£ -	£ -	£ -	Assumed not required	
Life Cycle and Energy Consultant		£ -	£ -	£ -	£ -	£ -		
SUB-TOTAL PROFESSIONAL SERVICES		£ 73,265.00	£ 181,652.00	£ 315,165.00	£ 334,616.90	£ 889,726.90		
SURVEYS: See Survey & Investigation Tab								
CONSTRUCTION								
Management		£ 5,000.00	£ 5,000.00			£ 10,000.00		
Site Investigation P1		£ 1,500.00				£ 1,500.00		
Site Investigation P2		£ 3,500.00	£ 10,000.00			£ 10,000.00		
Topographical Survey						£ 3,500.00		
Architectural						£ -		
Structural						£ -		
Utility Surveys		£ 3,500.00	£ -			£ 3,500.00		
Drainage CCTV		£ 5,000.00	£ -			£ 5,000.00		
Services Capacity Assessment		£ 2,500.00				£ 2,500.00		
Other Surveys			£ 5,000.00	£ 5,000.00		£ 10,000.00		
R&D Asbestos Surveys					£ 10,000.00	£ 10,000.00		
Survey Contingency		£ 1,050.00	£ 1,000.00	£ 250.00		£ 2,300.00		
PLANNING - PROVISIONAL								
Management		£ 5,000.00				£ 5,000.00		
Ecological Surveys		£ 5,000.00	£ -			£ 5,000.00		
Solar Glare		£ 2,500.00				£ 2,500.00		
Transport Assessment		£ 2,500.00				£ 2,500.00		
Flood Risk Assessment		£ 3,000.00	£ -			£ 3,000.00		
Lighting Assessment		£ 5,000.00	£ -			£ 5,000.00		
Noise Assessment		£ 5,000.00	£ -			£ 5,000.00		
Travel Plan		£ 2,500.00	£ -			£ 2,500.00		
Archaeological Desk Based Assessment		£ 1,500.00	£ -			£ 1,500.00		
Other Surveys		£ 27,950.00	£ 3,000.00			£ 30,950.00		
Design Contingency	Curio	£ 15,000.00	£ 5,000.00			£ 20,000.00		
BREAM Surveys Allowance		£ -	£ -	£ -	£ -	£ -		
SUB-TOTAL SURVEYS AND INVESTIGATIONS		£ 27,950.00	£ 69,050.00	£ 29,000.00	£ 5,210.00	£ 101,210.00		
CONTRACTOR								
Contractor Management	Curio	£ -	£ 10,000.00	£ 25,000.00	£ 25,000.00	£ 65,000.00	Precon	
Construction Estimate (Full scheme incl - Sports Hall, Rifle Range)	Curio				£ 14,369,702.51	£ 14,369,702.51	Stage 3 (including SE requirements and events kitchen)	
Construction Estimate (load court)	TBD				£ 489,700.00	£ 489,700.00	Prov Budget (increased)	
Construction Estimate (Staircases)	TBD		£ -	£ -	£ 247,000.00	£ 247,000.00	Quote (example received from Haverick)	
Construction Estimate (Demo of conference centre)	Councils Direct				£ 500,000.00	£ 500,000.00	Estimated - £500k	
Contingency 5%	FDC	£ 7,615.75	£ 11,777.60	£ 17,270.75	£ 846,550.97	£ 883,215.07	Council Held - 5%	
SUB-TOTAL CONTRACTOR		£ 17,615.75	£ 36,777.60	£ 42,270.75	£ 16,452,953.48	£ 16,549,617.58	Includes inflation to April 2026	
SPECIALIST EQUIPMENT SERVICES								
Specialist Equipment Design via Alliance Leisure (Fitness)	Freedom	£ -	£ -	£ -	£ -	£ -	Assumed leased by Operator	
Specialist Equipment Design via Alliance Leisure (Wellness)	Freedom	£ -	£ -	£ -	£ -	£ -	Assumed leased by Operator	
Specialist Equipment Design via Alliance Leisure (Studio)	Freedom	£ -	£ -	£ -	£ -	£ -	Assumed provided by operator	
Specialist Equipment Design via Alliance Leisure (Audio Visual / Storage)	Fluoriform	£ -	£ 2,500.00	£ -	£ 89,000.00	£ 91,500.00	Quote 022.10.25	
Specialist Equipment Design via Alliance Leisure (Reception, Kitchen and Bar)	DBL	£ -	£ 3,450.00	£ 3,450.00	£ 137,273.00	£ 144,173.00	Quote from DBL	
Specialist Equipment Design via Alliance Leisure (Access Control)	DBL	£ -	£ -	£ -	£ 35,000.00	£ 35,000.00	Budget Allocation	
Specialist Equipment Design via Alliance Leisure (Loose Pool)	TBD	£ -	£ -	£ -	£ -	£ -	Assumed provided by operator	
Specialist Equipment Design via Alliance Leisure (Loose Fitness)	FDC	£ -	£ -	£ -	£ -	£ -	Purchased direct by FDC	
Specialist Equipment Design via Alliance Leisure (Furniture)	Freedom	£ -	£ -	£ -	£ 25,000.00	£ 25,000.00	Budget Allocation	
Specialist Equipment Design via Alliance Leisure (Adventure Play)	Play Rev	£ -	£ -	£ 4,500.00	£ 150,000.00	£ 154,500.00	Estimate from Play Rev	
Specialist Equipment Design via Alliance Leisure (Hes)	TBD	£ -	£ -	£ -	£ 35,000.00	£ 35,000.00	Budget Allocation	
SUB-TOTAL SPECIALIST EQUIPMENT SERVICES		£ -	£ 5,950.00	£ 7,950.00	£ 481,273.02	£ 495,173.02		
DELIVERY SERVICES								
Project Management and Employers Agent	Varsity	£ -	£ 6,000.00	£ 50,080.00	£ 72,620.00	£ 152,123.69	Quote from Varsity	
Quantity Surveyor and Contract Administration	Varsity	£ -	£ -	£ -	£ -	£ -	Estimate	
Principal Designer (CDM - appointed by Alliance Leisure)	SBA	£ -	£ -	£ 5,000.00	£ 8,000.00	£ 20,000.00	Quote from SBA	
Principal Designer (BSA - appointed by Alliance Leisure)	SBA	£ -	£ 1,500.00	£ 6,000.00	£ 9,000.00	£ 23,500.00	Quote from SBA	
ALS Development Management and Delivery	ALS	£ -	£ 5,000.00	£ 42,000.00	£ 65,000.00	£ 130,694.74	£ 242,694.74	Lower than framework %
T&E (stakeholder and community engagement)	T&E	£ 5,000.00	£ 3,000.00	£ 5,000.00	£ 10,000.00	£ 23,000.00	T&E	
Clerk of Works (if required)	Omnea	£ -	£ -	£ -	£ -	£ 50,000.00	Estimate	
Consultant support - operational contract / management fee change	FMG	£ -	£ -	£ 5,000.00	£ 5,000.00	£ 10,000.00	Support with operational contract	
UKF Access Fee	UKF	£ -	£ -	£ -	£ -	£ 40,428.06	Estimate	
SUB-TOTAL DELIVERY SERVICES		£ 5,000.00	£ 15,000.00	£ 113,080.00	£ 169,620.00	£ 397,246.49	£ 700,446.49	
PROJECTED FEE TOTAL		£ 32,950.00	£ 176,430.75	£ 966,393.60	£ 540,255.75	£ 17,876,089.89	£ 18,775,213.99	
ACCESS AGREEMENT SUB TOTAL						£ 1,114,696.10		



01 Building Section : A-A
1 : 100

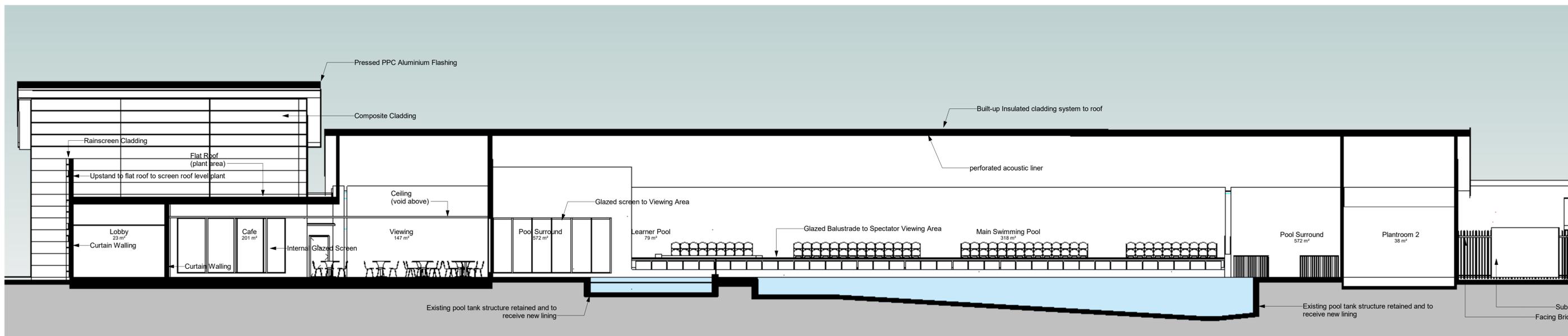
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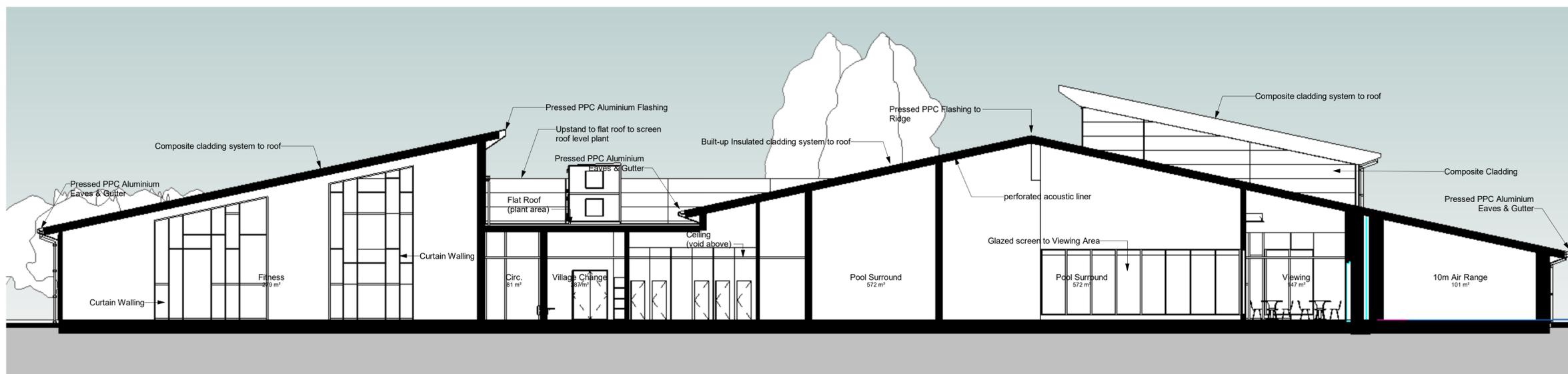
CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSION/DEMOLITION



