



<b>Meeting</b>	Winchester Sports and Leisure Park Open Forum
<b>Date and Time</b>	Friday, 17th January, 2020 at 3.00 pm.
<b>Venue</b>	Walton Suite, Guildhall, Winchester

## AGENDA

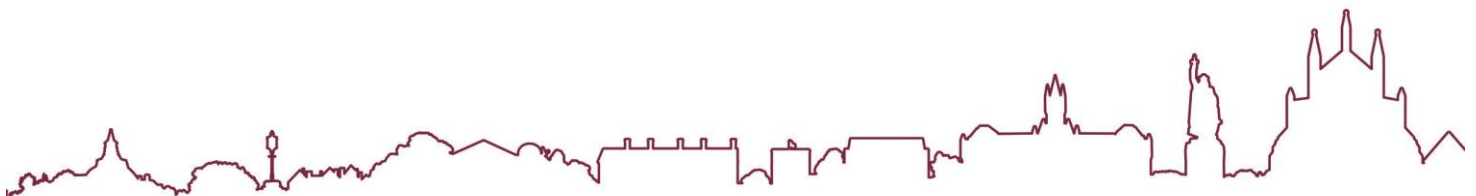
1. **Introductions**
2. **Chair's Introductions**
3. **Report back on Previous Forum**
4. **Project Update** (Pages 3 - 28)
5. **Construction works update - Willmott Dixon**
6. **Operator Update - Everyone Active** (Pages 29 - 38)
7. **Future Events**
8. **Q&A Session**
9. **Agreement of new Action Points** (Pages 39 - 40)

Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



11 January 2020

Agenda Contact: Andy Hickman, Head of Programme: 01962 848 105



## **MEMBERSHIP**

Cllr Prince  
Cllr Bentote  
Cllr Griffiths  
Cllr Laming  
Cllr McLean

## **AIM**

To provide a project update and to enable open discussion, ideas exchange and two way feedback with the public , partners and other interested parties related to development projects.

## **PUBLIC PARTICIPATION**

An open Question and Answer session is included as part of the agenda for this meeting.

## **FILMING AND BROADCAST NOTIFICATION**

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

## **DISABLED ACCESS:**

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) to ensure that the necessary arrangements are in place.

# WINCHESTER

## SPORT & LEISURE PARK

Page 3








### Open Forum

### 17<sup>th</sup> January 2020

Agenda Item 4



# AGENDA

-  **Chair's Introduction**
-  **Head of Programme - Project Update**
-  **Report back on points raised at first Forum**
-  **Construction works update – Willmott Dixon**
-  **Operator update – Everyone Active**
-  **Q&A session**
-  **Agreement of new Action Points**



# INTRODUCTIONS

 Cllr Malcolm Prince – Cabinet Member Sport, Leisure and Communities

 Cllr Brian Laming

 Cllr Roger Bentote

 Cllr Lisa Griffiths

 Cllr David McLean

 WCC Officer: Chas Bradfield – Strategic Director (Place)

 WCC Officer: Andy Hickman – Head of Programme

 Partner: Hampshire County Council – Cllr Dominic Hiscock

 Partner: University of Winchester – Justin Ridgment

 Partner: The Pinder Trust – Stephen Cross

 Willmott Dixon Construction – James Ashley

 Everyone Active – Alison Norman

 Winchester Sport, Art and Leisure Trust (SALT) – Emma Back

# PREVIOUS ACTION POINTS – SEPTEMBER

## Sustainability

- 🏰 How will carbon emissions offset be dealt with across the Council's estate?
  - Include new Leisure Centre in the calculation
- 🏰 Can Everyone Active secure energy provision from a renewable source?
  - Energy management practices

