

REPORT TITLE: WINCHESTER SPORT & LEISURE PARK – PROJECT UPDATE
& BUDGET

18 SEPTEMBER 2018

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

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WARD(S): ALL

PURPOSE

This report is to provide a project progress and achievements update and to seek approval to release further approved budget to enable the next stages of work to proceed.

Overall the project is on track based on agreed project milestones and current work being undertaken, as set out in this report.

RECOMMENDATIONS:

1. That Cabinet (Leisure Centre) Committee note the latest progress on the project and agree the next steps as set out in this report including the completion of RIBA Stage 4 and the commencement of RIBA Stage 5 Design.
2. That Cabinet (Leisure Centre) Committee agree to the appointment of a site supervisor for the construction element of the project and give delegated authority to the Head of Programme to make this appointment.
3. That Cabinet (Leisure Centre) Committee give their approval to incur expenditure of up to £665k from the existing approved capital budget to:
 - a. cover the cost of additional work incurred during RIBA Stage 4
 - b. transition from RIBA Stage 4 to RIBA Stage 5
 - c. carry out some advance works as detailed in this report

4. That Cabinet (Leisure Centre) Committee agree recommendation 3a above and to recommendation 3b and 3c subject to the pending planning application being approved at Planning Committee and in advance of discharging any related conditions, and that delegation is granted to the Head of Programme in liaison with the Portfolio Holder for Health and Wellbeing to determine the extent of works to be undertaken based on the ongoing assessment and discussions.
5. That Cabinet (Leisure Centre) Committee agrees to use a specialist contractor to undertake the path construction and associated clearance works in accordance with Council's Contract Procedure Rules.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 This project supports the Health and Happiness outcome of the Council Strategy through the provision of new facilities to meet the needs of a broad cross section of our communities for now and in the future.

The vision for the new Sport and Leisure Centre is 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.

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.

2 FINANCIAL IMPLICATIONS

- 2.1 The capital budget including design fees for the project was approved as part of the 2018/19 budget approval. In order to close out the existing design stage and to progress the project in readiness for construction to start it is now necessary to release some further budget. It is estimated that the cost of this will be up to £665k and so approval is sought to incur this expenditure.
- 2.2 The following table details the approved capital budget (CAB3060 refers), expenditure approved to date, and the proposed additional expenditure.

	2017/18	2018/19	2019/20	2020/21	Total
	£000	£000	£000	£000	£000
	<i>Actual</i>	<i>Budget</i>	<i>Budget</i>	<i>Budget</i>	
Approved capital budget	888	7,362	21,000	8,750	38,000
Expenditure					
Expenditure already approved	888	662			1,550
Additional expenditure to approve		665			665
Total	888	1,327			2,215

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 It is intended to procure a site supervisor shortly as detailed below.

4 WORKFORCE IMPLICATIONS

4.1 The staffing requirements for this project are high and the Project Office has committed high levels of resource due to the nature and complexity of the project and to ensure it remains on track.

5 PROPERTY AND ASSET IMPLICATIONS

5.1 Any delays to the project may impact on the existing River Park Leisure Centre and required maintenance.

6 CONSULTATION AND COMMUNICATION

6.1 There has been extensive consultation on this project as detailed in various previous reports.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The environmental considerations in relation to this project have been considered in line with the project vision and objectives. A Sustainability Advisory Panel was established and has considered the environmental impact of the new facility.

8 EQUALITY IMPACT ASSESSMENT

8.1 Equality impact issues are considered in relation to the project vision and objectives as part of the work of the 4 Advisory Panels, the detailed design/assessment work and engagement for this project. Details requested at the last Cabinet Committee meeting in respect of the considerations and actions arising from the panels are set out in Appendix 1.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 This project has a separate risk register which is managed by the Head of Programme and it can be viewed at Appendix 2.

10.2 The risks in relation to this report are mainly around carrying out advance works in preparation for the start of the main construction contract. All other costs are necessary in order to keep the design and pre-construction preparation on track in accordance with the agreed timetable.

10.3 The advance works identified will be required in order to prepare the site so that the main contract can start unimpeded, to provide temporary access to

the sports pitches, to provide a pedestrian link between the Garrison Ground and KGV, to construct some pedestrian and cyclist improvements, and to relocate some public utility cables and apparatus. These works will only be undertaken if planning approval is granted.