02 Building Section : B-B
1 : 100



03 Building Section : C-C
1 : 100

P06	Planning Submission	28/11/25	NS	JH
P05	Updated to include comments from FDC	29/10/25	NS	JH
P04	Updated to S.E. scheme	14/11/25	NS	JH
P03	Stage 2	10/09/25	NS	JH
P02	Update after client cost meeting 04/09/25	05/09/25	NS	JH
P01	Draft Stage 2	29/08/25	NS	JH
No.	Revision	Date	CHK	Auth

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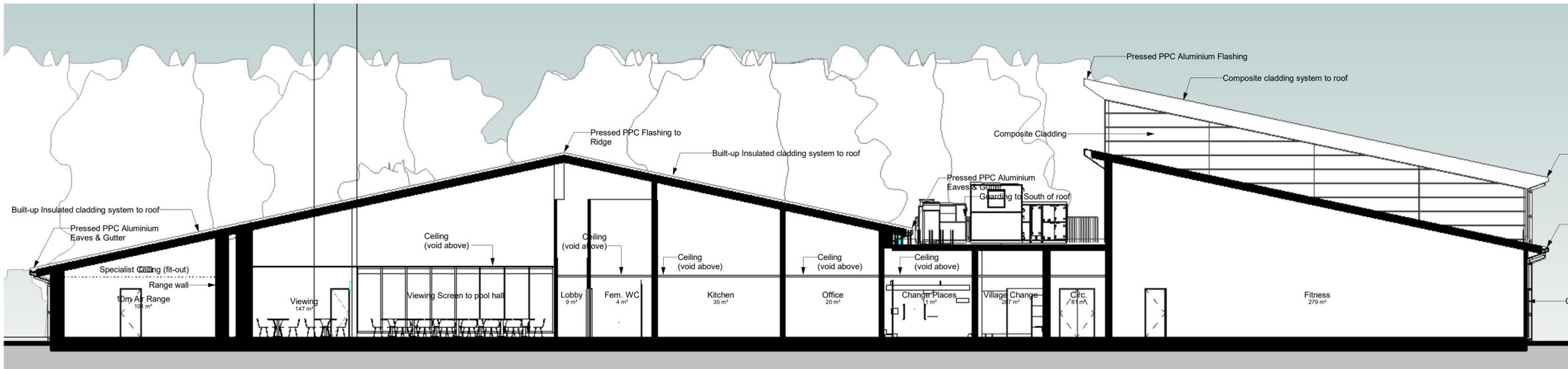
The Generator, The Gallery, King's Wharf
The Quay, Exeter EX2 4AN
T: 01392 346827
www.saundersboston.co.uk

PLANNING

SBA Project Code	Drawn	JH	Date	28/08/25
2049	Checked	NS		

Client: Alliance Leisure/ Fenland District Council
Job: Manor Leisure Centre Feasibility
Drawing: Building Sections

Scale	Revision					
As indicated @A1	P06					
project	originator	zone	level	type	role	number
2049-SBA						-A-110



04 Building Section : D-D
1 : 100

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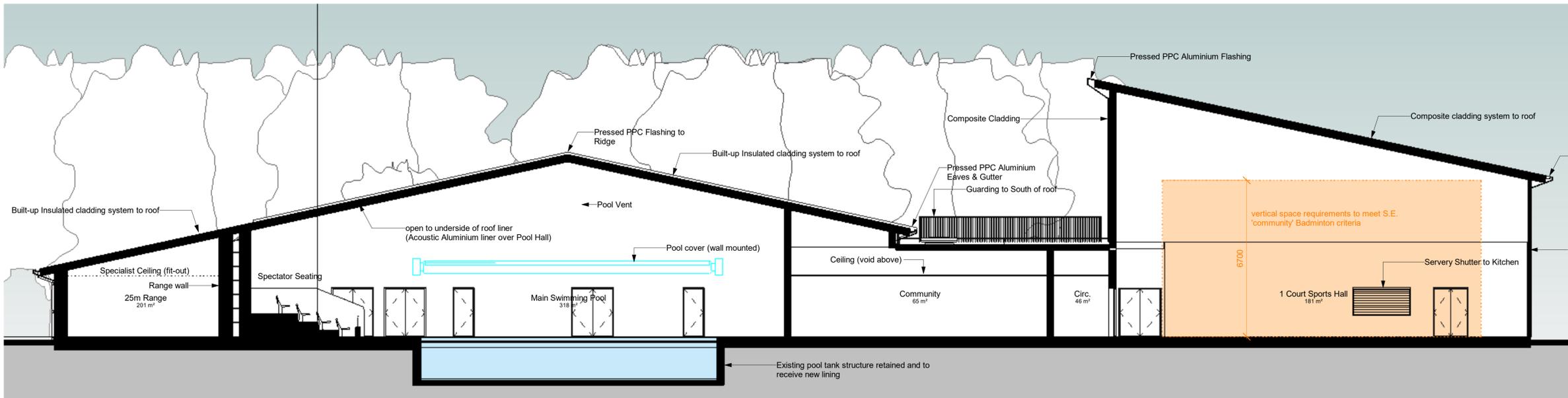
CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSION/DEMOLITION



05 Building Section E-E
1 : 100



06 Building Section : F-F
1 : 100

P06	Planning Submission	28/11/25	NS	JH
P05	Updated to include comments from FDC	29/10/25	NS	JH
P04	Updated to S.E. scheme	14/11/25	NS	JH
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P02	Update after client cost meeting 04/09/25	05/09/25	NS	JH
P01	Draft Stage 2	26/08/25	NS	JH
No.	Revision	Date	CHK	Auth

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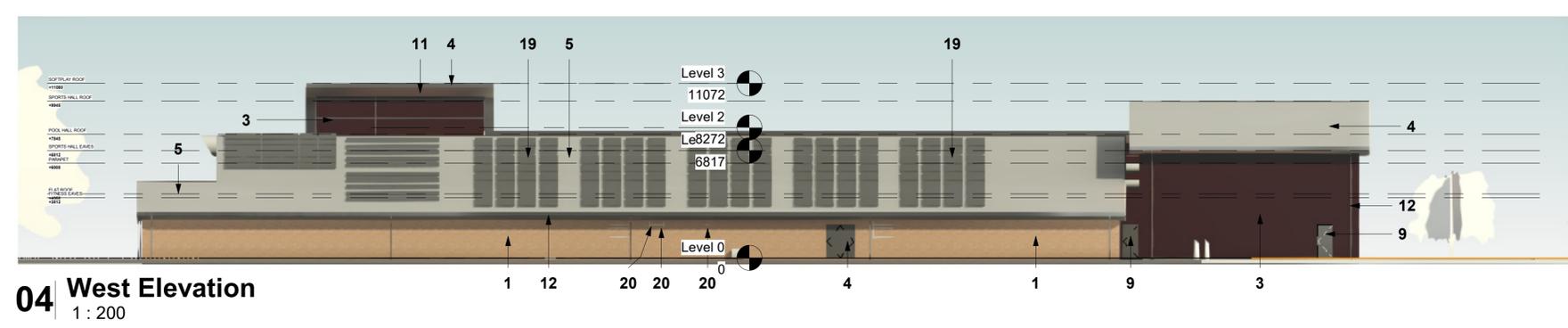
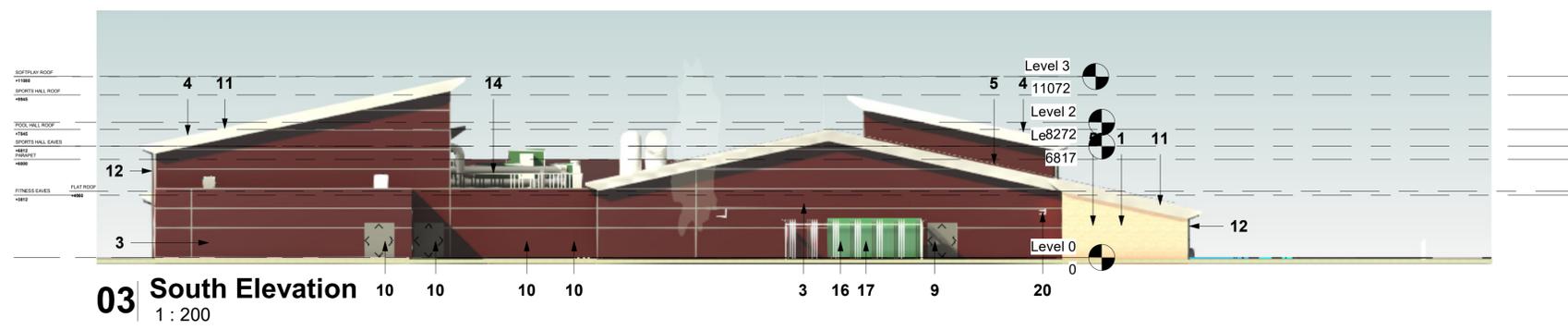
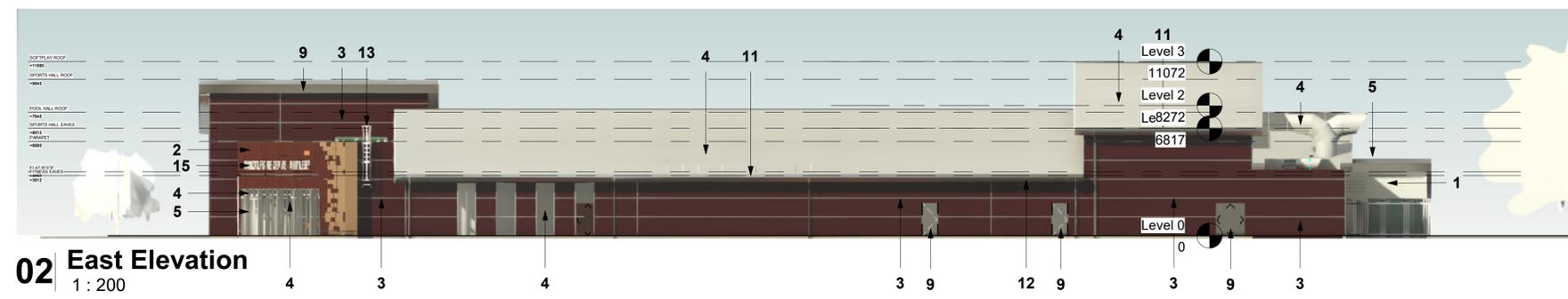
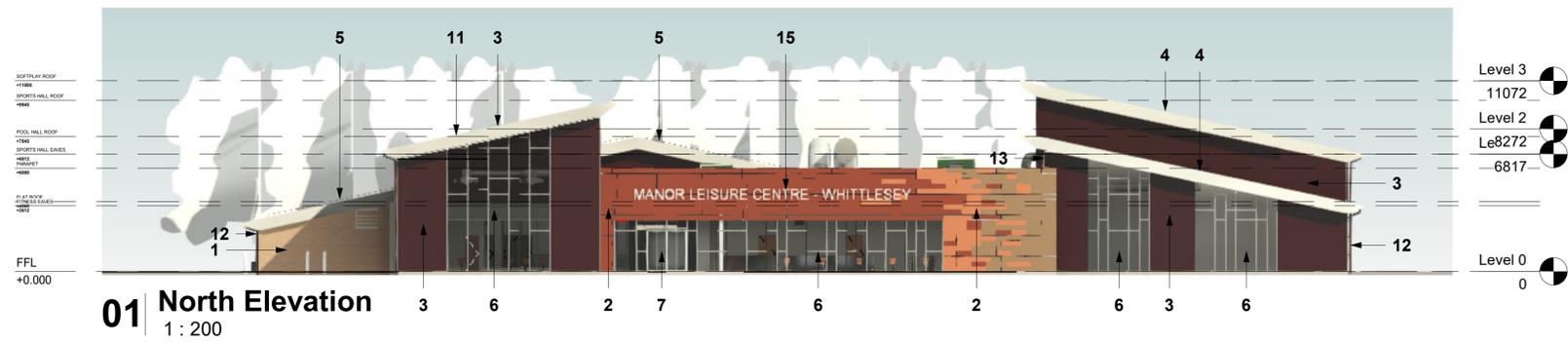
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110192 346627
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PLANNING

