

WINCHESTER SPORT AND LEISURE PARK – CONSIDERATION OF STAGE 2 PROPOSALS

9 OCTOBER 2017

REPORT OF PORTFOLIO HOLDER: HEALTH AND WELLBEING

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WARD(S): ALL

PURPOSE

The Council has been considering the provision of leisure facilities for the district for several years and in July 2016 determined a facility mix for a potential new Sport and Leisure Centre located at Bar End. In March 2017 the site of the new Sport and Leisure Centre was confirmed as the Garrison Ground following purchase of the land from a third party in December 2016. A consultant team has been appointed and work undertaken to produce a design for the building and also test the proposed facility mix for commercial viability.

This report provides a project update and following consideration of market conditions and other facilities that have been developed, finalises the facility mix for the proposed new Sport and Leisure Centre.

This facility mix will form the basis of the Outline Business Case for the project to be finalised and considered in November.

RECOMMENDATIONS:

It is recommended that Overview and Scrutiny Committee:

1. Note the progress made to date and consider whether to provide any comments to be considered by Cabinet on 18 October 2017.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The Council has been considering the provision of leisure facilities for the district for several years and in July 2016 determined a facility mix for a potential new Sport and Leisure centre located at Bar End. In March 2017 the site of the new Sport and Leisure Centre was confirmed as the Garrison Ground following purchase of that land from a third party in December 2016. A consultant team was appointed and work undertaken to produce a design for the building and also test the proposed facility mix for commercial viability. This report provides a decision point on these issues.
- 1.2 In recognising that this piece of open space at Bar End already provides for leisure use the Council is considering the use of this space as a whole through an Urban Design Framework. The new Sport and Leisure Centre forms part of the longer term vision for a Winchester Sport and Leisure Park.
- 1.3 Partnership working is essential to the delivery of this bold and ambitious development. The University of Winchester is a key partner, making a significant capital investment to the project. The Pinder Trust is similarly making a significant capital contribution towards the delivery of an integrated hydrotherapy centre.
- 1.4 Extensive engagement has taken place with local clubs and residents who will benefit from this new major public sport and leisure facility in Winchester which firmly supports the Council Strategy objective to promote health and happiness.
- 1.5 The vision is for a centre which:
 - a) Reflects sporting needs and aspirations for the people of our district.
 - b) Is flexible to provide for current and future sporting needs and trends.
 - c) Is deliverable and affordable.
 - d) Is in a park setting providing additional sporting and leisure opportunities.
 - e) Provides an excellent water based offer for community use.
- 1.6 The objectives for the Project are:
 - a) To provide accessible public sport and leisure facilities to improve the health and happiness of the District's residents.
 - b) To increase participation in sport and active recreation.
 - c) To improve the quality and energy efficiency of Winchester's main leisure facility.
 - d) To provide a Sport and Leisure Centre that is financially sustainable.
- 1.7 The facility mix for the proposed new Sport and Leisure Centre is key to the delivery of these objectives and in achieving a workable business case to meet the Council's self financing objective for the Project.

- 1.8 The unique aspects of the Winchester Sport and Leisure Park Project focus around the provision of a modern leisure facility with a 50 m pool which maximises the flexibility of water space for different water leisure uses and creates a facility for future use. This focus on water differentiates this facility from others in the near geography. An integrated hydrotherapy facility adds a special element to the centre enabling a range of therapeutic services to be offered in this community facility.
- 1.9 This facility is coupled with the University of Winchester Sports Stadium and Artificial Playing Pitch along with open space and existing playing pitches. This combination of a modern centre in a Sport and Leisure Park setting provides for a compelling blend of facilities for residents of the district for both leisure and more competitive sporting activities.

FINANCIAL IMPLICATIONS

- 1.10 A budget of £770,000 was approved in July 2016 to progress the project up to RIBA Stage 3 and to carry out some master planning at Bar End and undertake community engagement. The project management costs are currently within the agreed budget. It should be noted, however, that any delays to the project as a result of changes to the facility mix made at a later stage will increase project management and design costs.
- 1.11 All financial decisions for the Council should be considered in light of the latest financial planning assumptions (most recently detailed in CAB2955) that highlight further savings / income required in the revenue budget of £4.2m by 2020-21. The latest modelling supporting this report indicates that, over the life of the Leisure Centre, there is a spectrum of financial implications depending on the facility mix approved and income levels. These vary from making a positive financial contribution to the Council through to a cost over the life of the asset.
- 1.12 The proposed facility mix as set out in this report will impact on the construction cost of the new facility and on the projected levels of anticipated income and associated running costs; these are the main inputs to the Outline Business Case which will be considered in the autumn and it is in the Outline Business Case that the modelled financial implications of the overall project will be detailed.
- 1.13 Financial matters are considered in more detail at paragraph 14.26 and 16.4. In relation to 16.4, the recommendation to proceed to RIBA stage 3 in advance of the business case poses a financial risk equivalent to the cost of one month's design fees but will help to keep the project on course for delivery in late 2020.

2 LEGAL IMPLICATIONS

- 2.1 In July 2016 a facility mix for the proposed new Sport and Leisure Centre was agreed. Work has been undertaken to test the viability of that facility mix and in order to progress to outline business case, a final confirmation of the facility mix must be agreed.

- 2.2 Information is provided in this report and associated appendices which when fully considered will allow decisions to be taken informed by evidence and have regard to the general public law requirements for the decision-making process. The information provided enables all factors to be taken into account, giving consideration to relevant factors over those that are irrelevant and coming to a decision that is rational and one that a “reasonable” council would reach.

3 WORKFORCE IMPLICATIONS

The staffing requirements for this development project are continually reviewed to ensure effective and timely project delivery.

4 PROPERTY AND ASSET IMPLICATIONS

- 4.1 The existing River Park Leisure Centre (RPLC) needs to be maintained in good order 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.