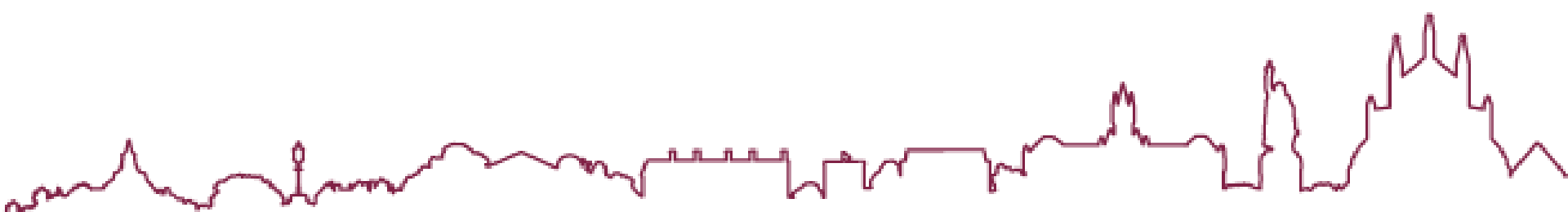
## Access

- 🏰 How will bus access to serve the Sport & Leisure Centre be provided?
  - Use of Service 4
  - Use of Park and Ride
  - Day Rider ticket and other ticket options
- 🏰 How to keep the Walking Group involved in the Winchester Movement Strategy and that this work includes access to the Leisure Centre.
  - Local Walking and Cycling Improvement Plan on going dialogue
  - Prioritised list of actions/ improvements
- 🏰 Allotment path/ link to SDW
- 🏰 Depot path

# PREVIOUS ACTION POINTS – SEPTEMBER

## Sport & Leisure Centre

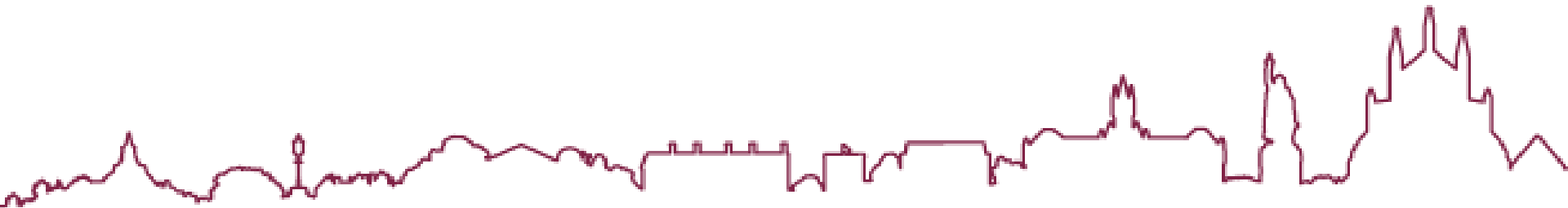
- 🏰 Engagement with users of the current Leisure Centre
  - 9,600 existing users / members
  - February Update
- 🏰 Integration of facilities and management at Bar End
  - Event management
  - Communication with residents
  - Joint Advisory Board to be established
- 🏰 Community use agreements / use of facilities by Clubs for hot desking, meetings etc.
- 🏰 Fields in Trust Dedication – Garrison Ground



# PREVIOUS ACTION POINTS – SEPTEMBER

## Design Framework Area

- 🏰 Time line to include wider aspects
- 🏰 Overview/ plan for the area i.e. Design Framework updates
- 🏰 Management of parking in Highcliffe and wider parking improvements
  - On Street Parking - Decision Day 13<sup>th</sup> January 2020
  - Vaultex Parking
  - KGV parking management
- 🏰 Depot site update





# OTHER POINTS RAISED BY RESIDENTS

## **Lighting impacts**

- Existing Depot lights
- Construction site lighting

## **Drainage**

- Maintenance of existing ditches
- Improvements to Garrison Ground

## **Landscaping**

## **Biodiversity improvements and involving local residents**

## **Air quality monitoring**

## **Roadworks and communications**



# SUSTAINABILITY - UPDATE

## Photovoltaics (PV) Panels

Increased by 367m<sup>2</sup> taking the total amount to 849m<sup>2</sup>, generating an annual electrical output of 156,350 kWh/yr – doubled output compared to planning design

## Energy

The Combined Heat and Power (CHP) system has been resized to improve energy efficiency and reduce over-generation

More energy efficient boilers and heating system added to the design.