SBA Project Code	Drawn	JH	Date	28/08/25
2049	Checked	NS		

Client: Alliance Leisure/ Fenland District Council
Job: Manor Leisure Centre Feasibility
Drawing: Building Sections

Scale: As indicated @A1	Revision: P06					
project	originator	zone	level	type	role	number
2049-SBA						-A-111



- | No. | Note |
|-----|--|
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HEALTH, SAFETY & ENVIRONMENTAL INFORMATION
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CONSTRUCTION
MAINTENANCE/CLEANING
DECOMMISSION/DEMOLITION

LEGEND - Elevation

1. Facing Brickwork
2. Rainscreen cladding
3. Composite cladding panel
4. Composite Roofing Panel
5. Built-up Roofing Panel
6. Curtain walling system
7. Main Entrance Door (Glazed)
9. aluminium M.O.E external door (Glazed)
10. Metal external security door
11. Aluminium Pressed Metal Fascia and Soffit
12. Aluminium gutter (hidden within profiled Fascia and Soffit) + RWP
13. Metal M.O.E stair
14. Metal Balustrade Guarding
15. Aluminium Building Signage
16. GRP substation by MEP
17. Security Fencing to Plant Areas
19. PV array installation to pool hall roof (subject to change during RIBA stage 3/4)
20. Metal Louvre to MEP design

No.	Revision	Date	CHK	Auth
P06	Planning Submission	28/11/25	NS	JH
P05	Updated to include comments from FDC	29/10/25	NS	JH
P04	Updated to S.E. scheme	14/11/25	NS	JH
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P01	Draft Stage 2	05/09/25	NS	JH
No.	Revision	Date	CHK	Auth

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PLANNING

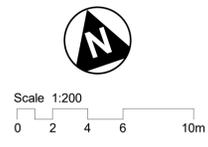
SBA Project Code	Drawn	Author	Date
2049	Checked	Checker	04/14/14

Client: Alliance Leisure/ Fenland District Council

Job: Manor Leisure Centre Feasibility

Drawing: Materials Elevations

Scale: As indicated @A1	Revision: P06
project: 2049-SBA	role number: -A-202





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CONSTRUCTION
MAINTENANCE/CLEANING
DECOMMISSION/DEMOLITION

Legend - Site Boundaries

- Red Line Boundary (Application)
- Blue Line Boundary (Ownership)



Scale 1:2000
 0 20 40 60 100m

P06	Planning Submission	28/11/25	NS	JH
P05	Updated to include comments from FDC	29/10/25	NS	JH
P04	Updated to S.E. scheme	14/11/25	NS	JH
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PLANNING

SBA Project Code	Drawn	Author	Date	04/14/14
2049	Checked	Checker		

Client
 Alliance Leisure/ Fenland District Council

Job
 Manor Leisure Centre Feasibility

Drawing
 Location Plan

Scale	Revision
As indicated @A1	P06
project originator zone level type role number	
2049-SBA	-A-502

1 | Site - Proposed Location plan
 1 : 2000

The Manor Leisure Centre Engagement Report.



AllianceLeisure

Post Survey Analysis and Engagement Insights

October 2025

1. Introduction

Fenland District Council is undertaking a major development to replace the existing Manor Leisure Centre in Whittlesey, with a proposal to move from two current buildings to one refurbished facility that integrates leisure, health, and community services.

The engagement report was commissioned to gather essential insight from residents, service users, and stakeholders regarding this redevelopment, thereby ensuring the facility design reflects local needs, enhances community access, and supports healthier lifestyles across the district.

The research explores current centre usage, priorities for improvement, and barriers to participation, all of which will directly inform the design and planning of the redeveloped Manor Leisure Centre.

Objectives were to:

- (i) Understand usage and engagement;
- (ii) Define priorities and barriers;
- (iii) Outline community expectations for the new facility.

581

participants in
survey

2. Executive Summary

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.

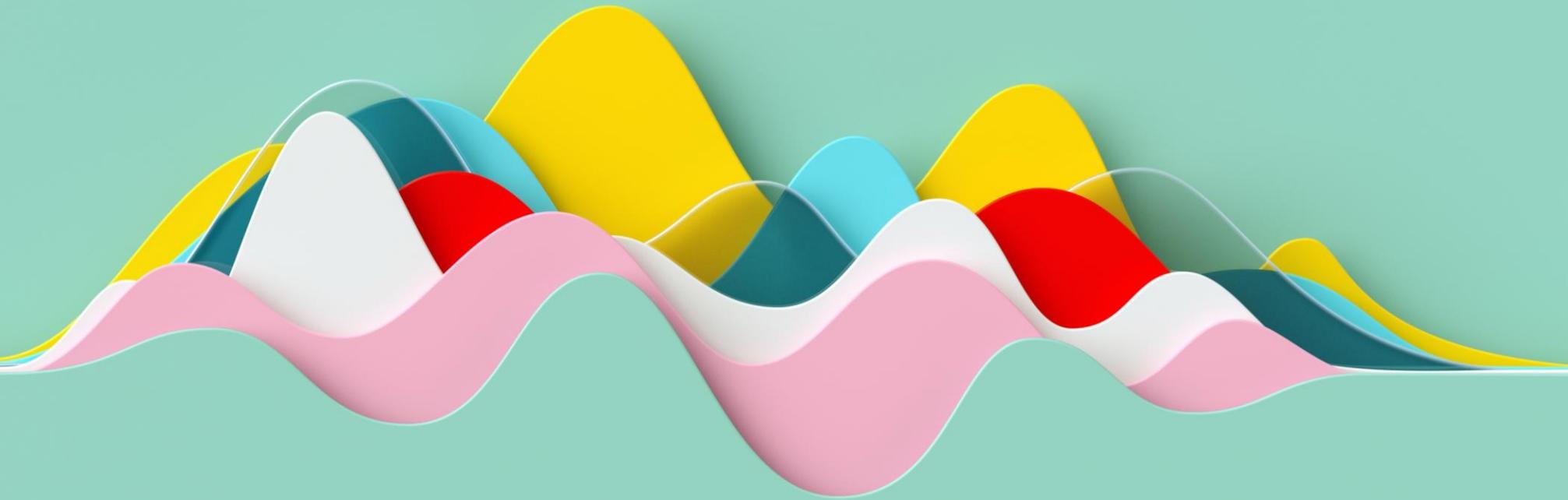
Public feedback reveals a **strong desire for significant modernisation**, as the existing facility is widely viewed as outdated, cramped, and poor value for money compared to alternatives.

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.



