



London Borough of Hounslow

Project Title: Brentford Fountain Leisure Centre

Project Outline: Alterations and improvements to Brentford Fountain Leisure Centre

Project Manager: Richard Green & Mat Stoddart

Cost Management : Hugh Manson

Design Team:

Architect – Alex Afnan, A3 Architects

Building Services Consultant – Silcock Dawson & Partners

Structural Engineer – PEP Civil & Structural Engineers Ltd.

CDM Co-ordinator - Frankham

Project Summary:

As part of Fusion Life-styles Leisure Management bid to operate the Leisure Centres within the London Borough of Hounslow under a 15 year management contract, The Clarkson Alliance were appointed in the autumn of 2008 to design and manage improvements to this aging 80's local authority Leisure facility. Brentford Fountain Leisure Centre was originally designed to provide a swimming pool, wave pool and large sports hall. With the changing needs and demands of the public the facility had become tired and outdated and no longer satisfied the fitness requirements and life style expectations of the local community.

Brentford Fountain commands a prominent location close to the Chiswick Roundabout and rather than demolishing the facility TCA felt that a more cost effective and sustainable approach towards driving up participation and therefore revenue would be to alter and refurbish the facility to provide state of the art health and fitness facilities which would meet the demands of customers who's expectations have been raised in recent years by the private health club sector.

Scope

On entrance to the leisure centre the sense of arrival and welcome has been vastly improved with a new entrance and reception. Turnstiles which were not present in the previous facility have been installed to ease access for direct debit members, families and disabled users, providing improved access for all. Off the reception area is a modern café offering Juices and healthy food. The new café overlooks the pool and the existing crèche has been totally refurbished.

The existing Gym has been refurbished and extended and views are now provided over the pool connecting the spaces within the facility. The existing wet and dry changing facilities have been re-configured and refurbished to provide clean changing and shower facilities. The redundant spa area has been converted into a meeting room and dedicated spin studio and a tired and underused activities room has been totally refurbished to provide a fully air-conditioned and mirrored studio.

The improvements have created a modern leisure centre which provides the local community with high quality health and fitness facilities which would rival any private health club.

The altered and refurbished Brentford Fountain Leisure Centre opened just prior to Christmas 2009 and the operator Fusion life-style have seen a dramatic increase in revenue and an up take in direct debit membership.

(Aims)

The aim of the project was to revitalise an ailing 1980's leisure centre, by carrying out alterations and refurbishment to provide modern fitness activities to improve the health and wellbeing of the local community.

The alteration and refurbishments have been funded through an increase in revenue through the facility.

(Challenges)

Dealing with a facility which has not been invested in for the last 25 years poses may risk. Much of the existing plant and equipment and elements of the building fabric have come to the end of their economic life and require replacement or renewal. Despite extensive condition surveys much of this does not become apparent until works commence on site and parts of the building are opened up

(Solution / business benefits)

- Increased participation in health and fitness by members of the local community
- an ailing Leisure centre has been brought back to life increasing the asset value to the Local authority and reducing the on-going maintenance liability to the operator
- Increased income enabling Fusion Life-style to operate the facility at a greatly reduced management fee from the Council
- Improved health and fitness provision within the borough encouraging the local community to adopt a healthier lifestyle and reduce the burden upon the NHS.
- A more sustainable solution to providing improved health and fitness activity has been brought about through alteration and refurbishment of an existing asset rather than raising the building to the ground and consuming more carbon through the construction of a new facility.

TCA's project management style

The Clarkson Alliance adopts a risk focused approach to the management of their projects. The risks of proposing to alter and refurbish an existing facility rather than build a new leisure centre are far greater in the fact that there are many unknowns in respect of the existing structure, fabric and services

The Clarkson Alliance undertook a full risk analysis of this challenge and devised strategies to either eliminate or minimise the effect of each of these risks.

The Clarkson Alliance Ltd worked with the Operator, The London Borough of Hounslow and their Design team to brainstorm all of the possible risks of achieving a successful outcome. They then evaluated the likelihood of each risk arising and the consequence to the project if that risk arose. A strategy to either eliminate or reduce the effect of the risk was then devised and actions to implement this strategy were then assigned to the party within the project who had the most appropriate skills, knowledge and experience to mitigate each risk.

The progress towards mitigating each risk was then monitored through out the delivery process to bring about a successful conclusion.

As a result of this process the Project Sponsor (London Borough of Hounslow) and Senior user (Fusion Life-style) were delighted with the final product.

Value of overall project: £3,000,000

Duration: June 2009 – January 2010

Clients Comments:

"The innovative solutions which The Clarkson Alliance have come up with, have made a fantastic difference to our Leisure Centre in Brentford"