Heat recovery units have been included and planned into the construction works.

## Landscaping

Tree planting as part of the landscaping scheme, contributing to carbon offsetting



# SUSTAINABILITY - UPDATE

## Water Efficiency

🏰 Sensor controlled urinals as oppose to continuous flush can result in approx 80% water savings compared to standard flushing systems

🏰 Taps at washbasins within changing facilities are lever operated and have flow restrictors within the fittings to limit the volume of water used.

🏰 Showers will have both be timed and also fitted with flow restrictors which will also assist in reducing overall water use.

## Construction

🏰 Materials – all timber to be FSC certified

🏰 Pollution – the Contractor is implementing best practice pollution prevention policies

🏰 Waste Management – the Construction Contract commits to achieving at least 80% diversion from landfill

# DESIGN FRAMEWORK

 The Design Framework for the wider Park area was adopted by the Council in May 2018

Page 12



# KING GEORGE V PAVILION

🏰 The Playing Pitch Strategy produced in 2018 involved consultation with all users of the sports pitches and concluded the pavilions were poor quality and require modernisation.

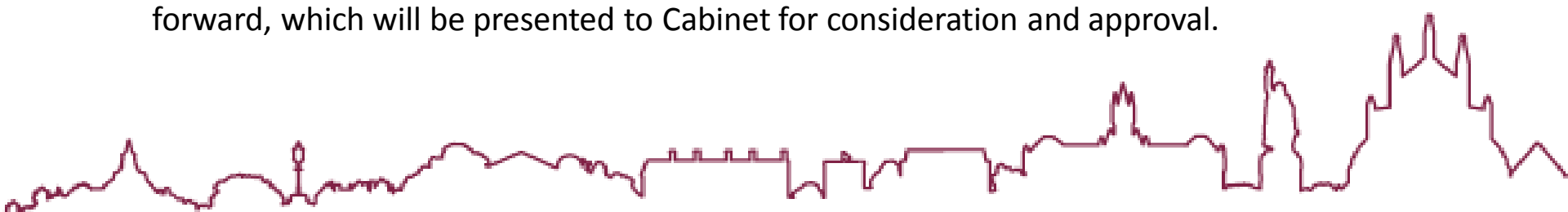
🏰 The North Walls and King George V Sports Pavilion Update Report is being considered by Winchester Town Forum on 23<sup>rd</sup> January 2020. The report will highlight options to replace the existing two pavilions at KGV.

🏰 In line with the Council's commitment to minimising carbon emissions, careful consideration will be given to the design of any future pavilion. Options are:

- 🏰 Two pavilions, replacing the existing two buildings 'like for like'
- 🏰 One larger pavilion catering for football, cricket and other clubs e.g. Winchester Boxing Club
- 🏰 One pavilion catering for football and cricket only

🏰 Funding options are being explored.

🏰 Winchester Town Forum Members will consider the options and decide on a way forward, which will be presented to Cabinet for consideration and approval.



# CURRENT / ONGOING ACTIVITIES

- 🏰 **March Open Doors event**
- 🏰 **Topping out ceremony**
- 🏰 **Web site refresh**
- 🏰 **WCC - Residents Newsletter**
- 🏰 **Organised visits for Residents Groups/ Partners**
- 🏰 **Willmott Dixon - Ongoing drop in sessions and Newsletters**
- 🏰 **Roadworks communications and management**
- 🏰 **Communications with existing users and residents**



# DELIVERY PROGRAMME TIMELINE





## Winchester Sport & Leisure Park

# Page 16 January 2020 Open Forum

**James Ashley**

**Construction Manager**





**WILLMOTT DIXON**

SINCE 1852

Page 17





**WILLMOTT DIXON**

SINCE 1852

Page 18





**WILLMOTT DIXON**

**SINCE 1852**

Page 19





**WILLMOTT DIXON**

SINCE 1852

Page 20





**WILLMOTT DIXON**

SINCE 1852

Page 21





WILLMOTT DIXON

SINCE 1852

- 80,000 people-hours worked to date
- Imported 16,000m<sup>3</sup> of chalk to support the foundations
- Re-using 4,000m<sup>3</sup> of site one material back into the scheme
- Placed 3,500m<sup>3</sup> of concrete to foundations & structures
- Erected 760 tonnes of structural steel
- The pool take 3,000,000 litres of water to fill