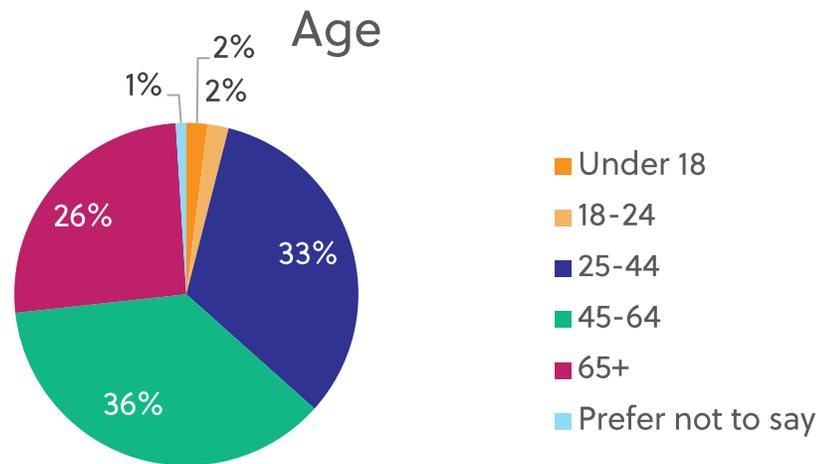
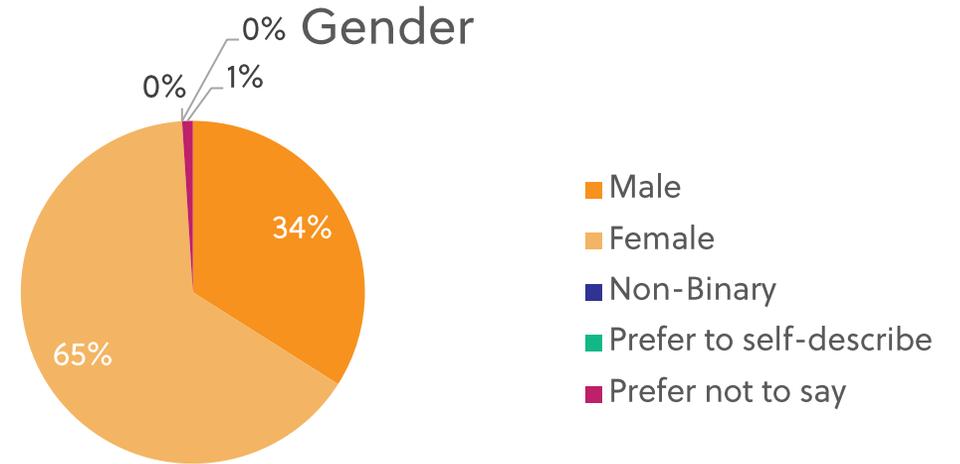
Survey Results

3. Survey Results

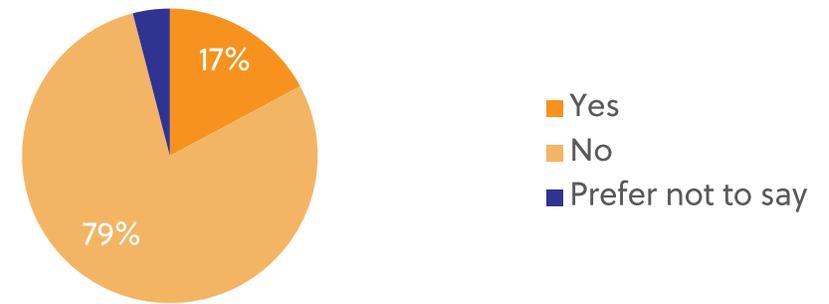
Sample Profile (Demographics and Context)

The report provides context on the survey participants:

- **Sample Size:** 581 participants.



Long-term physical or mental illness, impairment or disability?



3. Survey Results

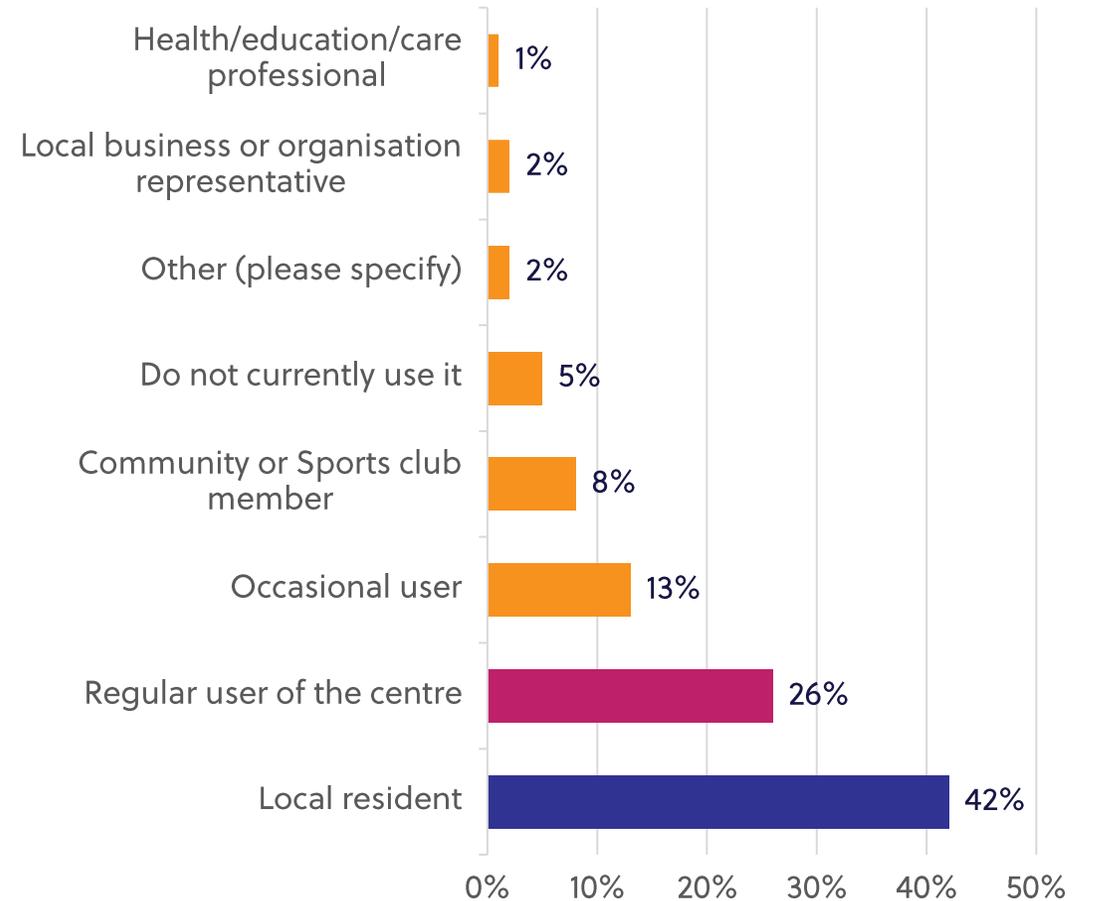
Sample Profile (Demographics and Context)

- **Location:** 80.14% of the respondents (456 people) reside in the PE7 postcode area.

Top 5 Areas:

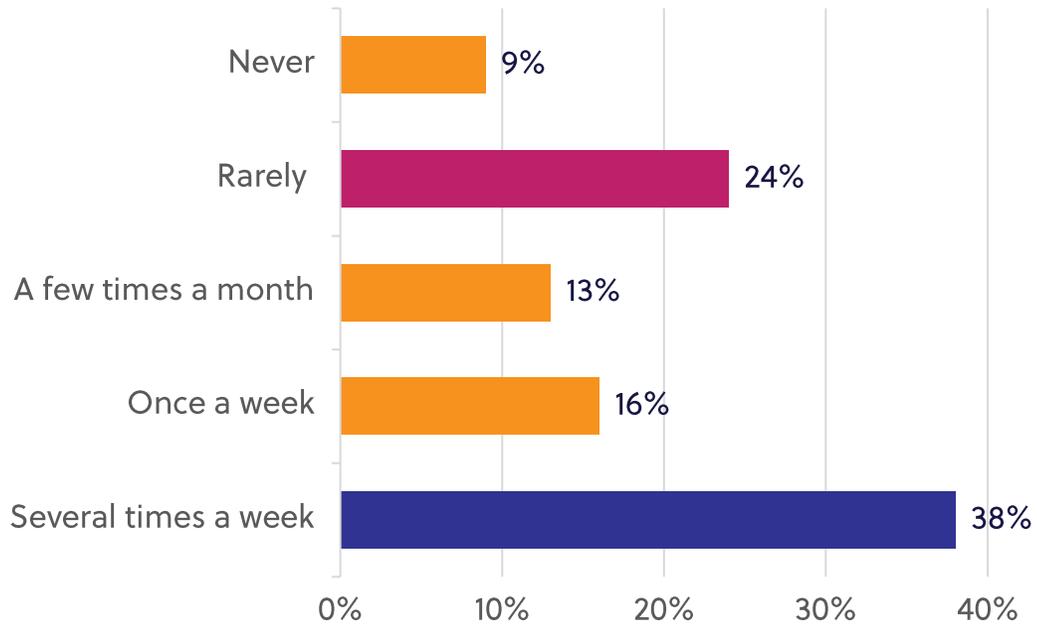
Postcode	Number	% of Total
PE7	456	80.14%
PE2	15	2.64%
PE15	10	1.76%
PE71R	9	1.58%
PE6	7	1.23%

What is your relationship to the Manor Leisure Centre?

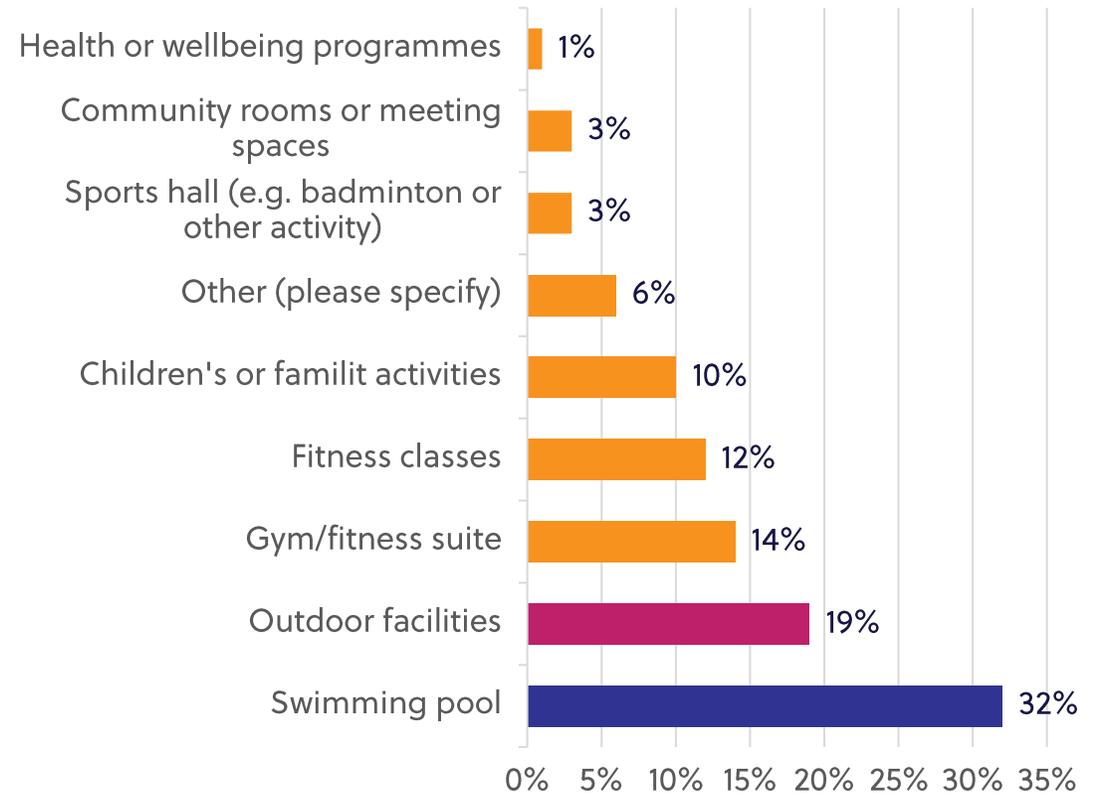


3. Survey Results

1: How often do you use the Manor Leisure Centre?