5 CONSULTATION AND COMMUNICATION

- 5.1 The sporting community has been able to engage in the development of this project at a number of levels and following the March 2016 report the views of clubs were sought. At this time, bold aspirations of some clubs came to the fore such as an indoor athletics facility, support for a 50 metre pool, and the opportunity for greater participation in gymnastics. These were considered in the July 2016 report when the facility mix for the centre was ‘frozen’ to take the centre to design and viability assessment stage.
- 5.2 Engagement with clubs has continued. These early aspirations remain and some have developed. For instance, an aspiration for a bespoke gymnastics venue has emerged together with the provision of an indoor athletics facility. Therefore, although these aspirations will not be delivered through the Sport and Leisure Centre at Bar End, this valuable information from local clubs enables the Council to continue the dialogue to help the sports clubs deliver their aspirations, subject to external funding and suitable land.
- 5.3 A meeting was held with Bar End residents representatives on 4 Oct 2017 in order to keep residents up to date with the project and to obtain their continued and valued input. A sports club meeting with key sports groups, which will utilise the new Sport and Leisure Centre, was held on 28 September to update clubs and seek their input to the ongoing design, future management, longer term aspirations and the business case.

- 5.4 Feedback received from the engagement undertaken as part of the development of the Urban Design Framework sets out the careful balance that must be taken with respect to development of a new centre and retention of the open space. An update on the outcomes of the engagement undertaken is set out at paragraph 12.
- 5.5 An all-Member briefing also took place on 28 September and provided Members with an opportunity to ask questions of the Cabinet Leisure Centre Committee and the officer/consultant team. This led to further discussion about ensuring robust management of the new centre, energy efficiency, parking, and clarity in terms of the financial status of the project. These matters will all be considered in the next stages of the project.

6 ENVIRONMENTAL CONSIDERATIONS

One of the key objectives of the project is to deliver an EPC Grade A rating. The project will continue to be assessed against the BREEAM accreditation process.

Parking and transport issues are a key consideration for the project and this is subject to a specific work stream and engagement with HCC as highways authority.

7 EQUALITY IMPACT ASSESSMENT

This will be undertaken as part of the more detailed design and engagement work.

8 RISK MANAGEMENT

- 8.1 The Project has a separate risk register which is managed by the Project Manager. This report considers matters linked to risks associated around achieving a satisfactory business case. A report elsewhere on this agenda (CAB2972) focuses on the procurement of a contractor to build and then operate the proposed new Sport and Leisure Centre. Both of these matters need to be agreed now in order to help mitigate the associated risks and are considered in the relevant report.
- 8.2 Most of the main risks relate to achieving a satisfactory Outline Business Case. The risks are greater in number and more complex because of the requirement to ensure that there is sufficient income from the facility to deliver a viable proposal. This report provides the options in order to support the viability of the Outline Business Case.

9 SUPPORTING INFORMATION:**Table of Abbreviations**

UoW	University of Winchester
MoD	Ministry of Defence
HCC	Hampshire County Council
WADAC	Winchester and District Athletic Club
UDF	Urban Design Framework
RPLC	River Park Leisure Centre
RIBA 1	Royal Institute of British Architects (RIBA) Stage 1 comprises of Preparation and Brief
RIBA 2	Concept Design stage
RIBA 3	Developed Design stage

10 **Project Update**

- 11.1. The project team now has a comprehensive design team to facilitate the development of the new Sport and Leisure Centre. The design team comprises of the following:

<u>Design Team Role</u>	<u>Company</u>
Project Manager and Cost Consultant	Mace
Architect	Stride Treglown/LA Architects
Civil and Structural Engineer	Arup
Building Services Engineer	Hoare Lea
Sport & Leisure Consultant	The Sports Consultancy
Landscape Architect	BDP
Planning Consultant	Stride Treglown
Transport Assessment	Stuart Michael Associates
BREEAM Consultant	Arup
Ecology Consultant	Planning & Research Ltd
Fire Engineering	Arup
Acoustics	Hoare Lea
Outline Business Case	RPT Consulting

- 11.2. RPT were originally appointed to prepare an options appraisal report in 2015. Their commission also involved the production of an Outline Business Case.

Following this appointment the Council tendered for support in the procurement of an operator, design review and Full Business Case. The Sports Consultancy was awarded this commission and will therefore be progressing the Council's Full Business Case.

- 11.3. The design team has developed RIBA Stage 2 Concept Designs to provide a high quality design consistent with the design considerations as set out in the brief. A table detailing the design stages is at Appendix 1. The design has been informed by the two phases of engagement and focused meetings with residents, sports groups and National Governing Bodies (NGBs) for the relevant sports. Working with the design team, specialist consultants in ecology, civil and structural engineering, transport planning, landscape architecture and planning have determined site constraints and opportunities that would affect the building and supporting infrastructure. This has informed the optimum location and design of the building; mitigation measures have been included specifically in relation to the high ground water level on site. Further ground and other specialist surveys will take place at the start of RIBA 3 to inform the Developed Design.

12 Engagement including the Development of an Urban Delivery Framework

- 12.1 The Sports and Leisure Centre sits within a large open space at Bar End already well used for leisure activities. The Urban Delivery Framework (UDF) will set the aspirations for the use of the Sport and Leisure Park as a whole and its integration with the adjacent residential and commercial areas.
- 12.2 The UDF and RIBA Stage 2 Concept Design have been informed to date by two phases of engagement lead by Stride Treglown & LA architects, including drop in events, questionnaires and focused meetings.
- 12.3 The most recent phase of engagement took place between 21 July and 8 August and involved a number of drop-in events at the end of July at the University of Winchester Sports Stadium and the Guildhall. As with the last phase of drop in events, consultants from the wider team were on hand to answer questions and hear the issues being raised. In addition to the drop in events, a set of engagement display boards, along with hard copy questionnaires were available at RPLC.
- a. During this second phase of engagement two drop-in events were attended by just over 250 people and just under 400 completed questionnaires were returned. The key points raised in the completed questionnaires are highlighted below:
- 82% of the respondents stated that the feedback provided to phase 1 of engagement was helpful
 - Just under half the respondents visit other sports and leisure centres, their reasons for using other leisure centres include the range of facilities (64%), the quality of facilities (41%) and the ease of access (34%). The three principle activities that respondents undertake at these designations are swimming (58%), gym (26%), and sports hall (24%).