- Structural frame complete February 2020
- Floors complete February 2020
- Roof finishes complete Summer 2020
- Façade in complete Summer 2020
- Pool structures testing complete March 2020
- Internal works commence February 2020
- Internal works complete Autumn 2020
- Commissioning and pool testing Autumn / Winter 2020
- Completion early 2021

Transforming Lives

# Building Lives Academy

Page 24

**57 individuals**

training & qualifications, CSCS card, work experience, access to employers, support into employment.



**Building Lives  
Academy students  
in employment**

**65.9%**





**EVERYONE**

&

**Winchester City Council**

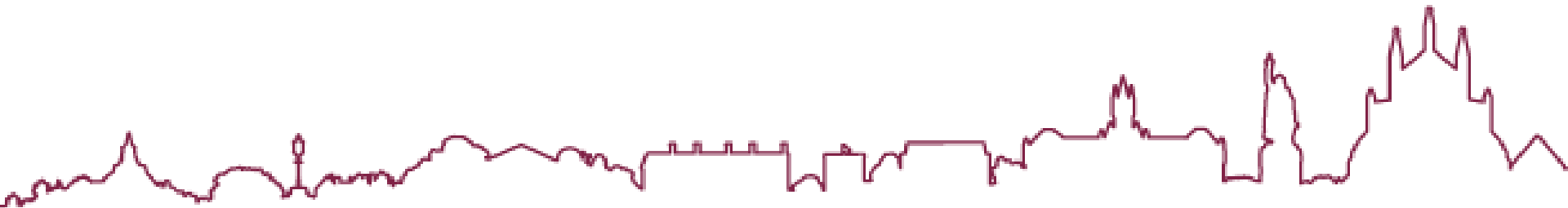
**Alison Norman  
Contract Manager**