2: What facilities do you currently use at the centre?



Open Text Detail for "Other" Facilities Used: **Whittlesey Rifle Club / Rifle Range / Shooting: 43.5%** of "Other" responses **Dog Walking / Fields for Walking: 9.7%** of "Other" responses. **Dancing / Ballroom Dancing / T Dance: 8.1%** of "Other" responses

3. Survey Results

3: If you do not currently use the centre, please tell us why:

The reasons for non-use are dominated by dissatisfaction with facility quality and cost. The main barriers cited were that **Facilities do not meet my needs (32%)** and the **Cost is too high (29%)**. Other common reasons, such as preferring other venues (7%), inconvenience (3%), or lack of awareness (2%), played a much smaller role.

4: What are your top priorities for the redeveloped Manor Leisure Centre? (Multiple-choice)

Respondents **prioritised upgrading core amenities, comfort, and social capacity**. The three highest priorities selected were modernised and accessible **swimming facilities (17%)**, improved **changing rooms and toilets (16%)**, and the addition of a **Café and social space (14%)**. Refurbished **gym facilities (12%)** and **improved parking and access (10%)** were also prominent concerns.

Open Text Detail for "Other" Redevelopment Priorities (Specific Demands)

While the multiple-choice focused on general amenities, the specific open-text priorities highlight crucial niche requirements.

The top specific priority requested was the Support and Improvement of Rifle Club / Shooting Facilities (18.6%), with users requesting the maintenance, upgrade, or expansion of the existing facilities.

The second most specific demand was for Improved Netball and Tennis Courts (13.7%), directly linked to enabling local clubs (such as Whittlesey Warriors) to host home matches due to poor surfaces

3. Survey Results

5: Open Text Question: What would encourage you (or your organisation) to use the centre more regularly? Are there barriers that stop you using the facility at the moment?

Analysis of this feedback revealed a widespread negative sentiment toward the **existing infrastructure**, often described as dated, run-down, and overpriced.

Approximately 28% of responses cited poor facilities, including outdated, dirty, or refurbishment-needed areas. The issue of Cost being too high / poor value for money accounted for ~22% of comments, frequently comparing the centre unfavourably against cheaper, better-equipped competitors like PureGym.

Furthermore, the gym was criticized for being too small, cramped, or lacking equipment (~18%), and swimming issues, primarily the pool temperature being too cold or restricted public timetables, accounted for ~15% of barriers.

6: Open Text Question: Are there particular groups or communities you feel should be better supported at the centre?

The two groups most frequently identified for needing better support were **Disabled people and those with accessibility needs (approx. 12%)**, who requested improved physical access (e.g., pool entry) and fairer membership pricing.

This was immediately followed by the **Whittlesey Warriors Netball Club / Netball Users (approx. 10%)**, due to the poor condition of the courts preventing them from hosting matches.

Young people / Teenagers (under 18s) (9%) and Older Adults (60+) (7%) were also highlighted as groups requiring specialized activities or spaces.

3. Survey Results

7: Open Text Question: Please share any other comments, suggestions or ideas that could help shape the redevelopment of the Manor Leisure Centre.

The single most common suggestion was the addition of a Café / social space (~27%), emphasizing its role as a family-friendly community hub and potential revenue generator.

The need for a bigger, modernised gym & fitness spaces was cited by ~20%, with demands including 24/7 access and improved ventilation.

Other key themes included Swimming pool improvements (~18%) such as warmer water and family fun features, and improvements to Parking, access & external facilities (~15%).

Approximately 10% of suggestions requested the reinstatement of spa / wellness facilities (sauna, steam room, jacuzzi).

Overview of Survey Results

Overall Sentiment and Modernisation

Public feedback demands significant modernisation, as the current centre is widely considered outdated, cramped, and poor value for money compared to alternatives. Despite these concerns, engagement was high. Overall sentiment is supportive of a project that would spearhead a comprehensive refurbishment to meet modern standards of quality, cleanliness, and accessibility.

Primary Barriers to Participation

Usage is significantly constrained by poor and outdated facilities (28%) and high membership costs relative to quality (22%). Other major barriers include the small, overcrowded gym (18%) and persistent issues with pool temperature and restricted public timetables (15%).

Top General Facility Priorities

Core facility upgrades are prioritized, led by the need for modernised, accessible swimming facilities (17%) and improved changing rooms and toilets (16%). Users also strongly requested a refurbished gym with better equipment (12%) and improved parking and site access (10%).

Niche Community and Outdoor Sports

Specific community groups require support, particularly the Whittlesey Rifle Club (18.6% of open text priorities) and the Whittlesey Warriors Netball Club (10%). There is a strong desire and demand for resurfacing the Netball and Tennis Courts (13.7%) and improving accessibility for disabled users (12%).

Social and Wellness Demands

The single most common suggestion was the addition of a Café/social space (27%) to function as a family-friendly community hub. There is also strong demand for reintroducing spa and wellness amenities, such as a sauna, steam room, and relaxation facilities (10% of suggestions), to broaden appeal.



Stakeholder Engagement

4. Stakeholder Engagement

15 September 2025

Attendees:

Alliance Leisure, Fenland Council , Rifle Club , Friends of Manor , Disabled Group , Local Clergy and Social Dance Club Chair, Whittlesey Manor Dolphins Swim Club, March Swim Club, COPS – Swimming Club.

Preserving and Enhancing Niche Facilities (Rifle Club and Swimming)

There was a strong sentiment among existing clubs to ensure their highly specific needs were met in the new design. The Rifle Club emphasised the need for power in the shooting area for computers/machines, security doors, separate IT, and provisions for Paralympic access.

Similarly, the competitive swim clubs (Whittlesey Manor Dolphins, March Swim Club, and COPS) focused on retaining starting blocks, ensuring dedicated storage for equipment (floats, timing pads), and suitable lighting for galas.

Addressing Accessibility and Safety

A major focus was placed on improving accessibility across the site. The need for Wheelchair accessibility for all areas was noted by the Rifle Club, alongside specific mentions of disabled group provisions

like a pool pod (from the Fenhands group). Safety around the site was also discussed, including external CCTV coverage (for car park, play/skatepark), lighting for walkways, and necessary safeguarding specifications for changing cubicles during galas.

Operational and Logistical Concerns

Stakeholders raised practical logistical issues related to the construction and operation of the new facility. This included concerns over parking for galas (with a need to retain field access for overflow parking), the requirement for an accessible toilet off the corridor rather than the clubroom for privacy and hygiene, and the need to relocate the skatepark prior to the main works.

There was also a notable request to bring two existing changing rooms back into use for gym relocation during the build.

4. Stakeholder Engagement

Operational Preferences and Technology

Freedom Leisure provided clear preferences for operating the new facility. They favoured the Life Fitness brand for gym equipment over the currently used Techno. For the life support system, Lynxsight was the preferred supplier. They also expressed a preference for padlocks on lockers and using the Gladstone system (Omega) for access gates.

Swimming Pool and Competition Readiness

The discussion included specific technical requirements for the pool to support high-level competitive use, indicating an intent to host Level 3 competitions. Operational storage was a concern, specifically the need for adequate storage for pool equipment. There was also a question regarding the retention of feature walls in the pool hall and confirmation that contractors are investigating a Hydrolyser preference for the swim pool.

Development Opportunities and Future Amenities

The operator and Council explored potential revenue-generating additions and upgrades. These included introducing soft play and ensuring the gym size accommodates latent demand. Consideration was given to the external layout, specifically the potential for Padel courts to be moved adjacent to the building.

Construction Logistics and Site Preparation

Several actions were noted to prepare the site for the main construction works. This includes confirming that Fenland District Council will organise the gym kit move and that the Skatepark relocation must occur prior to the main works. Additionally, two existing changing rooms need to be remediated (brought back into use) to allow for the gym relocation during the construction period. The creation of a new play zone adjacent to the tennis courts is also planned for early next year through to March.



Public Engagement

5. Summary of Public Engagement Sessions

The public engagement sessions were conducted during September 2025 & October. There were four public engagement sessions in total, split equally between two groups of current users of the facility and two groups of non-users, plus a drop-in session at the market square and Manor Leisure Centre. In total, 12 people attended the four groups, with 70 people attending the drop-in session. The attendance featured an even split between genders and a good range of ages. All focus group sessions were held online and lasted approximately 60 minutes. The drop-in session held face-to-face discussions with the public, elected members and user groups. The focus group sessions were conducted by Active Insight Directors Julie Allen, Mike Hill and Dave Monkhouse, the drop-in session was conducted by Fenland DC representatives and Alliance Leisure.

Key Themes and Findings:

1. Activity Levels and Importance of Wellbeing
2. Barriers to Use
3. Desired Additional Facilities
4. Additional Health-Related Services
5. Feedback on the design

Activity Levels and Importance of Wellbeing

Participants highlighted that wellbeing is supported by accessible, comfortable, and inviting spaces that facilitate both physical activity and social connection.