- In relation to the 22 questions relating to components of the Urban Design Framework, a series of general trends appear:
 - Without exception, there was an overwhelming positive reaction to each proposed Urban Design Framework suggestion or strategy. Marginal changes have been analysed to pick out any difference in reaction between ideas.
 - Key issues were raised in relation to accessibility in terms of pedestrian and cycle routes and encouragement for the existing park-and-ride service to serve the Sport and Leisure Park and amendments to the local road network resulting in safe passaging
 - Generally there was approval for the Garrison Ground being the most suitable location for the Sport and Leisure Centre at 61% with about 23% strongly disagreeing.

- b. During September an accessibility reference group was established, led by LA architects accessibility consultant with support from WCC officers. The group will be proactivity involved in the design and management contract specification to ensure that the Sport and Leisure Centre is accessible to all.

13 Sports and Leisure Centre Project Partners

University of Winchester

- 13.1 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.
- 13.2 The Council and UoW have met with members of the design team and supporting consultants on a number of occasions to help inform the emerging Urban Design Framework, Concept Design and procurement strategy for the construction contractor. Ongoing discussions are being held with the UoW on the long-term governance of the facility and the specification for the operator. The UoW has been provided with the financial appraisals to help inform the facility mix and this has included in discussions with The Sports Consultancy.
- 13.3 UoW is supportive of the proposed facility mix set out at paragraph 14.5 and is satisfied that it is acceptable on economic grounds.

The Pinder Trust

- 13.4 The Pinder Trust is a key partner investing at least £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.
- 13.5 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.

- 13.6 At present the cost of providing the hydrotherapy suite is in excess of the £1m contribution and this is being considered by the Pinder Trust. Ongoing design work and value engineering may also reduce these costs and it is considered that the funding gap is not significant enough to justify a change to the facility mix.

Hampshire County Council

- 13.7 The County Council has various land interests on the wider site and negotiations are underway to establish whether the County Council wish to include any land in the development of the Sport and Leisure Park. These negotiations will continue and are not time critical to decisions required in this paper.

Ministry of Defence

- 13.8 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 for decisions required in this paper.

14 Finalisation of the Facility Mix for RIBA Stage 3 Developed Design

- 14.1 On 6 July 2016, Cabinet approved the proposed facility mix for the new Sport and Leisure Centre and this was subsequently agreed by Full Council on 20 July 2016. The agreement of this facility mix represented several years of discussion, study and careful consideration supported by helpful advice from sporting groups, clubs, governing bodies, stakeholders and potential partner organisations.
- 14.2 The appointed design team supported by the Council's leisure consultant; The Sports Consultancy, has considered the July 2016 facility mix in relation to commercial aspects, overall affordability and financial resilience, to ensure the project is deliverable and sustainable.

In undertaking this assessment, the team has considered the following:

- a) Input from sports groups, partners and stakeholders, to help build a picture of demand for the facilities
- b) Optimal design and layout to maximise use of built space,
- c) Sport England guidance in relation to relevant competition standards for differing sports,
- d) Potential income generation
- e) Capital costs

- 14.1 A further important consideration is the emerging Sports Facility Needs Assessment for the District (2017-2037), a draft executive summary of which is at Appendix 2. This sets out the anticipated demand for built facilities for different sports and assesses this demand against the availability of those facilities. The needs assessment is advisory but commonly used in planning consideration for CIL (Community Infrastructure Levy) and Section 106 contributions and to aid future investment plans. The needs assessment has been produced in accordance with Sport England guidelines. The audit of available sports facility space has also given consideration to the views of sports groups and governing bodies of sport. Although not yet finalised, work is sufficiently advanced for this document to provide robust data on the availability of facilities and potential need over the next 20 years. The assessment will identify recommendations and priorities for Winchester City Council and key stakeholders to consider in order to assist with the delivery of sport and physical activity outcomes for the next 20 years.
- 14.2 The assessment has been produced as a guide for the development of sports facilities in the district so that they can be planned and co-ordinated to meet the needs of the local population. The priorities and actions identified should be reviewed on a regular basis as supply and demand factors affecting these facility types are likely to changeover time.
- 14.3 Consideration has also been given to the development of other sports facilities in the locality as the usage and therefore viability of the Winchester Sport and Leisure Centre will be influenced by the facilities provided at other centres. The following centres have opened during the planning stage of this centre or are due to open during the next two years
- i. Eastleigh - Places Leisure Centre
The new leisure centre will include an 8 lane 25 metre pool, a learner pool, 15 badminton sized court hall, a multi-station gym and a group spinning studio. Outside the leisure centre will include a full size all weather pitch, five a side pitches and new tennis courts. There will be free parking for 550 cars with a large number of cycle spaces. The centre once established is to be operated by Places for People. The centre has secured a number of bookings for local netball and basketball groups and is set to open before the end of the year.
 - ii. Fareham – Holy Hill Leisure Centre
The new leisure centre includes a fitness suite, a group exercise studio, a 25 metre main swimming pool, a teaching pool, 2 squash courts, 2 outdoor tennis courts, crèche, health suite, 8 court sports hall and sports therapy. The centre is operated by Everyone Active. Opened in October 2016.
 - iii. East Hants – Alton Leisure Centre
The new leisure centre will include a six lane 25 metre indoor pool and a learner pool with moveable floor. A large fitness suite, 6 court sports hall, new external 3G pitches, two squash courts, a climbing wall, soft play

zone, spa including treatment rooms, sauna, steam, hydro pool and relaxation areas. The centre is due to be open in 2019.

