

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK PROJECT UPDATE

16 JANUARY 2018

REPORT OF PORTFOLIO HOLDER: Councillor Lisa Griffiths, Portfolio Holder for Health and Wellbeing

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WARD(S): ALL

PURPOSE

This report provides the regular progress update on the Winchester Sport and Leisure Park project.

Due to the stage of development of the project the internal project governance arrangements have been reviewed and this report proposes the creation of three new advisory panels to work on specific aspects of sustainability and support the development of contract management proposals.

Following comments from the Overview and Scrutiny Committee regarding the development of sports facilities elsewhere in the district and the Leader of the Council's commitment at Full Council to develop a 4 court sports hall, this report also sets out the scope for a new project to consider the feasibility of building a separate sports facility elsewhere in the district.

RECOMMENDATIONS:

1. That this report be noted;
2. That three new advisory panels are established for the Winchester Sport and Leisure Park project in relation to sustainability/green issues, contract management and design of the new leisure centre. Membership and the terms of reference for these panels be agreed by the Portfolio Holder for Health and Wellbeing and the Head of Programme in liaison with the Leisure Centre Cabinet Committee;
3. That a £50,000 revenue budget Virement be approved from existing asset management plan budgets in order to support the assessment work in relation to a new project to consider the feasibility of building a separate sports facility elsewhere in the district.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 This project supports the Health and Happiness outcome of the Council strategy through the intention to increase access to leisure and sports facilities to improve the health of the district.

### 2 FINANCIAL IMPLICATIONS

- 2.1 There are no financial implications from establishing three new advisory groups
- 2.2 The financial implications of developing a 4 court sports hall elsewhere in the district will be established following the feasibility study as detailed later in this report. In order to undertake a feasibility study in relation to an additional sports facility elsewhere in the District it will be necessary to allocate £50,000 to support this work.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 These are continually reviewed as the project becomes more defined in terms of scale and location.

### 4 WORKFORCE IMPLICATIONS

- 4.1 There will be extra officer time required to service the new advisory panels.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 These will need to be considered as the project becomes more defined in terms of scale and location.

### 6 CONSULTATION AND COMMUNICATION

- 6.1 An update on the current phase of engagement is provided in this report.
- 6.2 The recent announcement on the 2022 Commonwealth Games, which will be held in Birmingham between 27<sup>th</sup> July and 7<sup>th</sup> August, has been raised by some Members of the Council as a good opportunity to use and promote the proposed new Leisure Centre as a training camp for this event.
- 6.3 It has been suggested that the Council establishes the process for the submission of bids to become a training camp and then report back to Cabinet in due course. Further details are included at Appendix B.

### 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 These will be considered as part of the feasibility, design and engagement work and through the proposed Advisory Panel on Sustainability.

## 8 EQUALITY IMPACT ASSESSMENT

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

## 9 RISK MANAGEMENT

9.1 A risk schedule will be drawn up as part of the project initiation process.

## 10 PROJECT UPDATE

10.1 The Winchester Sport and Leisure Centre Project is considered in detail in a report elsewhere on this agenda in relation to the Outline Business Case. This provides a full update on funding partners and the next stages in the process of delivering a new Sport and Leisure Park in Winchester.

### Consultation and Engagement Update

10.2 An engagement exercise is currently underway which is seeking input and views on the concept design for the proposed new Sport and Leisure Centre and the supporting Urban Design Framework. Full details of the engagement exercise are set out below. The full exhibition is also available online together with an online questionnaire, and the deadline for completion is 21 January 2018. A project update broadsheet has also been issued as part of the engagement, providing details about the emerging scheme and the important next steps in the process. A full report of responses to the engagement will be prepared and this will inform the next stages of the design work. Initial feedback suggests a positive reaction to the proposals.

10.3 The engagement exercise includes exhibitions, which are attended by the Council's project team, architects and consultants, held on the following dates and times:

Venue	Date(s)	Time
River Park Leisure Centre	Friday 8 December 2017	3.00pm – 7.00pm
Winchester Guildhall	Saturday 9 December 2017 Saturday 6 January 2018	10.00am – 4.00pm 10.00am – 4.00pm
Winchester Sports Stadium	Tuesday 12 December 2017	3.00pm – 8.00pm
Kings Church, Bishops Waltham	Wednesday 17 January 2018	10.00am – 1.00pm
Meadowside Leisure Centre, Whiteley	Wednesday 17 January 2018	2.30pm – 5.30pm

10.4 There have also been unmanned exhibitions as follows:

Venue	Dates
River Park Leisure Centre	9 December 2017 – 21 January 2018
University of Winchester	11 December 2017 – 21 January 2018

10.5 Initial feedback from the engagement sessions as analysed on 2<sup>nd</sup> January shows that:

- 72% of respondents liked the overall concept designs for the Sport and Leisure Park
- The reaction to the Centre was positive,
  - 92% agreed with the statement 'I like the fact that the new Sport and Leisure Centre is situated within a 'green' and informal parkland setting.'
  - 64% agreed with the statement 'I like the simple and unfussy design of the building.'
  - 64% agreed with the statement 'I like the fact that the design looks to connect the sports hall and the stadium which provides a link between the dry sports and those outside.'
  - 84% agreed with the statement 'I like the way that the sports hall, swimming pools, fitness suite and café look out onto the park and surrounding landscape.'
- 68% of respondents agree with the main features and provisions of the UDF.

