

CABINET

12 October 2011

MEADOWSIDE LEISURE CENTRE - UPDATE

REPORT OF CORPORATE DIRECTOR (OPERATIONS)

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RECENT REFERENCES:

[PDC876 – Whiteley Village, Whiteley Way, Whiteley \(Item 6\)](#), 9 December 2010

EXECUTIVE SUMMARY:

Work has now commenced on the redevelopment of the Whiteley Outlet Village into a new town centre for the Whiteley area. In accordance with the Section 106 agreement for the redevelopment the developer has also begun work on the provision of an extension to the Meadowside Leisure Centre. The report describes the project in more detail and seeks approval for the allocation of £50,000 that has been included in the Capital Programme for fitting out these new facilities in consultation with Whiteley Parish Council. The report proposes letting the newly constructed first floor office accommodation to Whiteley Parish Council.

RECOMMENDATIONS:

- 1 That approval be given under Financial Regulation 6.4 for the provision of £50,000 contained within the Capital Programme to be allocated as described in the report in relation to the extension to the Meadowside Leisure Centre, funded by a release from the LABGI Earmarked Reserve.
- 2 That the Corporate Director (Operations) be given delegated authority to add the ground floor facility to the DC Leisure Management Contract on the basis outlined in paragraph 2.2 of the report.

- 3 That the principle of letting the new first floor accommodation to Whiteley Parish Council on a five year lease, contracted out of the Landlord and Tenant Act 1954, with annual break clauses, be agreed.
- 4 That the new first floor offices be let to Whiteley Parish Council on terms to be agreed by the Head of Estates in consultation with the Leader and the Chief Executive.

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DETAIL:

1 Introduction

1.1 In December 2010 planning consent was granted for redevelopment of the Whiteley Outlet Village. The redevelopment will see the commercially unsuccessful outlet shopping replaced with a new town centre featuring high street retailers which will properly serve the residents of the area. The proposals have been widely welcomed locally and represent a very large commercial investment in the southern part of the district on a scale similar to Silver Hill in Winchester. Demolition work has commenced and the project should be complete in the first half of 2013. The Section 106 agreement for the development requires the provision of additional community facilities in the form of an extension to the Meadowside Leisure Centre plans for which were approved as part of the planning consent. The developers have started on work on this new extension and are due to complete their works by the end of 2011.

2 Meadowside Leisure Centre Extension

2.1 The two storey extension will create a new reception area, a multi-purpose space on the ground floor and a community meeting room, parish office and associated facilities on the first floor. The layout of the facilities has been agreed with Whiteley Parish Council who will occupy the first floor facilities. The developer is required to provide a fully serviced extension but not to provide furniture and fittings.

2.2 The ground floor facility will be added to the facilities managed by DC Leisure under the existing contract for the centre. It is estimated that the additional income that can be generated from the space will offset the additional costs of operating the larger centre, which includes some increased staffing costs on reception. No adjustment is therefore proposed in the management fee but if there is an uplift in income then the Council will benefit from this through the income share arrangement already included in the contract.

2.3 The leisure centre will be kept in full operation during the works and existing car park facilities and vehicular access will be maintained. The Council is represented by an external building surveyor who has been appointed to deal with technical issues and maintain liaison with the construction contractor and facility management. The fee for this work is proposed to be allocated from the budget described in Para 2.5 below.

- 2.4 As mentioned above, the new facilities have been developed in consultation with Whiteley Parish Council who will occupy the first floor rooms. The Parish Council will make use of the space they occupy for a number of civic purposes including providing meeting space for local organisations, and for their own activities which are now becoming more extensive with the impending transfer to their control of the recreation ground and some local play areas. This will enable the Parish Council to play a larger role in service provision and community engagement in Whiteley which is particularly important as the plans for the MDA take shape.
- 2.5 It is recommended that the premises be let to Whiteley Parish Council on a five year lease outside of the provisions of the Landlord and Tenant Act 1954 relating to security of tenure. This is to allow for the inclusion of annual break clauses in the lease, to enable the Parish Council to surrender the lease if it decided that it no longer wished to occupy the accommodation during the term. The precise terms of the lease have yet to be agreed and it is recommended that the Head of Estates be authorised to agree these with the Parish Council, in consultation with the Leader and Chief Executive. Given the amount of space to be included in the lease, and the market rent for such space, no consent would be required to a letting at an undervalue in these circumstances.
- 2.6 In anticipation of the creation of the new facility, the Council has included £50,000 in the Capital Programme to assist with the establishment and fitting out of the new facility. A summary of the proposed allocation of this sum is set out in Appendix 1.
- 2.7 The provision of the extension to Meadowside will provide additional facilities for recreational activities and a convenient location for the management of parish activities. The expenditure by the City Council will ensure that the facilities can be used fully for their intended purpose.

OTHER CONSIDERATIONS:

3 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 3.1 This project supports delivery of the Active Communities outcome of the Sustainable Community Strategy and will enable people to lead active and healthy lifestyles. It also meets our aspiration of improving access to public services by providing a new focus for contact with the Parish Council and, should we and others wish, the Council or other organisations.

4 RESOURCE IMPLICATIONS:

- 4.1 There are no additional resource requirements as a result of the recommendations contained in the report. £50,000 has been included in the 2011/12 Capital programme, funded by the LABGI Earmarked Reserve, for the purposes described and the report seeks authority for this to be spent as set out in Appendix 1.

5 RISK MANAGEMENT ISSUES

- 5.1 If the Council did not proceed with the fitting out and equipping of these new facilities then the leisure centre could not be fully opened and operational for the benefit of local residents.

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1 – Proposed expenditure

Meadowside Leisure Centre – Extension**Costs – Fitting Out**

Building Surveyor Fees	£7,000
Carpeting and Flooring	£3,000
Storage	£3,000
Furniture and Fitting	£3,000
IT and communications	£5,000
Adjustment to layout of extension	£24,000
Reception Desk	£5,000
Total	£50,000