- 14.4 However, the development of other centres should not deter the Council from having an ambitious vision for the new Winchester Sports and Leisure Centre as this facility will be the local centre for the residents of the district, providing a unique water facility will replace RPLC.
- 14.5 It is important to consider the facility mix in terms of financial viability to ensure the centre is financially sustainable along with balancing the aspiration of the council to provide a state of the art Sport and Leisure centre. Therefore the proposed facility mix for the new Sport and Leisure Centre is:
- 8 Court Sport Hall
 - 50 metre pool, with boom to separate pool to create two equal pool areas, one with a movable floor, a separate teaching pool with movable floor, 250 spectator seats and a water / confidence play area
 - Clip and climb facility, with soft play area
 - 4 squash courts
 - 200 gym stations
 - Café
 - Hydrotherapy pool and 8 treatment rooms
 - 2 large studios
 - 1 spin studio

Externally the running track and all weather pitch will be retained. The following paragraphs detail the rationale for the final facility mix with full details provided in the appraisals provided in Appendix 3. A table detailing the development and rationale for this facility mix is at Appendix 4.

Provision of an 8 court sports hall and associated seating

- 14.6 The current River Park Leisure Centre, North Walls, has an 8 court hall; however, it is not compliant with Sport England Guidance and is effectively the equivalent of a 6 court hall. In the July 2016 Cabinet report a 12 court sports hall was proposed and valuable information was also provided by SALT in support of the 12 court sport hall with respect to potential programming usage.
- 14.7 However, the emerging Sports Facility Needs Assessment for the district shows that there is an oversupply of sports hall and the programme of predicted usage offered by SALT was ambitious. The appraisal concludes that an 8 court hall

would meet the requirements of the district and in recognising this is a reduction in sports hall space, this recommendation has been carefully balanced against the aspirations for the centre to be a centre of excellence.

- 14.8 The table below based upon Sport England Design Guidance Note 2012 (revision 005) sets out the number of games of a variety of activities that could be provided in an 8 courts and 12 court sports hall. This information is provided in more detail in Appendix 5 and shows that in all listed sports – other than indoor hockey and athletics – premier standard games could be hosted at the Winchester Sport and Leisure Centre. The below table provides a summary of that information.

Standard	International		Premier		Club		Community	
	8ct	12 ct	8ct	12ct	8 ct	12 ct	8 ct	12 ct
Badminton	8	12	8	12	8	12	8	12
Basketball	1	2	1	2	2	3	2	3
Cricket Practice/indoor Cricket					8		8	12
Gymnastics		P	1	1	1	1	2	3
Five a side football	P	1	1	3	2	3	2	3
Handball			1	1	1	1	2	3
Indoor hockey			P	1	P	1	1	1
Korfball		1	1	1	1	1	2	3
Netball	1	1	1	1	2	3	2	3
Athletics		1 P	2P	3P	2P	3P	2P	3P
Volleyball	1	2	2	3	2	3	2	3

P' indicates courts suitable for practice but not competition standard matches.

- 14.9 A financial analysis detailed in confidential Appendix 3 concludes that in operational terms, sports halls (regardless of size) tend to make a small annual surplus. This is typical and is experienced in most leisure facilities. However, once the cost of borrowing is included, sports halls do not cover their cost and the affordability gap increases as the size moves from 8 to a 10 to a 12 court hall. Effectively the capital cost grows more quickly than the revenue surplus.
- 14.10 It should also be noted that the proposed 8-court sports hall will be a larger space than the existing provision at River Park as it will conform to the latest Sport England requirements (in terms of run-off areas for each court). This means it will be an improved facility and enable it to host a higher level of competition (e.g. national and regional) than is the case with the existing facility. The increase in size is c300sqm.
- 14.11 Therefore based on the findings of The Sports Facility Needs Assessment for the District (2017-2037) and in the context of the overall affordability considerations

an 8-court hall would be the most appropriate level of provision in order to meet sporting requirements and anticipated demand.

- 14.12 The proposed bleacher seating in the sports hall has also been reassessed and evaluated against the provision of seating at other facilities including Fleming Park and Surrey Sports Park. Consultation with England Netball and Basketball England suggest that regional matches do not attract large audience so venues commonly do not have spectator seating. A venue will generally only attract national teams if there are 1500 plus spectators. Therefore the appraisal concludes that there is insufficient evidence to support investment in bleacher seating. Should a significant event take place it would be possible to hire seating if required.
- 14.13 The UoW has had opportunity to review the potential usage opportunity and financial appraisal and agree to the provision of an 8 court sports hall without bleacher seating.

Provision of Swimming Facilities

- 14.14 In its decision to incorporate a 50 m pool within the centre, the council set out its aspiration is that water provides a key differentiating feature from other neighbouring facilities. In the July 2016 report, careful consideration was given to whether a 25m or 50m pool should be provided and Members were aware that a 25 metre pool plus teaching pool would meet local demand. However, Members placed a high value on the additional opportunities for elite training and maximising leisure usage in the 50m pool with moveable floor and flexibility to divide to two 25m pools.
- 14.15 The financial implications of a 50 m pool were also set out in the July 2016 report and this financial assessment has been reviewed for this report. The Sport Consultancy confirm the increased cost of a 50 metre pool remains in the order of £4.5 million which results in additional net operating costs of in the order of £46,000 pa. In addition, there would be an additional borrowing cost of £247, 000 per annum (to fund the £4.5 million additional capital cost). That gives a total additional revenue cost in the region of £293,000. Members were fully apprised of this financial position when the decision to progress with a 50m pool was taken in July 2016.
- 14.16 There is similarly no change to the demand profile set out in the needs assessment but The Sports Consultancy recognises that there is a reliance on school pools to provide water space. While this situation is typical of most local authorities in the UK, the reliance in Winchester is slightly higher than normal and there is no guarantee that this space will continue to be available for public/ club use in the future. It also acknowledges that if one facility closes then the balance of supply will change.
- 14.17 The sports hall and swimming pool provide the core facilities for the Sport and Leisure Centre. The council's aspiration is to provide community facilities along with athlete training opportunities. Provision of a fully flexible 50m pool, readily

divisible into two 25m pool areas with a moveable floor for one of the 25m areas, along with 250 seats is not provided in an 18mile radius of Winchester. This offer combined with a wider water space offer including hydrotherapy, confidence water and a flexible training/ teaching pool makes the centre unique.