#### 10.6 Review of internal project governance arrangements

10.7 As the project reaches a more advanced phase, there is merit in establishing three new Advisory Panels as below to help obtain a wider input to specialist areas. Terms of reference and membership for these will be carefully considered and agreed by the Portfolio Holder for Health and Wellbeing and the Head of Programme in liaison with the Leisure Centre Cabinet Committee:

- Sustainability/ green issues Advisory Panel. This will include a wide ranging representation of experts in this field to help inform aspects of the project such as energy use, sustainability and transport. Tom Brennan Executive Director of WinACC has been asked to support this strand of work
- Sport and Leisure Centre Contract Management Advisory Panel. As part of the procurement process an advisory group will be established (as reported at Cabinet on 13<sup>th</sup> Nov) to provide support and guidance in relation to the future management of the new Sport and Leisure Centre. The membership of the advisory panel has yet to be finalised but it is envisaged that it will include funding partners, member representation from the Cabinet Committee and expertise/experience in this area. Following a successful member visit to St Albans, officers are seeking some further support from them for this strand of work by giving their insight and experience of carrying out similar recent procurement exercises.
- Design Advisory Panel. This panel will consider and advise on design issues during RIBA Stage 3. This panel will include a Cabinet member, a further member to be agreed, representative Sports Groups and an

external Design expert who will work with the Council's appointed design team.

10.8 Existing groups will continue and be enhanced as required to obtain input on design issues as the project progresses including the Access Consultee Group, Sports Groups and local resident groups.

10.9 An updated Governance structure is shown at Appendix A

#### Development of district wide facilities

10.10 The Leader of the Council announced at Full Council that she would investigate development of a four court sports hall elsewhere in the district. This supports the comments made by the Overview and Scrutiny committee on 27 November 2017. A feasibility study will be undertaken to consider the best location and appropriate type of sports facility and, once a suitable site(s) has been identified, to prepare a preliminary design and costing. Options will be explored which could include:

- Combining or adding to an existing facility or planned facility
- A new stand alone facility.

10.11 It is therefore recommended in this report that a further smaller sports facility is now considered in a location outside of Winchester town to meet identified need.

10.12 The feasibility work will begin by assessing Sport England demand information and input from Sports Governing Bodies/ Groups to identify possible locations and the type of provision.

10.13 The Leader and Chief Executive raised the potential for development of a sports facility located elsewhere in the district with Local Parish / Town Councils on 27 November. This proposal met support and local councils were invited to consider how they would like to be involved in the development of this work.

10.14 Once the type and location of the future desired provision is identified then the locations will be assessed in relation to issues such as access, planning, site / ground conditions and demand/ usage.

10.15 The cost of constructing such a facility will also need to be considered in due course based on the agreed type and location of facility to be provided. For illustrative purposes, estimates for an independent 4 court sports hall with its own changing, parking, reception and ancillary facilities are in the region of £3m including design costs, specific site surveys, fees, contingencies and assumes a good standard of build quality. This estimate does not include any land costs.

10.16 The cost of feasibility work is estimated to be £50,000. This will allow for two sites to be initially assessed and for a preliminary design and cost estimate to be produced for one site. This will include;

- Site and access surveys/ assessment
- Consideration of planning issues and constraints
- Further assessment of the Sport England facilities planning model
- Preliminary design/ layouts and costing

## 11. OTHER OPTIONS CONSIDERED AND REJECTED

11.1 This is an update report therefore there are no alternative options to consider.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