# WINCHESTER

## SPORT & LEISURE PARK

Page 26

### Q&A SESSION

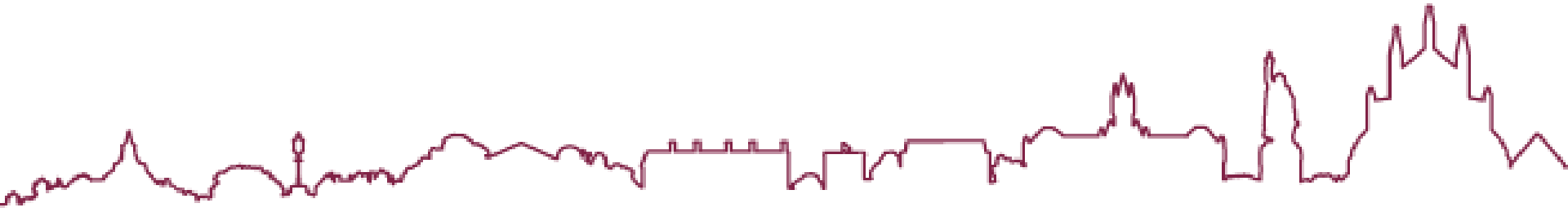


# WINCHESTER

## SPORT & LEISURE PARK

Page 27

# Agreement of New Action Points



This page is intentionally left blank

**EVERYONE**

&

**Winchester City Council**

# EA Winchester Mobilisation

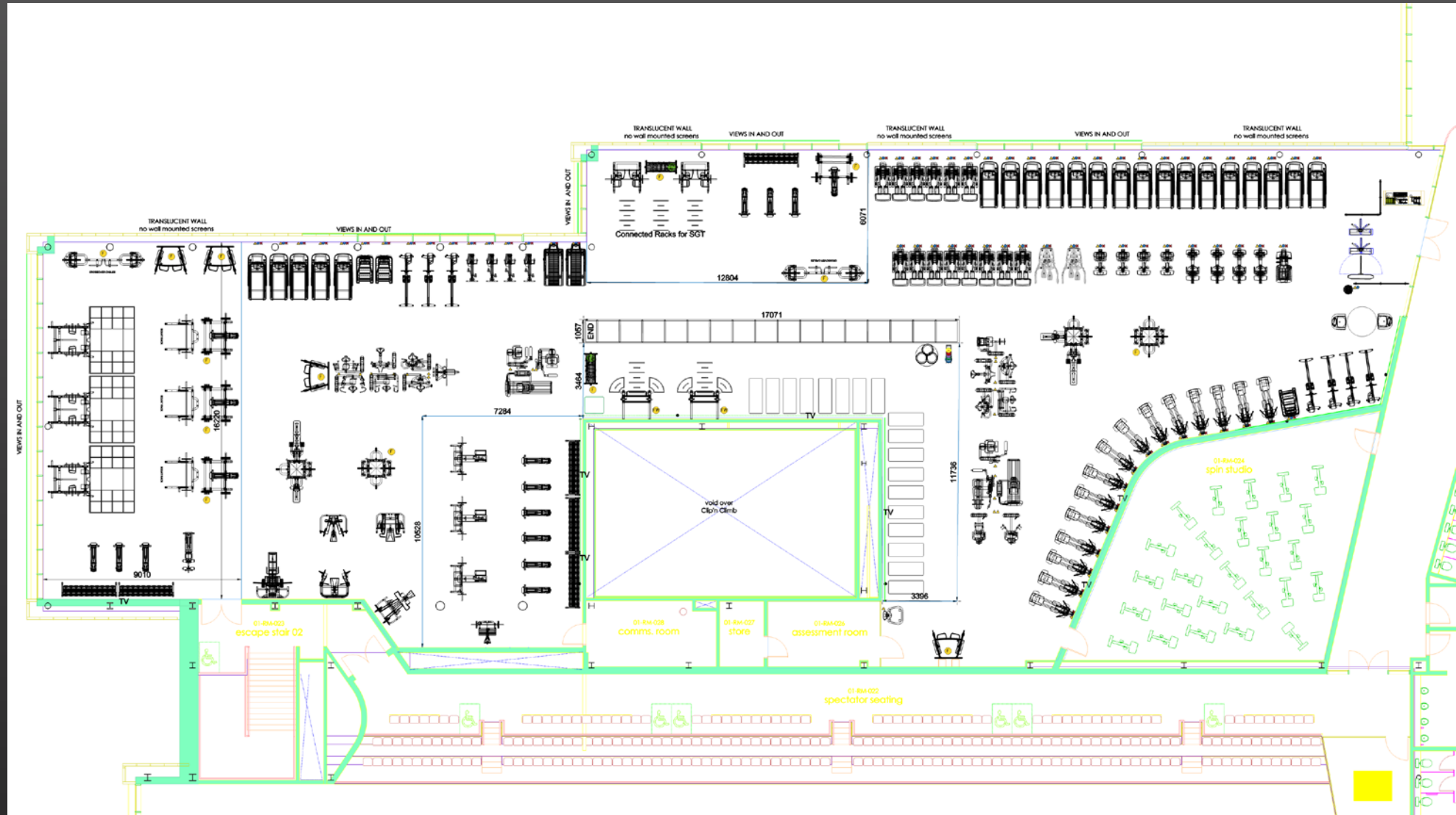
The story so far:

- Meetings (clubs, tenants, stakeholders, hirers)
- Programme design (early stage hydro, swimming, GEX)
- Tenancy Agreements
- Fitness Suite layout and equipment
- TIC and EA
- Top Rock climbing wall design
- Meeting with incumbent operator
- Working with partners to agree Health and Wellbeing Plan
- Green Travel planning
- Green Energy modelling

