

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK UPDATE REPORT

12 JUNE 2017

REPORT OF PORTFOLIO HOLDER: HEALTH AND WELLBEING

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WARD(S): ALL

PURPOSE

To provide an update on the project to provide a new sport and leisure centre and to seek guidance from Cabinet on matters where instructions are required for the design team.

RECOMMENDATIONS:

1. That the report be noted and that the Cabinet Committee gives any instructions necessary in relation to matters raised in the report (paragraph 11.9 refers)..

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The provision of a major public leisure facility in Winchester has already been identified as a priority in the interests of public health and happiness. Provision of an indoor sport and leisure facility helps to deliver this by providing accessible sport and recreation.

2 FINANCIAL IMPLICATIONS

- 2.1 There are no financial implications directly arising from this report as the budget for the immediate stages for the project was approved in July 2016 and the project management costs are currently within the agreed budget.
- 2.2 Financial matters are also considered in a separate report elsewhere on this agenda.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 These are highlighted in the risk register discussed in a separate report elsewhere on this agenda.
- 3.2 The procurement of the design team has previously been considered and approved in PHD Notice 710. Ongoing external legal advice on the procurement of the design team through a fully compliant open EU process is being provided by external specialist legal advisors.
- 3.3 Other legal matters such as the impact on KGV playing fields have reduced following Cabinet's decision in March to move the preferred location for the Sport and Leisure Centre to the Garrison Ground part of the site.

4 WORKFORCE IMPLICATIONS

- 4.1 None at this stage.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The existing River Park Leisure Centre 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 Centre and undertaking any required works in the intervening period.

6 CONSULTATION AND COMMUNICATION

- 6.1 The Bar End Forum has met formally on three occasions to engage with key residents groups, stakeholders and local members with an interest in the Bar End area. The Forum has been very useful in engaging with local views and providing important input at an early stage in the process. This Cabinet

Committee will play an important role in making the formal decisions required around the provision of a new Sport and Leisure facility at Bar End and will also give an opportunity for members of the Forum to continue to be involved.

- 6.2 The engagement programme to be drawn up by the design team is key to ensuring that the right people and groups are involved in the process and in seeking to mitigate relevant risks highlighted on the risk register.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Environmental considerations are important in relation to the Council's wider objectives for the District. The existing leisure centre is a major consumer of energy and is responsible for significant levels of CO2 emissions. Reducing this environmental impact is an important objective of the project.

- 7.2 Although this report does not raise any specific environmental questions Members may wish to consider the environmental objectives identified in the report and to make any amendments they consider appropriate in relation to design, delivery and sustainability.

8 EQUALITY IMPACT ASSESSMENT

- 8.1 Screening has not been undertaken at this stage but this will be undertaken as part of the more detailed design and engagement work which is about to begin.

9 RISK MANAGEMENT

- 10 The project risk register is maintained by the project manager and updated regularly by the Project Board as set out in a separate report elsewhere on this agenda.

11 SUPPORTING INFORMATION:

- 11.1 Other reports elsewhere on this agenda provide:

- Risk register and associated mitigation actions
- Financial matters
- Project plan, timetable and key milestones

- 11.2 A full design team has now been selected for the project following fully compliant EU procurement processes, as follows:

- MACE were appointed in November 2017 to act as external project managers and cost consultants.

- Stride Treglown and LA Architects are being appointed to fill all of the architect roles and undertake urban design
- Arups are being appointed as civil and structural engineers
- Hoare Lea are being appointed as building services engineers.

In addition to the main design team, the following consultants have been procured using the Council's established procurement procedures:-

- Structural Soils Ltd has been appointed to undertake some initial ground investigation. This will be reviewed by Arups as the appointed Civil and structural engineer and further appointments made as necessary.
- Stuart Michael Associates have been appointed as transport consultants.
- Ecological Planning & Research Ltd have been appointed as ecology consultants through to the planning stage and have been undertaking assessments and survey work.

11.3 Further appointments still required to support the main design team in due course are set out below:

- BREEAM consultants will be appointed in early June
- Planning consultants will be invited to tender in June and appointed in July
- The tender process for sport and leisure management consultants to assist with preparation of the management contract, specification and business plan has begun and an appointment is expected to be made in June
- Landscape consultants will be procured in June and appointed in July
- Fire engineering consultants will be procured in June and appointed in July

11.4 The newly appointed design team lead by the architects and supported by MACE has now begun to review the work undertaken to date and set out a detailed programme of work in accordance with the project brief.

11.5 This will include engagement with the local community starting with some focused work with residents and key stakeholders in the Bar End area to formulate an urban design framework. This will inform work on the emerging design of the sport and leisure centre itself and its supporting infrastructure. Consideration of adjoining land uses in the ownership of the Council will be included in the preparation and consultation for the urban design framework.

Cabinet will wish to note that the Council has no control over the use of land not in its ownership and the detail which can be incorporated into the urban design framework about future plans is limited by this constraint.

