

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK PROJECT UPDATE

26 MARCH 2018

REPORT OF PORTFOLIO HOLDER: CLLR LISA GRIFFITHS – PORTFOLIO
HOLDER FOR HEALTH AND WELLBEING

Contact Officer: Andy Hickman Ext 2105 Email ahickman@winchester.gov.uk

WARD(S): ALL

PURPOSE

To provide an update on the Sport and Leisure Centre Project in terms of overall progress and next steps. The timetable for submission of a planning application is set out.

The report also sets out emerging themes supporting the development of a Design Framework for the larger site.

RECOMMENDATIONS:

1. That the progress on the project is noted and next steps agreed.
2. That the associated capital expenditure of £800,000 for the next stages of the project be released from the approved budget under financial procedure rule 6.4.
3. That the negotiation and approval of the terms of the various Leases required between the University of Winchester, the City Council and the Operator of the proposed Sport and Leisure Centre and adjoining areas and their completion be delegated to the Head of Asset Management in consultation with the Head of Programme.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 This project supports the Health and Happiness outcome of Council Strategy through the provision of new facilities to meet the needs of a broad cross section of our communities for now and in the future.

2 FINANCIAL IMPLICATIONS

- 2.1 The capital budget including design fees for the project was approved as part of the 2018/19 Budget approval. In order to accommodate the remaining commitments for the current RIBA stage 3 design stage and to progress the project through the RIBA stage 4 design stage it is now necessary to release part of that budget. It is estimated that the cost of this will be in the order of £1.1 million and of this amount £800,000 is requested to be released from the capital budget.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 These have been considered in previous reports when the procurement routes were approved in November 2017. Some specific legal considerations are highlighted in the risk section below.

4 WORKFORCE IMPLICATIONS

- 4.1 The staffing requirements for this development project are continually reviewed to ensure effective and timely project delivery. The nature and complexity of the project is very demanding and extra resources have recently been commissioned in relation to the legal and support aspects of the project.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The existing River Park Leisure Centre (RPLC) needs to be maintained until such time as a new Sport and Leisure Centre can be delivered and opened. Any delays to the timetable for the delivery of a new Centre may lead to increased maintenance costs. The Council's estates team is actively monitoring the condition of RPLC and undertaking any required works in the intervening period.

6 CONSULTATION AND COMMUNICATION

- 6.1 The engagement, listening and learning process to support development of this project has been extensive and has allowed the project team to listen and capture within the progressing design work, aspects that are important to different key groups and partners.

This has taken place in a number of ways:

- From local residents we have been able to understand their concerns over the way in which the building and its landscape could impact upon their homes, their daily living and the enjoyment of their environment. This has allowed us to actively develop a strategy that addresses potentially negative impacts and enhances, where possible, the environment. This has included landscape screening, ecological improvements, traffic, parking and dealing with drainage issues.
- Through the establishment of four Advisory Panels on: Design; Contract Management; Accessibility and Sustainability we have learnt from a range of people and members with experience and knowledge in these areas.
- Engaging a local Architect, Andy Ramus, to provide a design challenge and input to the design process.
- Meetings with National Governing Bodies of Sport and local sports groups.
- From visiting other Leisure Centres in the region and talking to Councils and operators who have recently been through the process of developing, building and running new centres.
- From project partners and from specific consultation through the Accessibility Panel, we have been helped to design an inclusive building.
- Through the Contract Management Advisory Panel we are seeking to ensure that the contract and specification for the running of a new centre and the design of the centre are best aligned and help to ensure that the new Sport and Leisure Centre operates very well for the whole of its design life. We have learnt lessons from other Councils such as St Albans who have recently been through the process.
- Early discussions with the community and partners have reinforced the importance of sustainability. Through the Sustainability Advisory Panel we are exploring the best approach to provide as sustainable a building as possible within the constraints of budget and practicality and allowing capacity for possible future additions or innovations.
- Throughout the process we have been struck by the Community's desire to provide a meaningful and good quality building and landscape setting. This has been reflected in the design work that has been undertaken to date. Whether it is the quality of the sometimes overlooked facilities such as the changing provision or café, or the external Architecture of the building, we have been made aware of the Community's expectation for a high standard and good quality building and setting.