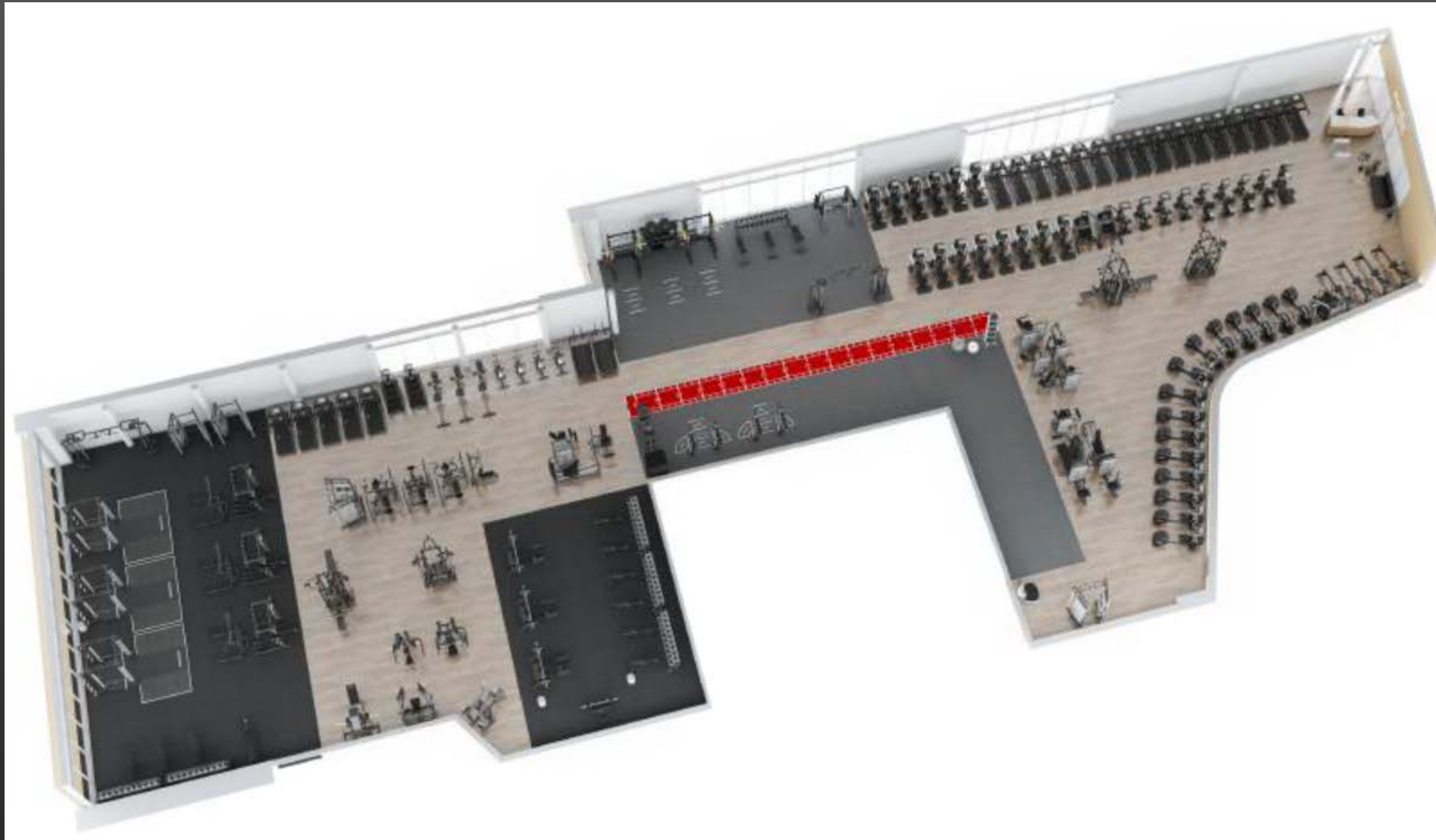
Page 30

# WSLP Fitness Suite

Page 31



# WSP Fitness Suite







Page 33





Page 34



# CRUSSH – café

High quality healthy food partner –  
Westway, St. Albans, Southwark and  
Westminster