- **Social Role:** Social interaction was deemed vital for mental well-being, with activities like netball clubs or group walks considered crucial.
- **Community Hub:** For some, the centre already serves as a community hub, fostering a sense of belonging that enhances overall mental health.
- **Welcoming Environment:** Participants emphasised the importance of well-lit, welcoming, and inclusive facilities that encourage confidence, especially for new users. Visits were often valued as enjoyable "treats," essential for maintaining mental and physical health

5.1 Summary of Public Engagement Focus Group Sessions

Barriers to Use

Focus group participants identified several significant barriers that discourage regular use of the existing facilities:

- **Childcare:** The lack of a crèche was mentioned, making it difficult for young parents to participate confidently.
- **Activity Timetables:** Limited Group Exercise (GX) classes, particularly on evenings and weekends, restricts access for working or busy families.
- **Parking and Social Space:** Parking difficulties limit accessibility during peak times, and the absence of a café or social area was repeatedly mentioned as a deterrent for attendees who wished to stay longer and socialise.
- **Physical Condition:** Frustration was expressed over the current physical condition of the centre's sports courts and surfaces, with attendees emphasising the need for upgrades and future-proofing, especially for tennis and netball.

Desired Additional Facilities

Participants called for a comprehensive upgrade to create a modern, brighter, and more welcoming leisure centre. Key facilities suggested included:

- **Social & Support Infrastructure:** A crèche or childcare facility and a café or social area to encourage longer stays and facilitate community socialising were highly requested.
- **Core Upgrades:** The need for modern, clean, and upgraded showers and changing areas to improve hygiene and comfort was emphasised, with most attendees at the face-to-face sessions pleased to see the changing village approach for swimming, with less than 5% expressing a dislike for that approach.
- **New Activities & Spaces:** Suggestions included outdoor sports courts (tennis and padel courts) with future-proofed surfaces, multi-purpose sports halls (for gymnastics, dance, etc.), and the addition of climbing or bouldering walls to diversify activities.
- **Community Space:** Participants requested larger community halls suitable for weddings and larger groups, alongside versatile indoor spaces for a broad range of community and sporting activities.

5.2 Summary of Public Engagement Focus Group Sessions

Additional Health-Related Services

Participants expressed strong interest in expanding support beyond traditional fitness to include holistic health services:

- **Health Assessments:** Requests were made for fitness assessments (like Bodytrax), health MOTs, and health screening sessions.
- **Holistic Support:** Participants desired facilities for physiotherapy, reflexology, or alternative therapies.
- **Education and Mental Health:** Suggested workshops included nutrition education (e.g., healthy eating programmes), health promotion, and access to counselling and mental health support services within the centre.

5.3 Drop-in Session - Feedback on the design.

Manor Leisure Centre Engagement Summary

Overall feedback on the proposals for Manor Leisure Centre was strongly positive, with many attendees expressing enthusiasm about the benefits to the local community. There was particular interest in the future of the swimming pool and repeated questions regarding funding sources. Opinions on the proposed changing village were mixed at earlier stages; however:

Pool Changing Rooms – The vast majority of the local community who attended are knowledgeable and satisfied about the swimming pool changing village approach. This was particularly the case for families who recognise the issues that the current split facilities mean for parents of the opposite gender attending with younger children. People were familiar with these changing rooms in other facilities within Cambridgeshire, but also in holiday resort swimming pools and particularly Center Parcs in the UK.

Comments were made regarding:

- Cubicle height above the floor;** these will match Sport England guidance.

- Visibility of the changing facilities from poolside,** the project team will consider this possibility whilst being mindful of cost and ventilation requirements.

- Potential for an all-gender private changing room;** the project team will consider this within the available space.

For clarity and reassurance, all individuals are afforded privacy via:

- 1.Private cubicle showers.

- 2.Private changing cubicles, including family and two-person options where additional space is required.

Additionally, the changing village approach will allow:

- Improved safeguarding, as families can change together.

- Reduced the likelihood of anti-social behaviour due to private cubicles and higher footfall.

- Higher levels of cleanliness and simpler cleaning processes, regardless of staff gender.

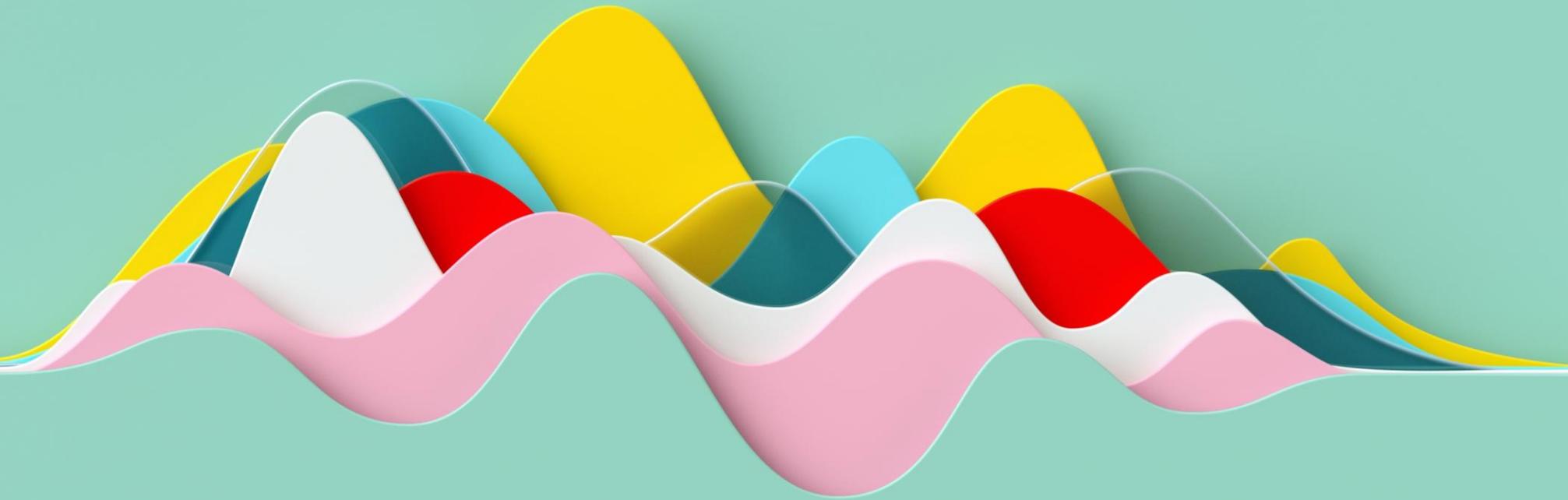
- Increased passive supervision, discouraging vandalism or inappropriate behaviour.

5.3 Drop-in Session - Feedback on the design.

•**Sauna Room** - One consultee mentioned adding a sauna. Local authority facilities do not now offer this sort of facility due to the cost of running, cleaning and maintenance compared with user numbers and the subsequent net cost of providing the facility.

The facility layout has been reviewed by Sport England's facility team and the technical facility officer from Swim England, with no concerns raised.

Other feedback included interest in car park access (with a preferred one-way approach), access to toilets for Parkrun users, improved lighting, reassurance that the building will be retained and upgraded rather than replaced, and opportunities for outdoor seating to support community groups, dog walkers and pets. Some comments queried the distance between the kitchen and bar. Renewable solutions such as solar panels and server banks supporting pool heating were positively received



Overview of Public Engagement

6. Overview of Public Engagement

Importance of Wellbeing and Social Connection - Participants consistently emphasised that wellbeing requires spaces that are accessible, comfortable, and inviting.

The centre is valued as a community hub that fosters a sense of belonging, with social interaction from activities like netball or group walks deemed crucial for mental wellbeing. Visits are considered enjoyable "treats" essential for maintaining health.

Primary Barriers Restricting Use - Major deterrents identified included practical and facility-based issues:

- Parking difficulties during peak times and the absence of a café or social area discouraged attendees from staying longer.
- Lack of a crèche or childcare facilities made confident participation difficult for young parents.
- Limited Group Exercise (GX) classes in the evenings and weekends have restricted access for working families.
- Frustration was expressed over the poor physical condition of the sports courts and surfaces, particularly for tennis and netball, necessitating upgrades.

Desired New Facilities and Services The groups called for a comprehensive upgrade resulting in a modern and brighter centre. Key requests included:

- Adding a crèche/childcare facility and a café/social area to encourage longer visits and community socialising.
- Modern, clean, and upgraded showers and changing areas.
- Introducing diverse activities like climbing or bouldering walls, and outdoor facilities such as Padel courts.
- Integrating holistic health support, such as fitness assessments (like Bodytrax), health MOTs, nutrition education, and access to physiotherapy or mental health support services.



Key Findings & Themes

7. Key Findings and Themes

There is a **strong, consistent public desire for significant investment**, as the current Manor Leisure Centre is widely considered outdated, cramped, and poor value for money when compared to modern alternatives. The primary barriers preventing greater use are the poor, dirty, and outdated facilities (28%), alongside membership costs deemed too high relative to the low quality (22%).

Users overwhelmingly prioritise substantial improvements to the main amenities, demanding **modernised and accessible swimming facilities (17%)** that include warmer water and better public timetables, alongside the urgent need for improved changing rooms and toilets (16%). The gym is criticised for being too small and lacking equipment, necessitating a larger, modernised gym (20% of suggestions), ideally with 24/7 access.

A major finding is the need for the **centre to evolve into a true community destination**, with the addition of a café/social space (27% of suggestions) being the single most common free-text request to encourage longer visits and social interaction. There is also suggestions for integrating health services, physiotherapy or mental health support. Wellness amenities (10% of suggestions).

Specific local clubs require facility improvements; the Rifle Club's preservation and enhancement (18.6% of specific priorities) and the urgent resurfacing of Netball and Tennis Courts (13.7%) are key concerns to enable local teams, like the Whittlesey Warriors, to host home matches.

Crucially, disabled people and those with accessibility needs (12%) are the most cited group requiring better support, including equitable pricing, improved physical access, and specific equipment like a pool pod.

Operational planning for the move to the new facility involves significant logistics. Logistical actions include confirming the Skatepark relocation prior to main works and remediating existing changing rooms for temporary gym use, while swimming clubs requested a 3-month delay to construction to mitigate financial deficits. External safety is also a concern, requiring improved parking, lighting for walkways, and external CCTV coverage.

Manor Leisure Hub

Project Risk Register

Revision 02

Date of Creation : 19/12/2025

Client = Council or Trust or Operator (the DMA / Call Off Contract Signee)
Contractor = Principle Contractor (Construction Contractor)

All Risk Register weighted values are indicative.
These are not explicit, contractual values, nor capped.