6.2 Against this backdrop the design consultant group has engaged, listened and is seeking to deliver a building of real quality and value to and for the Community. Regular broad sheets have been prepared to help keep people informed of progress.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 So far as is possible there is commitment to creating a sustainable building and maximising opportunity for environmental enhancements. These are being considered by the Sustainability Advisory Panel in relation to both transport and building issues.

8 EQUALITY IMPACT ASSESSMENT

8.1 This is being undertaken as part of the detailed design and engagement work.

9 RISK MANAGEMENT

9.1 The Project has a separate risk register which is managed by the Programme Lead.

9.2 Key risks include:

- managing the design against aspirations to ensure that it remains affordable and deliverable whilst ensuring that the scheme meets the needs of the District's residents.
- The procurement of a contractor and an operator and associated costs are important aspects of the future success of the development and are therefore key risks. These were fully considered in November 2017 as part of the approval of the respective procurement strategies and are continually reviewed. Hampshire County Council procurement team has been advising and assisting with these processes.
- careful design and consideration of technical information to ensure that the design going forward is robust and does not have impacts on the local environment and nearby residents.
- the planning process is a key risk however this will be managed through thorough and inclusive engagement of all key stakeholders and careful consideration of identified issues.

9.3 There are also other important risks and impacts related to the lifespan of the existing River Park Leisure Centre (RPLC). These include the ongoing condition assessment and associated costs of required works in order to ensure that it remains safe and functional, along with the cost of heating and lighting an inefficient centre and the resultant environmental impact this has. The longer that the new Sport and Leisure Centre is delayed means that these risks and impacts will increase in terms of cost and reputation.

10 SUPPORTING INFORMATION:

- 10.1 In January of this year the Outline Business Case was approved which then allowed the design team to complete the RIBA Stage 3 design work; to seek planning approval during 2018 and to seek through competitive tendering a cost for construction and management operation.
- 10.2 These processes are ongoing and the information which they will provide will feed into the Full Business Case which will then come back for approval early in 2019 before progressing to the implementation stage.

10.3 Procurement Update

Construction

- 10.4 As agreed by Cabinet in November 2017, The Southern Construction Framework is being utilised to appoint a contractor to build the Leisure Centre. This involves a two stage competitive process amongst existing contractors on the Framework. The initial expression of interest stage has been completed and three contractors have expressed an interest in the Project and are now taking part in the second mini competition stage which is due to complete after Easter and which will identify the successful contractor.

Operator

- 10.5 Work is underway to formulate the tender documents required for the procurement of an operator for the new Leisure Centre and will be brought to this Committee to consider in June. These will be based upon the procurement strategy agreed by Cabinet in November 2017. This work is being overseen by a Contract Management Advisory Panel which includes the University of Winchester, The Pinder Trust, Hampshire County Council and St Albans Council. As part of this process an Awareness Day will be held in April in order to generate interest from prospective operators and to provide information about the new Sport and Leisure Centre. This is a regular part of a procurement process and will be advertised through ojcu by way of a Prior Information Notice (PIN) using Hampshire County Council's procurement portal. All those who express an interest will then be invited to attend the Awareness Day This will also allow for general feedback to be obtained from operators which will help to inform the design and management proposals. This Committee will consider the draft tender documents for this procurement at its meeting in June.

Information from other sites

- 10.6 A number of visits have been made to other leisure centres to assist in the development of the design for the Winchester centre. Key points to note have been:

- The importance of good acoustic design in the swimming pool and sports hall
- A great reception and café area
- Use of good quality, durable materials
- Use of natural light and ventilation to reduce energy costs
- Careful consideration of mechanical and electrical equipment and design
- The importance of the arrival point
- Getting the right facility mix and design of these facilities to meet the needs of users
- Allowing flexibility in design to cater for future needs