Clip and climb

14.18 This is a new proposal given the opportunity to increase family friendly activity in the centre. Clip and Climb is an indoor climbing facility. Based on the assessment carried out by The Sports Consultancy, the Clip and Climb facility will generate sufficient revenue to cover capital costs and the cost of borrowing. There is also potential for surplus once capital and borrowing have been taken into account. This type of family friendly pay and play provision reflects what has been provided in other recent leisure centre projects and operator interest in including these facilities.

Provision of four squash courts

14.19 RPLC currently provides four squash courts and this will be reprovided in the new centre.

Fitness, studios, and treatment rooms

14.20 The health and fitness suite is a key component of the new facility. The needs assessment concludes based on the typical number of members that 150 fitness stations would be appropriate. However, with unmet demand and projected growth, 180 – 200 fitness stations would meet the projected need. For gyms with more than 100 stations, the typical expectation is for three studios.

14.21 The financial analysis demonstrates that the provision of a larger health and fitness gym should generate sufficient revenue to cover the capital costs of financial borrowing. A 200 station gym with two large studios and two flexible studios is proposed.

14.22 The Sports Consultancy concludes that the facility mix should include two main studios, and a spinning studio. The presence of such a variety of exercise studios will help promote health and fitness membership. Group exercise improves retention rates and improves the customers overall quality of service.

Café facilities

14.23 Although not explicit in the July 2016 report, a café is in integral part to a leisure centre. The appraisal at Appendix 4 explores café provisions at other facilities that have a 50 metre pool with Basildon Sporting Village and Hendgrove Park comparable to the proposal for the new Sport and Leisure Centre. The Sports Consultancy concluded that a café of up to 300 sqm would be appropriate.

Hydrotherapy Pool, Treatment Rooms and Health and Wellbeing Appraisal

14.24 This is a great opportunity for the Council to work in partnership with the Pinder Trust to deliver specialised community facilities that can directly benefit the health of individuals. The appraisal assesses the hydrotherapy pool and concludes that there is a demand for this type of facility within the District. The financial case for the hydrotherapy pool is not strong, but the facility will have an important role in broadening access to the local community and will make a positive contribution to the overall business case.

14.25 Eight additional treatment rooms have been added to reflect the current demand at the RPLC these facilities. Four treatment rooms are located upstairs and the other four are immediately adjoining the hydrotherapy pool. An area of approximately 56 sqm has been included for four extra treatment rooms. The cost of this increase will be met by projected income from the use/ hiring of these rooms.

Financial conclusions

14.26 The financial appraisal indicates that the cost of build with a good level of finish will cost in the order of £37.4 million. This is £3 million greater than the previous estimate in July 2016 and has been adjusted in light of the detailed site information from the initial geotechnical survey, flood risk assessment and associated engineering. The table below sets out the broad financial position.

	July 2016	September 2017	Comments
Capital costs	£34.1 (based on a 25 year borrowing term)	£37.4m (based on a 40 year borrowing term)	Increase due to technical information (geotechnical, flooding and engineering), design work and inflation. . Reduced external contributions assumed from £10m to £7m
Implication on the General Fund revenue position	£631k to £645k cost p.a. over the life of the asset	£0k cost p.a. over the life of the asset	Subject to further modelling in the Outline Business Case and pricing models

Note: costings based on financial contributions from University of Winchester and Pinder Trust and excluding land costs.

- 14.27 In the July 2016 report it was indicated that the Council would contribute £6 million from the capital programme to the build. Given that the council will be funding the majority of the project, all costs to the Council have been put together so that it is clearer what the council's overall funding costs will be. Although it may be possible to allocate other contributions to this facility it is likely that the capital sum to be borrowed will increase compared to the July 2016 figures. .
- 14.28 The July 2016 report also indicated that the annual total revenue cost for the Sport and Leisure Centre would be in the order of £600,000 pa. Given the continuing pressure on revenue budget in the MTFs, the new Sport and Leisure Centre there is a greater financial need for a break even position in respect of operating costs and cover the cost of capital.
- 14.29 The proposed facility mix set out below will go some way to address these issues by helping to reduce the size of the building and associated whole life costs and increasing the potential income from the new facility. Other ongoing work such as ground investigations, refinements to the design as well as further technical work and studies will also inform this process and should help to reduce the construction cost.
- 14.30 The Council collects community infrastructure contributions from developers through a levy based on the Council's approved charging schedule. Money is collected for the provision of "Built Facilities Indoor Sport and Recreational Facilities". Therefore, there is potential for additional funding to be available for the Project from community infrastructure levy charges. There are uncertainties at the moment around utility connections and costs of required upgrades and it is possible that that additional funding from CIL could be allocated to address these issues. The use of CIL money as a funding source will be subject to continued evaluation.
- 14.31 The project team are also entering discussions with Hampshire County Council to see if there is provision within Hampshire County Council's Infrastructure fund to support the project delivery in relation to access improvements

15 Governance arrangements

- 15.1 The Cabinet (Leisure Centre) Committee was established to streamline decision making in respect of the project. It is proposed that the following delegation are given to the Cabinet (Leisure Centre) Committee and that the terms of reference are amended to reflect this:
1. Approve the Outline and Full Business case
 2. Approve governance arrangements

16 Next Steps

- 16.1 If the facility mix is agreed, the design team will progress with amendments to the RIBA Stage 2 designs. These will be recosted and fed into the Outline Business Case model.
- 16.2 Subject to approval of the Outline Business Case, further engagement will take place on the Concept Designs to inform the more detailed design work which will be undertaken over the autumn/ winter period.
- 16.3 The RIBA Stage 3 Developed Design will form the basis for the planning application. A public exhibition of the Developed Design will take place before the planning application submission, so the application can be viewed by members of the public and sports stakeholders.
- 16.4 It is recommended that RIBA Stage 3 work is commenced prior to the Outline Business Case being approved. This is to prevent the design stage from being stalled and will allow the project to stay on track for delivery of autumn 2020. This will also prevent the council from incurring additional charges from pausing the work of the design team. There is of course a risk that should the outline business case not prove viable, cost will have been invested in work that will not be progressed.