Hover Triangle for Guide Notes

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 LADs (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 phasing, 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			

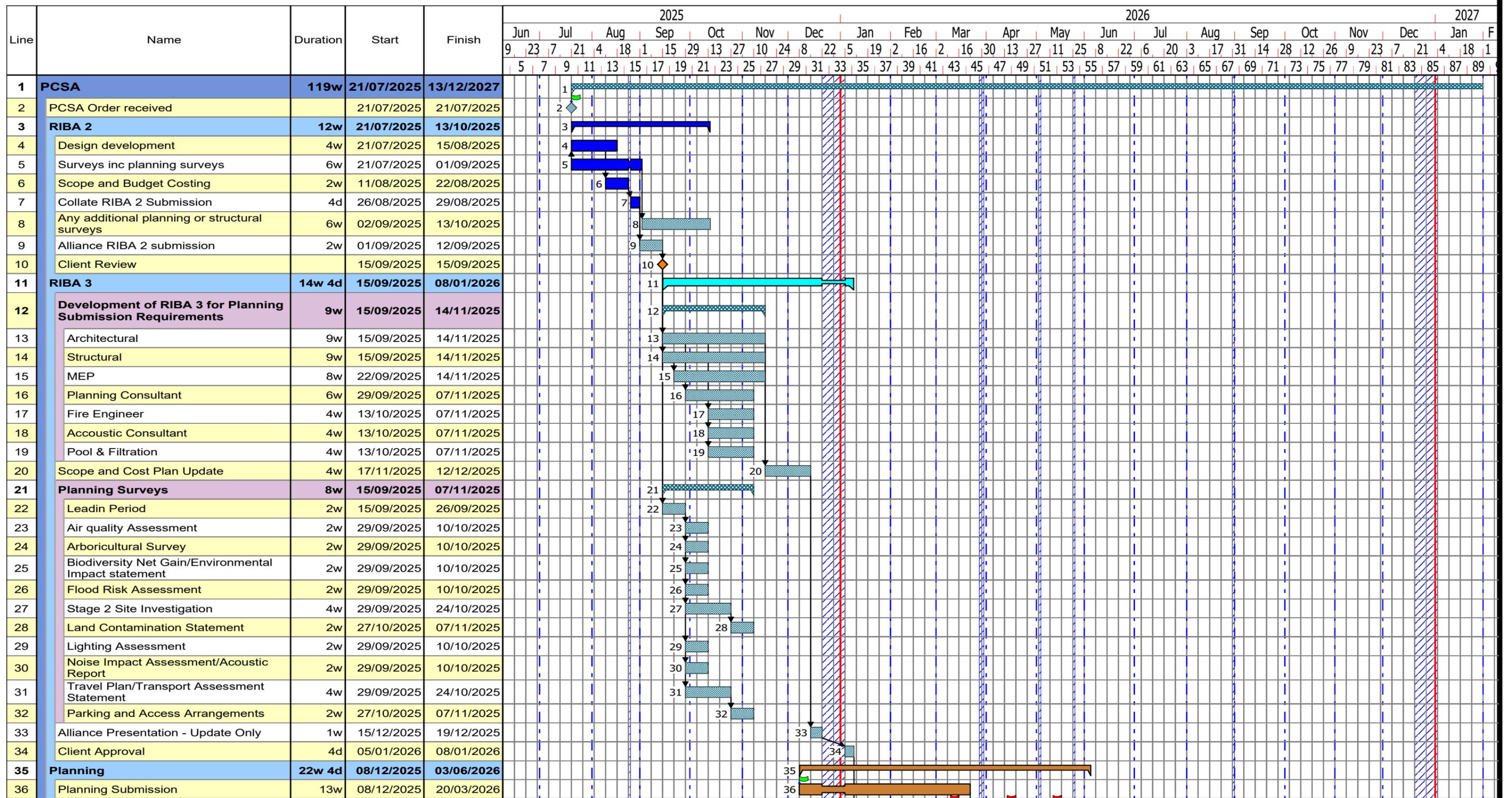
15	Planning conditions	Failure to discharge pre-commencement conditions in line with programme milestones	Active	Delay to commencement of works on site	3	4	12	Clear responsibilities for discharge of conditions. Delay in submission of application to discharge is contractor risk (during construction phase); delay due to late discharge of condition by LPA is Client risk. Early progression of planning conditions during Stage 4 being reviewed which would mitigate this risk. Curo programme for early padel and skate park is based on early clearance of planning conditions, this remains a risk to programme until conditions are known.	Contractor			Client could instruct to proceed at risk as FDC is both client & planning authority
16	Failure to obtain Planning Approval	Application is not supported at committee	Active	Appeal of refusal would cause delay	1	4	4	Low risk. FDC have confirmed PPA is in place and pre app meetings undertaken.	Client			Assume application would be amended and resubmitted
17	Rifle club fit out and specialist equipment	Unknown works required	Active	Non-compliance of existing design, re-design, cost increases, delay	2	3	6	FDC to consult rifle club. SBA/Curo to design to standard rifle range performance specification, Rifle club meeting being arranged by FDC.	Client			
18	Archaeological surveys	Discovery of items of archaeological interest	Active	Discovery of artefacts on site causes delay to progress	1	4	4	Low risk as no investigation requested by planning	Client			Delay due to a late client decision is both a Relevant Event & Relevant Matter
19	Highway works	LA insists design standards apply to any highway works	Active	Delay to progress	1	4	4	No works planned outside site boundary. Would be main contractor responsibility	Contractor			Delay would be Contractor responsibility
20	Surface water drainage	Surface water does not drain away as suggested by percolation tests	Active	Alternative drainage connection to main sewer required as alternative to attenuation	1	3	3	Ongoing monitoring of design works.	Client			
21	Statutory services connections	Installation of substation / incoming electrical service delayed	Active	Delay to handover of building due to lack of mains power	1	4	4	Establish and utility requirements at early stage. Ensure early engagement and procurement. Coordinate activities on site. This remains a cost risk until utility provider quotations are obtained. Project team reviewing options for early DNO quotations and orders to mitigate programme risk.	Client			
22	Delays by Local Authority	Late approval by LA causes project delay	Active	Delay to progress	1	4	4	Delay by Statutory Authority is Relevant Event	Client			Relevant Event & Relevant Matter
23	Costs associated with Planning Applications/NMAs	Client decides to amend requirements	Active	Design time and approval would cause significant project delay	2	4	8	Ensure sufficient review pre-contract to finalise Client's requirements. Potential design changes related to SE funding.	Client			
24	Licences, bonds and deposits for S278 works	LA decides works are outside boundary and require approval under S278	Active	Additional cost and delay to progress	1	4	4	Early engagement with LA to review design proposal	Client			
25	Legal easements, relocations, title right relating to statutory services	Discovery and resolution of existing easements, etc	Active	Delay to progress	1	5	5	Early engagement with Statutory Authorities. Delay by Statutory Authority is Relevant Event.	Client			Relevant Event & Relevant Matter
26	Ground contamination	Unforeseen ground contamination discovered during excavation	Active	Delay to progress and additional cost	1	4	4	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.	Client			
27	Obstructions in ground	Unforeseen obstructions and items in ground discovered during excavation	Active	Delay to progress and additional cost	1	4	4	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.	Client			
28	Asbestos	Unforeseen asbestos discovered during excavation	Active	Delay to progress and additional cost	2	3	6	Surveys being undertaken to establish existing condition and inform design development. Ensure works are executed in accordance with survey results. Undertake further surveys / investigations if necessary. Existing asbestos info reviewed, however R&D survey and full extent can not be fully known until works are commenced.	Client			
29	Japanese knotweed	Unforeseen ground contamination discovered during excavation	Active	Delay to progress and additional cost	1	4	4	Surveys being undertaken to establish existing condition and inform design development. Ensure works are executed in accordance with survey results. Undertake further surveys / investigations if necessary.	Client			
30	Flood risk measurements	Unknown works required	Active	Delay to progress and additional cost	3	4	12	FRA being undertaken and middle level commission consulted with. Planning application feedback awaited. Remains a risk until mid level commission approval received.	Client			No cost assumed
31	Works outside site boundary excluded	Unknown works required	Active	Delay to progress and additional cost	1	2	2	No works outside site boundary currently required	Client			
32	Operator FF&E excluded	Unknown works required	Active	Delay to progress and additional cost	1	2	2	FF&E requirements all as per FF&E schedule	Client			
33	Any works for screening off or replacing the fencing of neighbouring properties excluded	Unknown works required	Active	Delay to progress and additional cost	1	2	2	Surveys being undertaken to establish existing condition and inform design development. Ensure works are executed in accordance with survey results. Undertake further surveys / investigations if necessary.	Client			Would not be dealt with under contract
34	Final account figure exceeds contract sum	Unknown works required	Active	Funding gap. Additional funding not available.	1	2	2	Regularly review early warnings and change control during the construction phase. Implement value engineering to reduce costs if required. Implement rolling final account.	Client			