Design Framework

- 10.7 The Design Framework (DF) for the Bar End area of Winchester sets out a long term vision as to how the Council, working with partners, would like to see the area develop over time. It is designed to be an informal guide to help potential future development proposals and recreation improvements in the area. The DF has been shaped by the responses generated by three phases of engagement carried out between June 2017 and January 2018.
- 10.8 The DF is the result of a baseline data gathering exercise involving asking local residents how they currently use, and would like to use, the area in future. The DF identifies how proposals will need to reflect, and where appropriate overcome, existing constraints and challenges in the area. The DF also provides a context in which to inform the preparation of planning applications.
- 10.9 The key issues raised by the general public and interested parties during the phases of engagement were wide ranging. Over 1,000 completed surveys were received in addition to the numerous and valuable conversations and discussions held during the 14 sessions across 6 venues.
- 10.10 Key issues included, but were not limited to:
- the value placed upon the landscape setting and qualities of the Park
 - the importance of retaining grassed pitches for organised play
 - creating improvements to the local highway network that encourage walking, cycling and bus patronage as a means of safely getting to and from the Park
 - setting out fundamental principles of development which would seek to protect the residential amenities of those living adjacent to the Sport & Leisure Park, the Council Depot and the lighting impact of enhanced sporting uses

- the importance of assessing and identifying suitable drainage and transport solutions for the area, and
- The importance of meeting the needs of local people who want to enjoy the Park as well as those driven by the pursuit of sporting excellence – in short, the creation of a fully inclusive recreational environment for all.

10.11 The Council has welcomed the public and group participation of those who engaged in the process. Their input has helped to shape the proposals and provides the Council with a greater understanding of the area and will therefore help to design and deliver phased improvement. The Council's objectives, as set out in the DF, are designed to create a positive and lasting legacy for all Park users

10.12 The emerging themes of the draft DF will be presented at this meeting. These key themes will be shared with the Bar End Forum informal group before the meeting and their views made available to the committee. Development of the draft Design Framework will continue and be considered by this Committee in May before formal consideration by Cabinet in June.

10.13 The DF seeks to:

- Set out a vision for the site as an inclusive, connected and accessible destination venue for sports, leisure and recreation to help serve the sporting needs of the district and deliver tangible local community benefits.
- Create a land use framework and set of development principles to guide development and physical interventions in the area aimed at maximising the leisure, health and economic opportunities in the area.
- Set out to understand the characteristics of the local area and the DF study area and identify ways in which local access and movement strategies can be developed to improve connections to strategic networks, but not at the expense of creating unintended detrimental consequences in relation to residents who live adjacent or close to the site.
- Ensure that a new Winchester Sports & Leisure Centre located on the Garrison Ground can strengthen the relationship with the adjacent Winchester Sports Stadium and establish a landscaped setting at this important gateway into the City.
- Establish principles which ensure that the redevelopment of the Winchester Sport & Leisure Centre and adjacent Depot Site are designed to be sensitive to the amenity of adjacent residential properties.

- Support design principles for the area that respond to the representations generated from public consultation and key stakeholders undertaken during previous, and ongoing consultation phases.
- Encourage a design and landscape quality across the DF area which achieves local distinctiveness appropriate to its edge of the settlement and National Park setting.

10.14 Partner funding

University of Winchester

- 10.15 The University of Winchester (UoW) are a key partner investing £6 million capital into the project and placing their Sports Stadium and Artificial Playing Pitch into the partnership.
- 10.16 In return for their investment the University has asked the Council to ensure that their branding is included in the new Sport and Leisure Centre. The University also have some terms in relation to usage which are currently being discussed. The main assumptions from these have been tested in the Outline Business Case and they will be finalised and included within a Funding Agreement to be entered into between the University and the Council
- 10.17 The University intend to lease their land and associated property (including their Hub building which houses changing facilities, a meeting area and teaching space), the Sports Stadium and the Artificial Grass Pitch to the Council so that these can then be included in the Contract with the Operator who will become responsible for them as part of the overall operation of the Leisure Centre and Sports Stadium.

The Pinder Trust

- 10.18 The Pinder Trust is a key partner investing £1.1m into the delivery of a hydrotherapy pool to allow access to treatment. The Pinder Trust is a grant giving charity established by the late Margaret Pinder and is devoted to supporting provision for hydrotherapy and physiotherapy.
- 10.19 The Pinder Trust has appointed a clinical physiotherapist, specialising in aquatic therapy, to help inform the design of the hydrotherapy suite. The Sports Consultancy has worked with local aquatic therapists to develop a financial appraisal of the hydrotherapy suite. The Pinder Trust and their consultant will also help to inform the specification for the management operator. The RIBA3 design for the hydrotherapy and treatment area of the Leisure Centre is progressing well with support from The Pinder Trust and it is hoped that this can be agreed with Pinder very shortly.