17 OTHER OPTIONS CONSIDERED AND REJECTED

Option One: not progress with the project.

- 17.1 If Members were minded not to progress with the development of a new Sport and Leisure Centre this decision should be made now in order to prevent abortive design work. This is not recommended

Option Two: not agree the facility mix

- 17.2 If members were minded to further consider the facility mix for the new Sport and Leisure centre this will cause delay to the project. This delay is likely to result in further increases in the capital costs due to inflation within the construction market. If changes are made there will also be an increase in consultancy costs due to the abortive work undertaken to date requiring re-design fees and re-modelling works to be undertaken. RPLC is considered to be in a critical condition and urgently requires repair. Further delays to the new Sport and Leisure Centre are likely to lead to further investment into RPLC being required.

18 Conclusion

- 18.1 The delivery of a new Sport and Leisure Centre set in the Winchester Sport and Leisure Park will provide all round sporting and leisure facilities for the residents of the district and provide top class sporting facilities for more competitive users.

The centre has a focus on water as the key differentiating feature and integrates a hydrotherapy suite to complement the sporting offer.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2951(LC) - 17 JULY 2017

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:

- 1 RIBA Design Stages
- 2 Draft Executive Summary of the Sports Facility Needs Assessment for the District (2017-2037) – Exempt
- 3 Individual Facility appraisals – Exempt
- 4 Facility Mix Comparison Table
- 5 Sports England Design and Guidance Note 2012 Sports Halls, extract

Appendix 4 Facility Mix Assessment

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
Main Pool:	25m, 6 lanes 25m x 12.5m (312.5 m ²)	50m, 8 lanes, 50m x 19m (950m ²)	50m pool with moveable boom and ½ moveable floor 250 competitor seating 400 spectator seats	50m, 8 lane (50.02m x 19m) (950m ²)	50m pool with submersible boom and moveable floor The final configuration of movable floor and boom remains subject to further technical and financial feasibility An area for 250 competitor seats. 250 spectator seats, including 6 wheelchair accessible spaces Design and seating suitable for hosting regional gala events	The number of spectator seats has reduced from 400 to 250 but with a flexible area where additional seating can be placed for events.	The Sport England Facilities Planning Model (FPM) report suggests that the projected scale of unmet demand for swimming pool water is currently equivalent to 92m ² rising to 110m ² metres of water with population growth by 2037. This is a fairly modest increase and suggests that a swimming pool site with a main pool of 25m x 8 lanes and a separate teaching pool with a water area of at least 158m ² metres of water would deliver the shortfall identified in the FPM report. If the proposed 8 lane 50m pool is provided at the new Sport and Leisure Park this will represent over provision for much of the week. However, it would assist in meeting the specific needs of clubs at peak times, which is an issue that has been identified through club consultation as well as meeting the aspirations and ambitions of local swimming and related clubs. It also addresses the issue of

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
Teaching Pool / Community Pool:	12.5 x 9 m (112.5 m ²)	20m, 5 lanes 20m x 10.5m (210m ²)	With moveable floor, located alongside leisure water	20m, 5 lane 20 x 10m (200m ²)	With a moveable floor and steps		reliance on private school facilities. The findings of the work also identify the key role that education sites play in delivering opportunities for swimming in the district. These pools provide a significant quantitative contribution to community use, albeit not as extensive in swimming activities or time at the Council's centre at River Park Leisure Centre. It is important to continue understand the future plans and commitments to retain these swimming pools by the pool owners and that the Council should work with education sites to maintain community access.
Leisure Water:	Flume (no longer used)	Water play area	To include jets, sprays and confidence water (Exact design and equipment to be developed)	Water play area	Final details to be agreed but likely to include features such as jets, sprays and confidence water (Exact design and equipment to be developed)		
	PTO						

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
Sports Hall	Approx. 8 substandard badminton courts 31m x 36.4m (1,128m ²) In practical terms 6 courts AT CURRENT Sport England standards.	12 badminton courts 60.0m x 34.5m	Size to allow for competition standard run offs, Storage space is 12.5% of hall Retractable seating (500 seats) and viewing areas Permanent spectator seating	8 badminton courts 40.0 x 34.5 (1,432m ²)	Size to allow for competition standard run offs Storage space (%) Use of temporary hired seating for events.	Change from 12 badminton court hall to 8 badminton court hall See separate table for overview of hall size and level of play £large capital cost saving ⁱ	River Park was built using previous Sport England guidelines, meaning there is limited run-off space around the courts. It would therefore be smaller than a new 8-court hall, built to current Sport England specifications. This limits event hosting capabilities within the district.

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
Fitness Gym	120 stations	180 stations (810m ²)	Space for 180 stations, flexible space to allow operator to adapt area to suit customers trends Allows for fitness stations, free weights, rigging for punch bags and stretch areas	200 stations (910m ²)	A flexible space to allow operator to adapt area to suit customer's trends	Increase form 810m ² area to 1048m ² , from 180 stations to 200 stations	To meet the significant further housing growth, and to accommodate membership numbers in excess of the latent demand forecast, we would recommend circa 200 stations be provided at the proposed new Sport and Leisure Centre site.
Squash Courts	4 squash courts	4 squash courts Each: 6.4m x 9.75m x	Moving walls to create flexible space	4 squash courts Each: 6.4m x 9.75m	Moveable wall between two courts to create flexible space		There is no evidence to suggest a need for increased provision of squash courts in the district. While future population growth is forecast, there is currently no evidence that this will increase the requirement for additional squash provision, mainly due to the recent declining national and regional participation trends.

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
							The current level of provision appears adequate to meet current needs. The provision of squash courts in the future should be made on a site by site basis with decisions likely to be driven by the financial viability of these specific spaces. It should be noted that in recent years there has been a trend of converting squash courts to alternative revenue generating uses, in response to falling participation and demand.
Studios	2 studios (Total area 270 m ²)	2 large studios 2 medium studios (Total area 500 m ²)	Movable walls to create flexible space	2 large studios 1 Spin Studio (Total area 576m ²)	Creation of a spin studio Note: 2 squash courts could also be used as flexible studios	Increase in studio space additional 76m ² Additional space to provide flexibility for a range of classes. Provision of studio space improves gym membership retention.	The proposed of health and fitness facility would also support three to four multi-purpose studios and cater for various group and class based activities.