11 SUPPORTING INFORMATION:

Update / Next steps

11.1 The table below shows the main activities and progress made.

Action	Progress	Comments
The design team is currently working on the RIBA Stage 4 technical design	Once RIBA Stage 4 is complete RIBA Stage 5 will commence	RIBA Stage 5 is split into 2 stages - one prior to construction and the second during construction. It requires some design detailing work to be undertaken which will incur some upfront costs. This is necessary to ensure that the contractor has enough detail to be able to both fully cost the works and to subsequently build them
Planning approval	The planning application for the Sport and Leisure Centre has been submitted	Due for determination in the coming months
Operator procurement	The process has started and it is anticipated that the outcome of this will be reported to the Committee towards the end of the year	
Appointment of a construction contractor	A construction firm has been agreed as the main contractor following a competitive process as approved by Cabinet in November 2017	At this stage the appointment will be in the form of a pre-construction agreement and the appointment to actually construct the Sport and Leisure Centre is still subject to planning and business

		case approval
King George V pitch improvements and access works	Works commenced in August	Completed in time for the start of the new football season
Winchester Boxing Club	To be relocated to temporary accommodation in a Council owned property adjacent to the Depot at Barfield Close	Some small scale works have been completed to facilitate the Club and the Club has been fully consulted and is happy about the arrangements
Public Utilities	Assessments and surveys being undertaken to determine the requirements for the development and relocations required	See further comments below
King George V replacement pavilion project	Feasibility work for this is continuing and being informed by the successful engagement event held over the summer with residents and sports clubs	A brief for this project is being developed based on the engagement feedback. It is anticipated that the Pavilion will provide a permanent home for the Winchester Boxing Club subject to further engagement and granting of the necessary approvals in due course
The Pinder Trust	A Donation Agreement has now been completed	
University of Winchester	UoW currently considering entering into a formal agreement with the Council	This will need to be in place in time to properly inform the operator appointment process
Allegra's Ambition	Discussion continuing on the concept of an outdoor gym on the Garrison Ground and possible fitness trail on	Volunteers from Allegra's Ambition attended a consultation event in July, organised by the Open Spaces team to meet with

	King George V	members of the public and share ideas about open space in Highcliffe
Hampshire County Council (HCC)	A formal agreement with HCC will be formalised after the planning determination is made	
Full Business Case	Due to be considered early in the New Year	Key inputs to this will include the management fee from the successful operator and the cost of construction
Start of construction	Target date spring 2019	

- 11.2 Detailed discussion and technical reviews have been taking place with the utility companies about the provision of services to and from the site. This includes water, power and foul water disposal. This work also includes the diversion of some services in the vicinity of the proposed new access roundabout. These discussions are ongoing and as such not all of the associated costs are yet fully defined. In order to deliver the new Sport and Leisure Centre to the agreed programme it will be necessary to recompense utility companies for ongoing assessment work, to make some advance contribution payments/ connection charges and to divert some services in preparation for the main construction works. It is important to work with the utility companies as they are under pressure and cannot always deliver to a set programme and therefore undertaking such works in advance will greatly reduce the risk of delay.
- 11.3 The provision of permanent bleacher seating for spectators in the sports hall was raised at the last meeting of this committee and has subsequently been considered by Committee members. The decision regarding the inclusion of permanent spectator seating was made by Cabinet at the same time as the update to the facility mix was agreed in November 2017 (CAB2970). At this time it was agreed to exclude it based on a business case undertaken by The Sports Consultancy (the Councils specialist sports advisors). This decision was made based upon need and cost of provision. There are other leisure facilities nearby with very good permanent spectator seating including at Eastleigh and Guildford.
- 11.4 The cost of providing and maintaining bleacher seating together with the building of a storage area which would increase the size of the sports hall area was also considered. There is also a requirement to ensure flexibility in seating is maintained, to allow individual sports to request seating as needed.

- 11.5 Clubs in the Winchester District which would likely utilise the sports hall to compete would do so at local level, with some at regional level, and none at national level. As such the need for permanent spectator seating is not great; however there will certainly be a need to host lower level sports events in the hall and there is a great opportunity to encourage and facilitate this.
- 11.6 The sports hall is designed to be fully flexible to allow sports matches to be played and for seating to be brought in for spectators. This does not need to be in the form of built in or hired bleacher seating which can be fairly expensive to hire but could be in the form of seats and benches which are fully flexible, cheaper to hire and suitable for the level of event which it's likely that they will be needed for. It should also be noted that the operator through their network will have access to seats which can be bought in as required and will be significantly cheaper than hiring them and there will be benches and seating already available at the Sport and Leisure Centre which can be utilised for this purpose.
- 11.7 As part of the Pre Construction Agreement and the NEC contract under which the main contractor will be appointed to build the proposed Sport and Leisure Centre, it is a requirement that a site supervisor, working directly for the Council, is appointed to work with the main contractor to ensure that works are carried out in accordance with the design and specification. The appointment of this role needs to be made during the pre-construction phase and in autumn so that they can work alongside the contractor for the costing and final design stages and they will then move over to a more supervisory role for the construction once that process starts.