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

CABINET (LC) 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:-

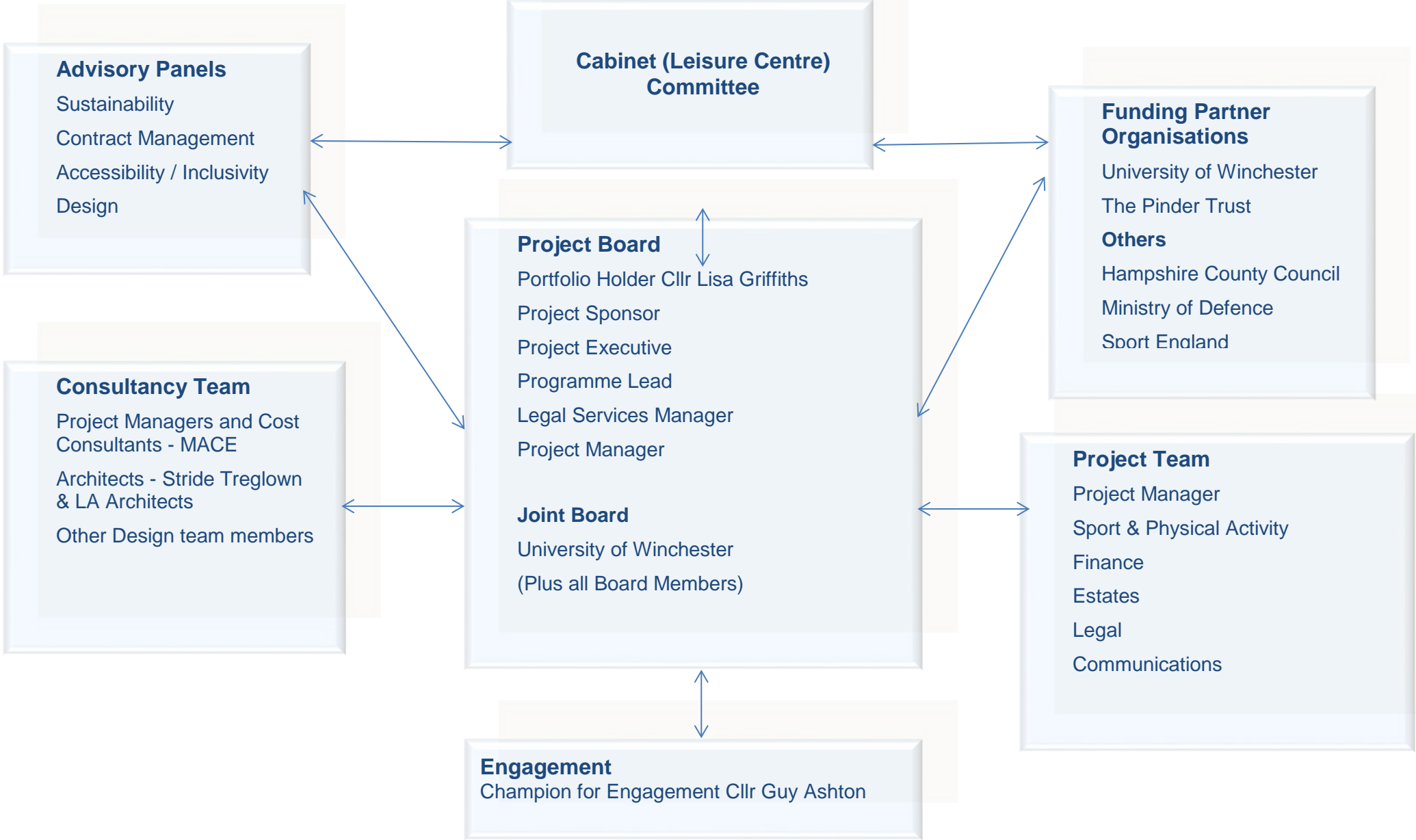
#### APPENDICES:

Appendix A - Revised Governance Structure

Appendix B – Commonwealth Games

Appendix A - Revised Governance Structure

CAB3015(LC)





# Commonwealth Games Opportunities for Winchester

The Commonwealth Games will be held in Birmingham from 27 July to 7 August 2022. The new Sports and Leisure Park in Winchester is planned to be completed in 2021. This will provide an outstanding opportunity to host a participating country for say 3 weeks to acclimatise to the UK conditions.

Just 1 hour from Heathrow and 1.5 hours from Birmingham with excellent road and rail services Winchester is an ideal centre. Winchester can offer excellent Athletics, Swimming, Sports Hall and parasport facilities. In addition, there is the benefit of student accommodation, hydrotherapy and the interest of an historic city for visitors to enjoy.

Winchester will benefit through:

- A link to a world sporting event (includes para events)
- Branding the facilities to the Commonwealth Games legacy.
- Establishing itself as a leading sporting centre/venue.
- Creating real links to an overseas country.
- Increased potential to gain sponsorship for the sports and leisure park.
- Enhance Active and Healthy for Winchester.
- Link to Prince Edward, Earl of Wessex and Vice Patron of the Commonwealth Games



## Recommendation:

**At the earliest opportunity Winchester puts itself forward to host a country as an acclimatisation venue for the Commonwealth Games.**

Councillors Brian Laming and Malcolm Prince

2<sup>nd</sup> January 2018