

CABINET (LEISURE CENTRE) COMMITTEE

16 January 2018

Attendance:

Councillors:

Griffiths (Chairman) (P)

Ashton (P)

Warwick (P)

Other invited Councillors:

Gottlieb (P)

Laming (P)

Huxstep (P)

Prince (P)

Others in attendance who addressed the meeting:

Councillor Hutchison

Others in attendance who did not address the meeting:

Councillor Humby and Tod

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held 17 July 2017, be approved and adopted.

2. **PUBLIC PARTICIPATION**

Emma Back and Patrick Davies spoke and their comments are summarised below.

Emma Back:

- The Winchester Sports Arts and Leisure Trust (SALT) continued to support the concept of a new Sport and Leisure Park and welcomed progress on the scheme whilst not wishing any compromise on quality.
- Proposals to establish Advisory Panels were welcomed and she requested that they include external experts and that the design focussed Panel should commence work as soon as possible.

- With regards to the business model, were hire commitments and other community use expectations taken into account? Meetings with clubs etc should take place as soon as possible to test feasibility.
- Would lower prices/higher volume of sales be investigated and would potential contract bidders set their own prices or be advised by the Council?
- The Council should ensure a competitive tender process was undertaken.
- What was the potential use by the military?

Patrick Davies:

- Referred to comments he had made at The Overview and Scrutiny Committee meeting on 20 November 2018 (minute extract contained as Appendix D to CAB2983(LC)) regarding the exclusion of the Bar End depot site.
- Highlighted that the display boards being used for the current consultation included the depot site as a possible convenience store. He also mentioned the recent publicity regarding a possible planning application for a new ice rink in the area. For clarity and openness, he believed the whole area should be considered, including the Bar End depot site.

At the invitation of the Chairman, Councillor Hutchison addressed the Committee as summarised below:

- Concurred with points raised by Mr Davies that the Urban Design Framework should consider the whole area and incorporate the former depot site and County Council owned land.
- The engagement process should follow the same methodology as for other large projects including reporting back on decisions made.
- The importance of ensuring pedestrian and cyclist access to the new site.
- The cost of the project should include consideration of costs relating to the whole area and also of essential repair work to the existing Leisure Centre.

The Chairman thanked everyone for their contributions and stated that questions asked would be responded to during the course of the meeting.

3. **WINCHESTER SPORT AND LEISURE PARK PROJECT UPDATE**
(Report CAB3015(LC) refers)

The Committee noted that the Report had not been made available within the statutory deadline. The Chairman agreed to accept the item onto the agenda as a matter requiring urgent consideration in order to prevent delay to the project.

The Chairman introduced the Report and highlighted the recommendations which included the establishment of three new advisory panels and approval of a budget to consider the feasibility of building a separate sports facility elsewhere in the district. She also drew attention to the update on the consultation and engagement process which was currently underway.

During discussion of the Report, Members asked a number of questions as summarised below:

- Further details about the proposed allocation of the £50,000 virement requested for investigations into a separate sports facility elsewhere in the district;
- Queries relating to the proposed governance structure contained in Appendix A of the report and likely membership of the Advisory Panels.
- The potential for the new Sport and Leisure Centre to be used as a training camp for the 2022 Commonwealth Games.

The Head of Programme clarified that the estimated cost of up to £50,000 would be for carrying out a more detailed analysis on one or two sites following an initial scoping exercise.

The Chief Executive advised that the proposed governance structure was based on that previously agreed by Cabinet and was used for the Council's other major projects. It was the Council's proposed project management structure (as opposed to the proposed governance structure for the future management of a new facility). The Head of Programme stated that the Advisory Panels would be established as soon as possible and their membership would include local and external advisory groups (for example, WinACC and Sustrans).

The Chairman noted that the suggestion regarding the Commonwealth Games was included within the Report (Appendix B of the report refers).

The Committee noted that one of the functions of the new Contract Management Advisory Panel would be to consider the detail of the relationship with potential operators, which would deal with a number of the comments made during public participation.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the 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 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.

4. **WINCHESTER SPORT AND LEISURE PARK – OUTLINE BUSINESS CASE AND PARTNERSHIP (LESS EXEMPT APPENDICES)**
(Report CAB2983(LC) refers)

The Chairman clarified that the Appendices A to C of the Report were exempt because they detail on the proposed future governance arrangements for a new facility which had not yet been considered by Council partners and therefore could not be made public at this time. In addition, the appendices contained some detailed financial estimates and costings. This information should remain confidential in advance of the contract tendering process. The Committee noted that the matter had been considered by The Overview and Scrutiny Committee at its meeting on 20 November 2017 and a minute extract was contained as Appendix D to the report. A correction to paragraph 10.2 of the report was also noted to state an estimated £0.5m for equipment.