Advance Works

- 11.8 This report seeks approval to commence some advance and accommodation works, as described below. These works will provide some real local benefits which are considered worthwhile in their own right including local pedestrian and cycling improvement works in the area and to the Garrison Ground/ Sports Stadium and a new footpath link joining the Garrison Ground to King George V playing fields. The works will also allow the construction of the Sport and Leisure Centre to commence unimpeded, once agreed.
- 11.9 These works include: some site clearance works including demolition of the existing Pavilion on the Garrison Ground; to provide temporary access to the sports pitches during the construction period; to provide a permanent pedestrian link between the Garrison Ground and King George V playing fields; to construct some pedestrian and cyclist improvements, and to relocate/upgrade some public utility cables and apparatus. It is considered important that these works are undertaken in advance of the commencement of the main construction contract.
- 11.10 Quotes are currently being sought from three potential providers for the provision of a geo-archaeological survey to build upon the desktop study already conducted. In consultation with the Council's archaeology officer, a scope has been prepared for investigating two trenches across the site, up to

80m in length, to confirm any paleo-archaeology inclusions that would require specialist treatment. The investigation being conducted at this early stage allows any archaeological matter to be appropriately addressed within the programme for delivery.

- 11.11 The provision of a temporary pedestrian access to the Garrison Ground will be required from Bar End Road during the construction period to ensure that the playing fields can continue to be used during this time.
- 11.12 The proposed permanent footpath link across HCC land behind the Hampshire Cultural Trust Headquarters linking the Garrison Ground to King George V playing fields will also need to be constructed prior to the main construction contract starting in order to provide a more direct off-road access to the playing fields. This link is part of the agreed Design Framework and will provide a valuable facility linking both the areas of playing fields in Council ownership.

Proposed expenditure

- 11.13 The most recent project expenditure request was made via CAB3030(LC) in March 2018. Further expenditure is now required for the following areas of work:

- a) **To complete the existing design stage** – some additional work has been required and/or undertaken early in order to better inform the planning application and overall design and construction process and to enable potential identified construction changes to be achieved. A breakdown of these is as follows:

Item	Notes	£000
Civils and structural design work	Early design work on the pool tanks and on the utilities, ground slab and gas protection.	26
Landscape architect	Additional verified views requested by South Downs National Park Authority	10
Lighting	Night time Landscape Visual Impact Assessment	5
Building engineer	Extra work required in relation to review of Stage 2 layout (£3k) and reports for Sustainability Advisory Panel, water provision reinforcement and lighting night time photo montage (£6k)	9
Planning fee	Previously identified as a revenue expense but subsequently capital	30

RIBA 4/5 design fees, contingency budget.	This may be required in relation to potential overall changes and construction cost savings	40
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- b) **Transition from RIBA Stage 4 technical design stage to RIBA Stage 5 design stage** –There are some items of expenditure that have been identified during the previous design stage to progress the project in readiness for RIBA Stage 5 to progress and these are as follows:

Item	Notes	£000
Construction Mobilisation, site supervisor appointment and RIBA Stage 5 costs	Initial payment to the main contractor to mobilise in readiness to commence construction.	220

- c) **Advance and accommodation works** - These are as follows:

Item	Notes	£000
Construction of link to National Cycle Network (NCN) Route 23 and lighting enhancements to the route and Domum Road	To encourage as much access to the Sport & Leisure Park as possible the project team would like to construct a link path to NCN23	80
Footway enhancements	Some pedestrian enhancements to surrounding footways	20
Temporary access and path construction works as detailed above		100
Utility Diversions	There are some utility apparatus and cables which require relocation/ upgrade to remove the risk of delays when the main contract commences Current estimates for this are in the order of £110k	110
Geo-archaeological works as detailed above		15

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3068(LC) – 25 July 2018 – Winchester Sport and Leisure Park – planning application consultation

CAB3067(LC) – 25 July 2018 – Winchester Sport and Leisure Park – sports club and national governing bodies of sport - engagement

CAB3066(LC) – 25 July 2018 – Winchester Sport and Leisure Park – response to notice of motion

CAB3031 – 6 June 2018 – Winchester Sport and Leisure Centre Operator Procurement

CAB3035(LC) – 23 May 2018 – Approval of Design Framework

CAB3030(LC) - 26 March 2018 - Winchester Sport and Leisure Park Project Update

CAB2983(LC) – 16 January 2018 – Outline Business Case and associated Governance

Other Background Documents:-

None

APPENDICES:

1. Advisory Panels summary of actions.
2. Risk Register