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
Meeting and Function Room	Function room	Meeting room Office for club / associations	Meeting room could be hired out to sports croups, community, business, schools, universities etc. Other flexible spaces (studios and squash courts) could be hired out	Space within the café area	Moveable screens in the café and pool viewing area will allow the separation of the café for functions / events for community, clubs, schools, parties.	Part of the café can be used for separate functions and meetings	
Hampshire Institute of Sport	No	None	None				
Treatment Rooms	There are currently 8 rooms at RPLC which are	Yes	Separate reception and storage	Currently 4 treatment rooms included	Increase to 8 treatment rooms to meet current franchise needs		

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
	used in various ways incl: 6 franchises and two as studios.						
Hydrotherapy	No	Yes	Separate reception, waiting area and office 3 changing rooms Storage and plant room (Hydrotherapy dependent on external funding)	One 11 x 8m pool, changing, reception and toilets.	The capital cost is currently estimated slightly in excess of £1m contribution.	Further discussion with Pinder Trust are ongoing on design and costs	
Changing	Yes	Yes	Village style wet changing, including group changing facilities Male and female dry changing				

Facilities	RPLC Existing Facilities	July 2016		September 2017			Winchester District Sport Facility Needs Assessment
		Proposed Facilities	Notes	Proposed Facilities	Notes	Changes from July 16 & cost implications	
Soft Play/ clip and climb	Yes	Yes	In addition a climbing wall / clip and climb facility may be possible	Add clip and climb facility		Add clip and climb for family activity interest	
Café and Reception	Yes	Yes	Large enough to serve users of the leisure centre and the local community		A suitable sized café area to be provided adjacent to the reception at the front of the building in line with recommendation of Sports Consultancy and LA Architects		
Artificial Pitch	Football Pitch	Replacement pitch, if the new centre is built on the existing artificial hockey pitch at Bar End	A replacement artificial hockey pitch at Bar End		Include in future phase and consider other locations		The new Winchester Sport and Leisure Park could potentially provide a location for an additional pitch; however this would need to be carefully considered in relation to impacts on the surrounding area and on local residents. Further work is required to explore the best location for sustainable and community accessible 3G pitches. Current provision in the district: 10 sites with a total of 12 pitches. Recommended provision across the district Up to 3-4 additional pitches (1 x sand-filled, 1 or 2 3G and 1 x Rugby).

Facilities	RPLC Existing Facilities	July 2016 Proposed Facilities Notes		September 2017 Proposed Facilities Notes Changes from July 16 & cost implications			Winchester District Sport Facility Needs Assessment
							A range of surfaces are required to meet specific needs and demands of the respective sports. Further investigation will be completed via the Playing Pitch Strategy work, this has been commissioned separately.

Sports Halls

Design Guidance Note

Overview of numbers of courts* / levels of play for nominal hall sizes							
Sport and level of play category**	4 Court hall (34.5 x 20.0 x 7.5 m)	5 Court hall (40.6 x 21.35 x 7.5 m)	8 Court hall (40.0 x 34.5 x 8.3 m)	10 Court hall (40.6 x 42.7 x 9.0 m)	12 Court hall (60.0 x 34.5 x 9.0 m)	15 Court hall (64.05 x 40.6 x 9.0 m)	General notes:
Badminton (with 1 dividing net per 4 or 5 court module)							
International ¹	4 ²⁺³	4 ²	8 ²	8	12	12	¹ Excludes officials zone. ² Requires a clear height of 9.0 m. ³ It is assumed that division nets are excluded.
Premier ¹	4 ²	5 ²	8 ²	10	12	15	
Club ¹	4	5	8	10	12	15	
Community ¹	4	5	8	10	12	15	
Basketball							
International	-	-	1	1	2	2	⁴ Excludes team / officials zone. ⁵ Excludes team / officials zone.
Premier	-	-	1	1	2	2	
Club	1	1	2	2	3	3	
Community ⁴	1	1	2	2	3	3	
Reduced court size ⁵	2	2	4	4	6	6	
Cricket practice / Indoor cricket							
Community ⁶	4	4	8	8	12	12	⁶ Includes allowance for a central 3.4 m wide (minimum) clear zone for basketball goals within each 4 or 5 court module.
Gymnastics							
International	-	-	-	O	P	P	The new hall sizes provide more space for all the gymnastics disciplines.
Premier	P	P	1	1/2P	1/3P	1/3P	
Club	P	1	1	1/2P	1/3P	1/3P	
Community	1	1	2	2	3	3	
Five-a-side football / Futsal							
International	-	-	P	P	1	1	The new hall sizes provide more space for Five-a-side football / Futsal.
Premier	P	P	1	1	3	3	
Club	1	1	2	2	3	3	
Community	1	1	2	2	3	3	
Handball							
International	-	-	-	1	1	1	The new hall sizes provide more space for Handball.
Premier	-	1	1	2	1	3	
Club	-	1	1	2	1	3	
Community	1	1	2	2	3	3	
Indoor hockey							
International	-	-	-	1	1	1	The new hall sizes provide more space for Indoor Hockey.
Premier	-	P	P	1	1	1	
Club	-	P	P	1	1	1	
Community	1 Unihoc	1 Unihoc	1 Unihoc	2	1	2	
Korfball							
International	-	-	-	-	1	1	The new hall sizes provide more space for Korfball.
Premier	-	-	1	1	1	2	
Club	-	-	1	1	1	2	
Community	1	1	2	2	3	3	
Netball							
International ^{7/8}	0	0	1	1	1	1	⁷ A practice area will be required close to the international competition court. ⁸ For International and Super League consult with England Netball on space required for tv equipment and anticipated club specific spectator requirements.
Premier	0	1 ⁹	1	2 ⁹	1	3 ¹⁰	⁹ The hall / module width needs to be increased to 23.35 m to allow for a 2.0 m wide team / officials zone which cannot be accommodated in the standard size hall.
Club	1 ¹¹	1 ⁹	2 ¹⁰	2 ⁹	3 ¹¹	3 ¹⁰	¹⁰ Excludes team / officials zone which must be accommodated by increasing the hall size and/or by sharing team/official zones between multiple courts. ¹¹ Where netball is not the primary sport, by agreement, England Netball will allow club netball to be played in this size hall, with reduced run-offs and no team and official zones.
Community	1	1	2	2	3	3	
Sports hall athletics							
International	-	-	-	P	1P	1P	The new hall sizes provide more space for all the athletics disciplines.
Premier	P	P	2P	2P	3P	3P	
Club	P	P	2P	2P	3P	3P	
Community	P	P	2P	2P	3P	3P	
Volleyball							
International	0	0	1	1	2	2	
Premier	1	1	2	2	3	3	
Club	1	1	2	2	3	3	