- 11.6 In relation to non-sporting parameters for the building, the following principles have been adopted as general requirements:
- Internal material and finishes with good whole life cost performance without any non-essential finishes, aiming for a durable but welcoming feel
 - A good quality external appearance design which seeks to make best use of views whilst minimising the impact on the surrounding area and is capable of securing planning permission but without any non-essential cost
 - A building which reaches high standards of performance in sustainability terms, particularly for efficient energy consumption and low carbon emissions (in line with the WCC's adopted '12 Actions for a Lower Carbon Council')
 - WCC aspires to deliver a BREEAM Excellent building with a minimum expectation of Very Good; the building is required to achieve an EPC A rating
 - High standards of hard and soft landscaping forming part of a cohesive design sensitive to the location
 - WCC seeks to make the location accessible to all modes of travel and provide adequate parking to serve the needs of the users and staff, without negatively effecting on adjacent residential areas
- 11.7 Further to the above, the design of the proposed sport and leisure centre is required to consider the following key features:
- Proximity to the South Downs National Park
 - Historic nature of the City of Winchester
 - The context of an Urban Design Framework
 - Location adjacent to residential districts
 - Potential future district heating strategy
- 11.8 The instructions to the design team are to proceed with design and planning work on the basis of the facility mix agreed by Cabinet and restated in March of this year (as set out in Appendix 1 of this report). There is scope for the design team to make suggestions about the configuration of facilities and minor adjustments which will improve the functionality and design of the centre. However, it is important to avoid any 'project creep' in which additional elements not approved by Cabinet become incorporated into design process leading to higher cost and complexity. The approved facility mix will therefore remain the definitive package unless explicitly amended by Cabinet.
- 11.9 Some clarification of Cabinet's requirements will be necessary for the design team as the project progresses to enable them to progress the design and

consultation work. A question that has arisen from the design team is a request for clarification of what uses the proposed 50m pool will be expected to perform, in particular whether it is to meet all aspects of the Sport England guidance for national swimming galas. This will require the provision of wide lanes and up to 350 spectator seats as well as a number of other fixtures and fittings which will have a cost requirement and impact on other aspects of design. Cabinet is asked to give consideration to this point.

- 11.10 Once the design brief has been progressed and the detail within the facility mix elaborated as part of the RIBA Stage 2 concept design this will then enable the outline business case to be prepared and considered in the autumn as Gateway 1 in the project programme. If this passes work will begin on RIBA Stage 3 which will be necessary to provide the level of detail for a planning application. More detailed information on the project timeline and gateways/milestones is set out in a separate report elsewhere on this agenda.
- 11.11 Once agreed, any subsequent variance or additions to that mix of facilities will need to be assessed in terms of its impact on the business case. Delay in agreeing these details and subsequent changes to the mix at a later date will almost certainly delay the project delivery date and increase associated project management costs.
- 11.12 The role of funding partners is also crucial to the project delivery and the Business Case. Any changes to what has been agreed in principle with the Pinder Trust and The University of Winchester will almost certainly impact on viability and deliverability of the project. Determining the associated terms and conditions of such funding and agreeing a governance model for the management of the new facility is therefore very important, and a separate report will be brought forward in due course. Funding from Sport England is also being explored and again this will require certain terms and conditions to be met and this is actively being discussed as the design work progresses. Discussions with the Army have led to the conclusion that although very supportive of the project as a benefit to Forces personnel and their families, there is no scope for capital funding.
- 11.13 The community engagement process which will be undertaken by the design team over the coming months and on an ongoing basis through the design and planning stages is important in order to obtain input and value to the design whilst informing residents and other key stakeholders of the process and issues involved in delivering the project. The impact of a new Sport and Leisure Centre and the design of such on adjoining residents and for those who will be using the new leisure centre and associated facilities cannot be understated.

OTHER OPTIONS CONSIDERED AND REJECTED

- 11.14 Not applicable to this report

BACKGROUND DOCUMENTS:-

None

Previous Committee Reports:-

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:

Appendix 1 Frozen Facility Mix

Appendix 1 Frozen Facility Mix

Facilities	River Park Leisure Centre	Proposed New Leisure Centre	
	Existing Facilities	Proposed Facilities	Notes
Swimming Pools			
Main Pool:	25m, 6 lanes 25m x 12.5m (312.5 m ²)	50m, 8 lanes, 50m x 19m (950m ²)	50m pool with movable boom and moveable floor
Teaching Pool / Community Pool:	12.5 x 9 m (112.5 m ²)	20m, 5 lanes 25m x 10.5m (262.5 m ²)	With moveable floor, located alongside leisure water
Leisure Water:	Flume (no longer used)	Water play area	To include jets, sprays and confidence water Exact design and equipment to be developed
Sports Hall	8 badminton courts 31m x 36.4m	12 badminton courts 60.0m x 34.5m	Size to allow for competition standard run offs, Suitable for badminton, basketball, netball, volleyball and cricket Can be separated in to three areas: 3 netball or volleyball courts up to club level, 3 basketball courts up to community level Can accommodate 2 basketball, volleyball courts up to international level or 1 netball court up to international level Storage space is 12.5% of hall Retractable seating (500 seats) and viewing areas
Fitness Gym	120 stations	180 stations	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
Squash Courts	4 squash courts	4 squash courts Each: 6.4m x 9.75m x 5.64m high	Moving walls to create flexible space

Facilities	River Park Leisure Centre	Proposed New Leisure Centre	
Studios	2 studios (Total area 270 m ²)	2 large studios 2 medium studios (Total area 501 m ²)	Movable walls to create flexible space
Meeting and Function Room	Function room	Meeting room Office for club / associations	Meeting room could be hired out to sports groups, community, business, schools, universities etc Other flexible spaces (studios and squash courts) could be hired out
Hampshire Institute of Sport	No	To be confirmed	To be confirmed
Treatment Rooms	Yes	Yes	Separate reception and storage
Hydrotherapy	No	Yes	Separate reception, waiting area and office 3 changing rooms Storage and plant room (Hydrotherapy dependent on external funding)
Changing	Yes	Yes	Village style wet changing, including group changing facilities Male and female dry changing
Soft Play	Yes	Yes	In addition a climbing wall / clip and climb facility may be possible
Café and Reception	Yes	Yes	Large enough to serve users of the leisure centre and the local community
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