The Committee received a presentation from Robin Thompson, from RPT Consulting(RPT) who had led development of the outline business case (OBC). The OBC was based on the HM Treasury “Five Case Model”. As a result of the options analysis, two options had been shortlisted:

- Option 1 – Base Case: “do minimum” option which includes capital investment to maintain the existing River Park Leisure Centre (RPLC) facility but no investment in refurbishment.
- Option 2 – New Facility at Bar End: based on the facility mix agreed at Cabinet (including a 50m pool and 8 court sports hall).

Key risks had been analysed. The conclusion was that the Option 2 was recommended in terms of providing an improved financial position for the Council and also deliver of the Council’s long term objectives.

Members raised a number of questions and points during debate as summarised below:

- Concern that a detailed programme of activities was required in order to correctly assess what was required in terms of facilities.
- Proposals for relocation of some existing users of RPLC who were not likely to be accommodated within the new centre (e.g. Boxing and gymnastics).
- Possibilities of discounted pricing for sports groups.
- The importance of attracting sufficient users at off-peak times.
- The balance of price against quality in terms of design of the new centre.
- The relationship between the Urban Design Framework (UDF) for the wider area and the proposals for the new Centre.
- A query whether the information in the exempt appendices all should remain exempt as much was contained already within the open report.
- Reiteration of the concern that provision of an eight court sports hall would not be sufficient.
- Query regarding the proposed £1m limitation on CIL monies.

- Query regarding the length of time before the Full Business Case could be recommended for approval.

Mr Thompson confirmed that analysis of existing demand had been undertaken following extensive consultation. However, it was not appropriate to detail an exact programme of different events at this stage, not least as this would change over the operating life of a new centre.

Committee Members emphasised that the decision on the facility mix had been made by Cabinet at its meeting on 13 November 2017 following rigorous examination of the various concerns raised by various Members. The proposal to test the feasibility of providing a four court facility at a different location in the district had also been put forward as a result of this.

The Head of Programme advised that discussions had been held with the Boxing Club regarding their future requirements. An important role of the new Design Panel would be to consider different options for design and the ability to accommodate different types of sports activities. The Design Panel would also consider issues relating to balancing quality against cost.

The Head of Programme advised that the consultation and engagement undertaken to date (and ongoing) would input into the UDF. Decisions would be required on which aspects would be taken forward as part of the new Sport and Leisure Centre process and planning application (for example, improved cycle access). However, other elements might only be deliverable in the longer time (for example, proposals on land that was currently outside of the Council's control).

The Head of Programme explained that before the Full Business Case was approved a great deal of further work was required including the planning application process, two tendering exercises and appointment of a contractor. The amount of CIL allocations was a matter for Cabinet but there were a number of other possible uses of the overall CIL funds and £1m was suggested to be an appropriate contribution in the context of the project.

The Committee agreed to the following for the reasons set out above and outlined in the Report. In reaching its decision, the Committee had regard to the information contained within the exempt appendices of the report.

RESOLVED:

1. That the Outline Business Case be approved as contained as Appendix A to the Report and development work should continue to Full Business Case stage.

2. That the submission of a planning application be delegated to the Head of Programme in consultation with the Portfolio Holder for Health and Wellbeing.

3. That the proposal that a contribution of £1m of Community Infrastructure Levy (CIL) funding will be sought be noted.

4. That the finalisation of terms of a Funding Agreement with the University of Winchester and The Pinder Trust be delegated to the Head of Programme in liaison with the Portfolio Holder for Health and Wellbeing and Legal Services Manager be authorised to enter into the Funding Agreements.

5. That the establishment of a Joint Advisory Board in respect of the Governance of the new Sport and Leisure Park with funding partners be agreed.

6. That the proposed governance arrangements for the future management of the project be agreed and finalisation of terms be delegated to the Head of Programme in liaison with the Portfolio Holder for Health and Wellbeing and Legal Services Manager.

5. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
##	Winchester Sport and Leisure Park – Outline Business Case and Partnership (Exempt Appendices)) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

6. **WINCHESTER SPORT AND LEISURE PARK – OUTLINE BUSINESS CASE AND PARTNERSHIP (EXEMPT APPENDICES)**
(Report CAB2983(LC) refers)

RESOLVED:

That the exempt appendices be noted.

The meeting commenced at 6.30pm and concluded at 8.00pm.

Chairman