Appendix 1 RIBA Plan of Work



The RIBA Plan of Work 2013 organises the process of briefing, designing, constructing, maintaining, operating and using building projects into a number of key stages. The content of stages may vary or overlap to suit specific project requirements. The RIBA Plan of Work 2013 should be used solely as guidance for the preparation of detailed professional services contracts and building contracts.

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	0	1	2	3	4	5	6	7
Stages								
Tasks								
Core Objectives	Identify client's Business Case and Strategic Brief and other core project requirements.	Develop Project Objectives , including Quality Objectives and Project Outcomes , Sustainability Aspirations , Project Budget , other parameters or constraints and develop Initial Project Brief . Undertake Feasibility Studies and review of Site Information .	Prepare Concept Design , including outline proposals for structural design, building services systems, outline specifications and preliminary Project Strategies in accordance with Design Programme . Agree alterations to brief and issue Final Project Brief .	Prepare Developed Design , including coordinated and updated proposals for structural design, building services systems, outline specifications, Cost Information and Project Strategies in accordance with Design Programme .	Prepare Technical Design in accordance with Design Responsibility Matrix and Project Strategies to include all architectural, structural and building services information, specialist subcontractor design and specifications, in accordance with Design Programme .	Offsite manufacturing and onsite Construction in accordance with Construction Programme and resolution of Design Queries from site as they arise.	Handover of building and conclusion of Building Contract .	Undertake In Use services in accordance with Schedule of Services .
Procurement	Initial considerations for assembling the project team.	Prepare Project Roles Table and Contractual Tree and continue assembling the project team.	The procurement strategy does not fundamentally alter the progression of the design or the level of detail prepared at a given stage. However, Information Exchanges will vary depending on the selected procurement route and Building Contract . A bespoke RIBA Plan of Work 2013 will set out the specific tendering and procurement activities that will occur at each stage in relation to the chosen procurement route.			Administration of Building Contract , including regular site inspections and review of progress.	Conclude administration of Building Contract .	
Programme	Establish Project Programme .	Review Project Programme .	Review Project Programme .	The procurement route may dictate the Project Programme and may result in certain stages overlapping or being undertaken concurrently. A bespoke RIBA Plan of Work 2013 will clarify the stage overlaps. The Project Programme will set out the specific stage dates and detailed programme durations.				
(Town) Planning	Pre-application discussions.	Pre-application discussions.	Planning applications are typically made using the Stage 3 output. A bespoke RIBA Plan of Work 2013 will identify when the planning application is to be made.					
Suggested Key Support Tasks	Review Feedback from previous projects.	Prepare Handover Strategy and Risk Assessments . Agree Schedule of Services , Design Responsibility Matrix and Information Exchanges and prepare Project Execution Plan including Technology and Communication Strategies and consideration of Common Standards to be used.	Prepare Sustainability Strategy , Maintenance and Operational Strategy and review Handover Strategy and Risk Assessments . Undertake third party consultations as required and any Research and Development aspects. Review and update Project Execution Plan .	Review and update Sustainability, Maintenance and Operational and Handover Strategies and Risk Assessments . Undertake third party consultations as required and conclude Research and Development aspects. Review and update Project Execution Plan , including Change Control Procedures .	Review and update Sustainability, Maintenance and Operational and Handover Strategies and Risk Assessments . Prepare and submit Building Regulations submission and any other third party submissions requiring consent. Review and update Project Execution Plan .	Review and update Sustainability Strategy and implement Handover Strategy , including agreement of information required for commissioning, training, handover, asset management, future monitoring and maintenance and ongoing compilation of 'As-constructed' Information . Update Construction and Health and Safety Strategies .	Carry out activities listed in Handover Strategy including Handover Feedback for use during the future life of the building or on future projects. Updating of Project Information as required.	Conclude activities listed in Handover Strategy including Post-occupancy Evaluation , review of Project Performance , Project Outcomes and Research and Development aspects. Updating of Project Information , as required, in response to ongoing client Feedback until the end of the building's life.
Sustainability Checkpoints	Sustainability Checkpoint – 0	Sustainability Checkpoint – 1	Sustainability Checkpoint – 2	Sustainability Checkpoint – 3	Sustainability Checkpoint – 4	Sustainability Checkpoint – 5	Sustainability Checkpoint – 6	Sustainability Checkpoint – 7
Information Exchanges	Strategic Brief.	Initial Project Brief.	Concept Design including outline structural and building services design, associated Project Strategies , preliminary Cost Information and Final Project Brief .	Developed Design , including the coordinated architectural, structural and building services design and updated Cost Information .	Completed Technical Design of the project.	'As-constructed' Information .	Updated 'As-constructed' Information .	'As-constructed' Information updated in response to ongoing client Feedback and maintenance or operational developments.
UK Government Information Exchanges	Not required.	Required.	Required.	Required.	Not required.	Not required.	Required.	As required.

*Variable task bar – in creating a bespoke project or practice specific RIBA Plan of Work 2013 via www.ribaplanofwork.com a specific bar is selected from a number of options.