Mission – *‘To improve the wellbeing of  
our people and our customers’*

Brand Pillars – Fit Food, Raw Juice,  
Smart Coffee

Achieve Sustainable Restaurant  
Associations Standard

Soil Associations Bronze Food for Life  
Standard

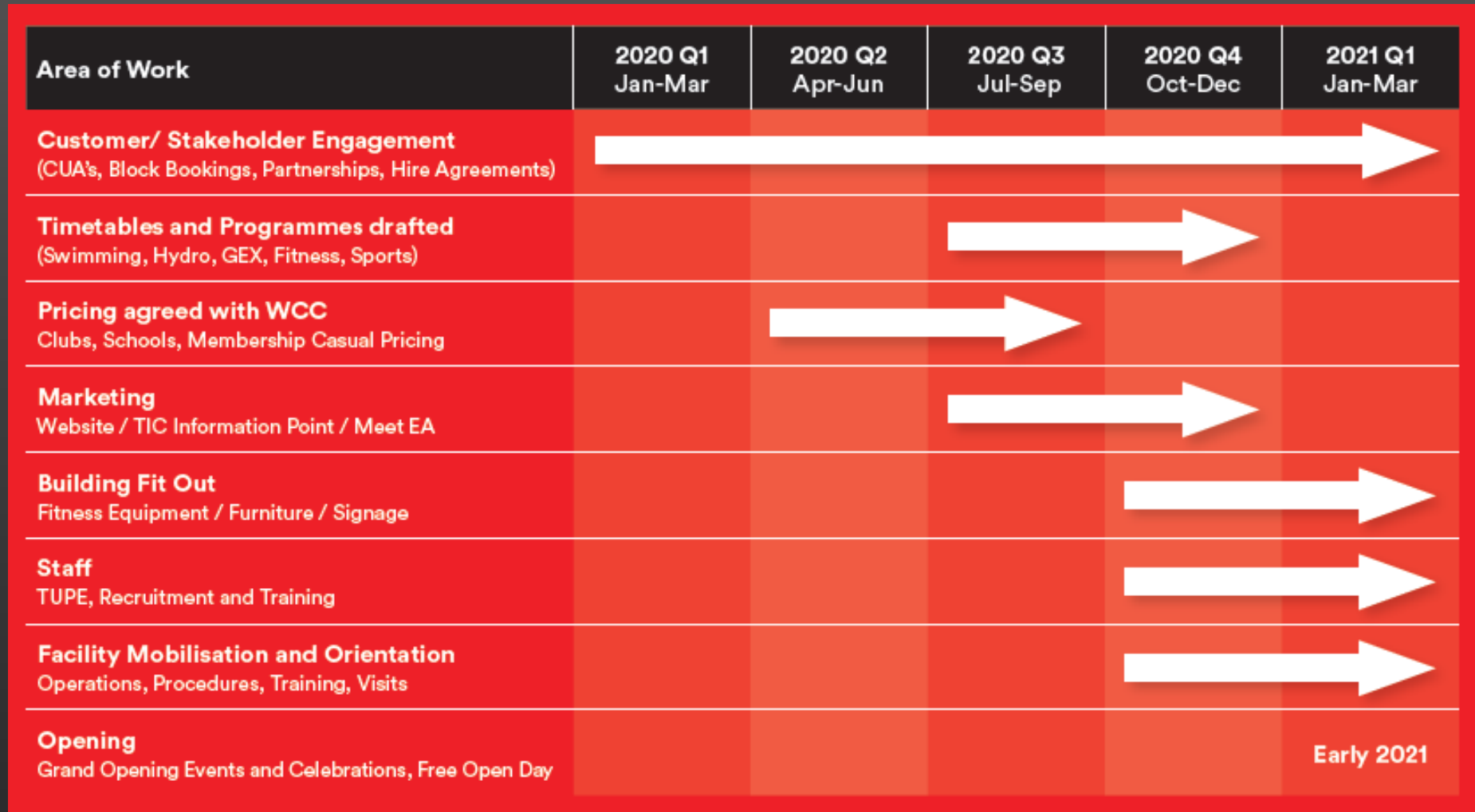


# EA Scheme of Work 2020

EA Focus for next 12 months includes:

- Engagement (clubs, hirers, stakeholders, customers, schools)
- Programming (swimming, hydrotherapy, sports, fitness, events)
- Pricing (clubs, customers and hirers)
- Marketing and Presale
- Equipment - building fit out
- Staff - transfer, recruitment and training
- Facility mobilisation and opening
- Keys Plans (Health, Green Travel, Sports Development, Employment and Skills)

# Timeline 2020



This page is intentionally left blank

Date	Area	Action
17/01/20	Access	Next Open Forum – explain the proposed routes from the city centre and UoW to the WSLP being considered as part of Winchester Movement Strategy
17/01/20	Access	Paths to WSLP – what are the improvements proposed
17/01/20	Access	Consider possible enhancements and costs for Bus Service no 4
13/09/19	Access	Consider role of park and ride and cross ticketing issues
13/09/19	Access	How will the Walking and Cycling Groups be involved in the WMS
13/09/19	Access	Allotment path to South Downs Way
13/09/19	Access	Creating a pedestrian route to the Leisure Centre from Milland Road
13/09/19	Air Quality	Monitoring of air quality before and after WSLP opens
17/01/20	Archaeology	Archaeology report – to be published / shared
17/01/20	Centre	Explain why the types of taps to be used in regard to water usage / efficiency
17/01/20	Centre	Will residents of Chilcomb Lane be overlooked from the fitness suite?
17/01/20	Centre	How many Galas will be held each year and will this impact on disruption for regular users
17/01/20	Centre	Look at how bus ticketing and timetabling can be coordinated for those who need to take 2 buses to the new centre
17/01/20	Centre	Cost of delivering a 12 court hall compared to 8 courts
17/01/20	Centre	Joint event management plans for EA/ U of W and WCC activities
13/09/19	Centre	Ongoing engagement with users of the current Leisure Centre
13/09/19	Centre	Integration with facilities and management at Bar End
13/09/19	Centre	Community use agreements / use of facilities for hot desking, meetings etc
17/01/20	Communications	How to ensure that the wider District is included in communications re WSLP
17/01/20	Communications	On going residents communications regarding Bar End Road roadworks
17/01/20	Design Framework	What is happening with Allegra's ambition ie outdoor gym
17/01/20	Design Framework	Design Framework development
17/01/20	Design Framework	Design Framework update at next meeting
17/01/20	Design Framework	Engagement with regards to the wider area – Design framework
17/01/20	Design Framework	Future of the Depot site
13/09/19	Design Framework	Management of parking in Highcliffe and wider parking improvements
13/09/19	Design Framework	Timeline to include wider aspects
17/01/20	Drainage	Drainage improvement to the Garrison Ground
13/09/19	Drainage	Maintenance of existing ditches
17/01/20	Garrison Ground	Fields in Trust dedication
17/01/20	KGV	Parking - consider how Sunday parking on KGV sports ground can be dealt with and managed
13/09/19	Lighting	Impact of existing depot lights and construction site lights
17/01/20	Open Forum	Record Actions and publicise them on the web site shortly after the meeting
17/01/20	Open Forum	Presentations to be placed on the website after the meeting
17/01/20	Open Forum	Publicise dates of future Open Forum and promote to existing users
17/01/20	Roadworks	Update website
17/01/20	Sustainability	Biodiversity improvements and involving local residents
17/01/20	Sustainability	Sustainability information to be placed on the website
17/01/20	Sustainability	Will the green waste compound in KGV be moved
13/09/19	Sustainability	How will carbon emissions offset be dealt with across the Council's estate?
13/09/19	Sustainability	Include new Leisure Centre in the Council's carbon calculation
13/09/19	Sustainability	Can Everyone Active secure energy provision from a renewable source?

This page is intentionally left blank