- 10.20 In order to secure this funding the Council will enter a funding agreement with the Pinder Trust. This agreement will allow the Council to secure the financial contribution and for The Pinder Trust to be clear of the basis on which the money is being given.

Hampshire County Council

- 10.21 The County Council has announced a capital investment in the project in relation to the establishment of a Hampshire Institute of Sport and has recently allocated £1m within its Capital Programme for this purpose. The City Council will continue to work with the County Council to seek to secure this funding towards the project.

Sport England

- 10.22 Discussions continue with Sport England both in relation to utilising their knowledge and experience and in relation to potentially securing additional funding.

Ministry of Defence

- 10.23 A meeting has been held with the Ministry of Defence (MoD) to update them on the progress of the project. Although they continue to be very supportive of the project, it is understood there is unlikely to be scope for capital funding but this has yet to be confirmed. There is the basis however of further enhancing the local relationship the Council already has with the MoD in relation to use of the facilities. This will continue to be explored and is not time critical to decisions required in this paper.

Planning Application

- 10.24 The RIBA Stage 3 design work which is currently being undertaken will enable a planning application to be submitted in May/June 2018 as agreed by this Committee in January.
- 10.25 Pre-application advice and the views of key stakeholders and statutory consultees are currently being sought and carefully considered.
- 10.26 Extensive engagement has been undertaken throughout the project and an exhibition of the submitted planning application will be held.

11 NEXT STEPS

- 11.1 Over the next 10 months leading up to the consideration of the Full Business Case early next year the main focus of activity will be:

- Continued engagement and progression to, and through, RIBA Stage 4 design work

- Procurement of an Operator and finalisation of associated management fee (target date Autumn 2018)
- Procurement of a contractor and associated construction cost (target date – Winter 2018)
- Submission and consideration of a planning application for the new Leisure Centre (target date May/ June 18)

The results of these exercises will enable the Full Business Case to be formulated and considered early in 2019.

The Gateways for this project are set out in the table below.

<u>Gateway</u>	<u>RIBA Stage</u>	<u>Evidence required</u> <u>(what will we know)</u>
<u>1. Strategic Outline Case</u>	<u>End of RIBA Stage 1</u>	<u>In September 2015 Cabinet was provided with a financial assessment of shortlisted options. At this stage Cabinet decided the preferred option, if feasible was to build at Bar End.</u>
<u>2: Outline Business Case</u> <u>(Q4 2017/18)</u>	<u>End of RIBA Stage 2</u>	<u>Estimated capital costs (CAPEX)</u> <u>Operating income estimate</u> <u>(both based on Concept Design)</u>
<u>3: Full Business Case</u> <u>(Q 2018/19 (Jan 19))</u>	<u>End of RIBA Stage 4</u>	<u>Generated capital costs (CAPEX)</u> <u>Operating income</u> <u>(both obtained by a procurement process)</u>

OTHER OPTIONS CONSIDERED AND REJECTED

None

BACKGROUND DOCUMENTS:-Previous Committee Reports:-

CAB2983(LC) – 16th January 2018 - Outline Business Case and associated Governance

CAB2970 – 13 November 2017 Sport and Leisure Park Project – Update on Facility Mix

CAB2972 -13 November 2017 Sport and Leisure Park Project –Procurement

CAB2951(LC) - 17 JULY 2017 Update report

CABINET (LEISURE CENTRE) COMMITTEE - 12 June 2017

CAB2910 – 20 March 2017 Bar End Sport and Leisure Park Project Update

PHD Notice 710 September 16 Leisure Centre Replacement Project Management Consultancy Support

CAB2820 – 5 July 2016 Leisure Centre Replacement Project

CAB2798 – 29 March 2016 Leisure Centre Replacement Project

CAB2708 – 9 September 2015 Options for River Park Leisure Centre

Other Background Documents:-

None.

APPENDICES:

None