35	Car park barrier and management system excluded	Unknown works required	Active	Delay to progress and additional cost	1	2	2	Car park barrier not required at this stage	Client			
36	Works are of inadequate quality	Quality and abortive works	Active	Aborted works, redo defective works	1	2	2	Regular monitoring and quality checking. Appoint a clerk of works.	Contractor			
37	End-user requirements change and/or FDC requires additional scope / design changes during construction (i.e.. items not included in the Contractor's Proposals)	Unknown works required	Active	Non-compliance of existing design, re-design, cost increases, delay	1	4	4	Regularly review compliance of the brief. Variations to be instructed in accordance with the contract programme to prevent delays.	Client			
38	Buildability issues encountered during construction	Re-design, programme delay, increased costs	Active	Re-design, programme delay, increased costs	1	2	2	Continually review design development for apparent buildability issues. Confirm that Stage 3 design addresses potential buildability concerns.	Contractor			
39	Forecast project / construction cost exceeds budget	Increases in costs, scope etc	Active	Unable to approve design stages / execute construction contract at end of Stages, critical path delay, operational impact	1	2	2	Regularly monitor construction costs during design development. Implement Value Engineering if required.	Client			
40	Physical condition of the existing structure is not capable of accepting the proposed works	Unknown works required	Active	Corrective / remedial works required, redesign, programme delays, additional costs incurred.	1	3	3	Curo undertaken site review of the existing structure and inform design development and reduce the risk of findings impacting construction. Curo to provide early warning of any findings that impact project scope. Further surveys to be arranged if required. Whilst some surveys have been undertaken to inform the design it must also be advised that even if fully intrusive surveys were undertaken it would only identify a specific condition in that specific area of the building where the survey is undertaken. Whilst this may provide some assurance as to the extent of any risk it would not eliminate the risk as the full condition cannot even be known once the full strip out and opening up is completed given certain building elements remain unseen and inaccessible. Some surveys have been undertaken as noted in the proposals and further investigations will follow upon commencement of works as required. Further surveys are not considered beneficial or necessarily practical at this stage to mitigate the risk further.	Client			
41	Condition and capacity of existing drainage cannot accept proposed works	Unknown works required	Active	Delays, redesign, additional costs, protracted engagement with utility providers.	1	2	2	Curo have commissioned surveys to inform design development. Curo to complete surveys and make recommendations for further investigations. Curo to provide maximum early warning of a potential issue during Stage 5. CCTV survey completed of existing drainage and what could be surveyed is generally be in a reasonable condition. However, not all runs and MH could be inspected. Further investigation will be required following possession of site. No works to the existing drainage systems are included within the scope of works.	Client			
42	Works by Statutory Undertaker carried out in pursuance of its statutory obligations (not works contracted to Curo) impact construction activities	Delays to main contract works	Active	Programme delays, increased costs, operational impact.	1	2	2	Under the contract (2.26.7) this would be a Relevant Event and grounds for an Extension of Time. Doesn't apply for delays associated with works contracted to Curo.	Client			
43	Design doesn't comply with brief	Client approval, scope change etc	Active	Re-design required. Programme delay.	1	2	2	Ensure redeveloping design remains compliant with the brief. FDC to confirm the Stage 2 design complies with the brief.	Client			
44	Fit out not coordinated with base build design	Coordination	Active	Works delayed, re-design required. Additional costs incurred.	2	2	4	FF&E schedule to be issued. Review fit out items and ensure the developing design is coordinated. Confirm developing design is aligned with fit out design.	Client			
45	Non-compliance with funding conditions (e.g. LUF)	Non-compliance	Active	Funding withdrawn / delayed	1	2	2	Funding conditions to be confirmed. Continued monitoring of project to ensure	Client			
46	Risks to members of the public & users of facilities during construction.	Site management	Active	Injury, disruption, programme delay, additional costs	1	2	2	Ensure works are executed in accordance with approved Construction Phase Plan. Close monitoring / reporting by PD.	Client			
47	Restrictions imposed by Council or other stakeholders e.g. Freedom	Restrictions imposed by Council or other stakeholders e.g. Freedom	Active	Programme delay, increased costs	1	2	2	Council to provide advance warning of any anticipated restrictions	Client			
48	Force majeure (unforeseen changes to legislation, wars, fire, civil unrest, exceptionally adverse weather, strikes, natural catastrophes)	Force majeure (unforeseen changes to legislation, wars, fire, civil unrest, exceptionally adverse weather, strikes, natural catastrophes)	Active	Works stopped, programme delay. EoT would be time no cost.	1	2	2	Ensure appropriate insurance provision is included in the construction contract	Client			
49	Additional information required to support planning application	Non-compliance	Active	Delay in receiving consent, additional costs for fees etc.	2	2	4	Validation requirements to be established to ensure the application is complete. Pre app meetings held.	Client			
50	Delay in planning consent being received	LPA requirements	Active	Delay to commencing works on site.	2	2	4	Submit application in line with overall project programme objectives. FDC confirmed PPA in place.	Client			
51	Planning consent not received	LPA requirements	Active	Redesign, suspend / cancel project,	2	2	4	Submit application in line with overall project	Client			
52	Requirement for Consequential Improvements in order to comply with Building Regulations	Building Control requirements	Active	Increased costs which exceed the budget, redesign and value engineering required.	1	2	2	Curo to liaise with Building Control to establish requirements.	Client			

53	Post-contract (base date) changes to statutory / regulations that need to be complied with	Statutory authority changes	Active	Redesign, works suspended, costs incurred, operational impact	1	2	2	A Relevant Event under the contract and grounds for an Extension of Time. FDC to provided with maximum early warning of any anticipated regulatory changes that may impact the project.	Client			
54	Ground conditions (e.g. geo tec, UXB, archaeology etc) differ from surveys / site investigations.	Ground conditions	Active	Corrective / remedial works required, redesign, programme delays, additional costs incurred.	2	3	6	Curo have undertaken surveys to establish ground conditions and inform design development. Curo to provide early warning of any findings that impact project scope.	Client			
55	Delayed commencement of works due to survey findings extending completion of design and planning submission	Survey findings	Active	Loss of revenue, construction price inflation, poor PR / reputational damage	1	2	2	Continually review programme and survey progress. Provide early warning of delays.	Client			
56	Increase in construction costs due to incorporating works required to resolve survey issues	Survey findings	Active	Increased costs, programme delay	1	2	2	Continually review construction costs. Provide early warning of cost increases and implement Value Engineering.	Client			
57	Environmental conditions and restrictions (e.g. presence of protected species) impact on construction activities.	Environmental conditions	Active	Programme delay, additional costs, requirement for additional consents.	1	2	2	Ecology surveys have been undertaken and included in the approved planning application. Curo to monitor during construction.	Client			
58	Requirements for utility upgrades, new connections or diversions. Delay in procurement of new incoming utilities	Unknown utility works or delays in relation to DNO	Active	Critical path delay, additional costs for re-sequencing, operational impact	1	2	2	Establish and utility requirements at early stage. Ensure early engagement and procurement. Coordinate activities on site. Stage 3 surveys suggest substation may be required. Project team exploring early DNO quotations and orders during stage 4 to mitigate programme and risk. Allowance included within Stage 3 cost plan for incoming services. Transformer, substation and new connections costs vary significantly deepening on utility provider requirements, sizing and capacity, trenching lengths etc. This remains a cost risk until utility provider quotations are received.	Client			
59	Requirements for utility upgrades, new connections or diversions - Diversions	Unknown utility works	Active	Critical path delay, additional costs for re-sequencing, operational impact	1	2	2	Establish and utility requirements at early stage. Ensure early engagement and procurement. Coordinate activities on site. Stage 3 surveys suggest existing utilities may require diversion. This has been taken into account in the phasing, 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.	Client			
60	Skate park works	Coordination , costs, programme	Active	Impacts upon overall design and planning application as well as potential coordination issues during construction phase	3	3	9	Skate park works now being incorporated into the main contract. Provisional cost included. Initial meetings held with specialist contractor, design TBC.	Client			
61	Padel works	Coordination , costs, programme	Active	Impacts upon overall design and planning application as well as potential coordination issues during construction phase	3	3	9	Padel works now being incorporated into the main contract. Provisional cost included. Initial meetings held with specialist contractor, design TBC. Costs remain a risk until final quotes received from contractor.	Client			
62	Conference centre temporary gym	Coordination	Active	Setup requirements including power requirements, adaptations and moving arrangements as well as impacts upon operational and construction logistics	2	3	6	FDC to review moving arrangements. Curo reviewing site setup arrangements	Client			
63	Entrance gate and bell mouth	Unknown works	Active	Delay to progress and additional cost	2	3	6	Note the bell mouth is a shared road. It also appears to run down to two properties numbers 30 & 32. Current gate arrangement is narrow. Design will need to engage highways. Transport survey has been completed. Whittlesey Society on feedback on gates received.	Client			
64	Sports England Funding application and design change requirements	Sports England Funding and design requirements	Active	Delays, costs, design changes, loss of funding	3	4	12	Meeting held with SE to review proposed design changes to achieve compliance for funding. FDC EOI being progressed. FDC confirmed to proceed with design version incorporating SE requirements with option to omit at later date if funding is not achieved. Larger building area will have additional cost, NMA to revert to smaller scheme will have programme/cost/planning implications depending on when instructed.	Client			
65	Pool structure and design changes	Changes to pool structure to accommodate SE access	Active	Delays, costs, design changes, loss of funding	2	3	6	Pool condition being reviewed by Curo, provisional budget included creating access by breaking out pool surround but difficult to fully determine until broken out due to intrusive nature	Client			
66	Commercial kitchen design requirements	Commercial kitchen design requirements	Active	Costs, design changes etc	3	2	6	Specialist commercial kitchen fit out required. Design requirements to be coordinated. Provisional budget included but specialist input being progressed to achieve fixed design and coordinate buildings services etc.	Client			

67	Process of LGR affecting LA's ability to enter into contract	Local Government Reorganisation	Active	Delayed start on site, delayed contract, imposed inflation costs on delivery, impact on operator and stakeholders with programme changes.	4	4	16	A internal governance process to ensure allocation of budget and commitment to the project. Clear evidence of need for the project. Understanding of the LGR process and any additional governance required explained to the project team.	Client			
68	Physical condition of the existing structure - steel work corrosion	Unknown works required	Active	Corrective / remedial works required, redesign, programme delays, additional costs incurred.	3	3	9	Curo undertaken site review of the existing structure and inform design development and reduce the risk of findings impacting construction. Corrosion identified to existing steel frame. This has been factored into the design and proposed work, however remains a risk until the works have commenced and steelwork is fully exposed	Client			
69	Party wall awards	Unknown works / approvals required	Active	Delays, costs, design changes	2	2	4	Party wall notices to be reviewed during stage 3. FDC responsible for securing awards. My be required for the telephone tower wall removal.	Client			
70	Biodiversity Net Gain	Unknown works/costs required		Delays, costs, design changes	3	3	9	Ecology assessments undertaken and incorporated into the work. BNG credits excluded should they be required by the LPA.	Client			
71	Licensed bat works	Presence of bats	Active	Costs, delays, design changes, planning issues etc	4	2	8	Bat survey indicated presence of bats, mitigation measures and licenced bat watching brief required during relevant works. Phasing to be considered. Ay re commencement planning requirements awaited.	Client			

Proposed Client Contingency	£	-
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Line	Name	Duration	Start	Finish	2025												2026												2027														
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F																		
					9	23	7	21	4	18	1	15	29	13	27	10	24	8	22	5	19	2	16	2	16	30	13	27	11	25	8	22	6	20	3	17	31	14	28	12	26	9	23

Milestone Appearances
 ◆ Start Milestone

Project title	Manor LC	Dated	24/07/2025	Drawn by	Curo	Programme No	n/a
Programme title	Pre Construction Programme	Revision comment					
Client	Design Team	Notes					
		Sheet 1 of 2	Revision	RIBA 2	Revision Date	15/12/2025	



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