

REPORT TITLE: FUTURE OF FORMER LEISURE CENTRE SITE

15 JULY 2025

REPORT OF CABINET MEMBER: Councillor Kathleen Becker Cabinet Member for Healthy Communities

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WARD(S): ST BARTHOLOMEW

PURPOSE

On 9 March 2022 Cabinet agreed to dispose of a long lease of the former leisure centre at Gordon Road, River Park, Winchester to the University of Southampton (UoS). This was to be preceded by an agreement to lease based on draft heads of terms which were appended to the cabinet report (CAB3342).

The UoS has now confirmed that after much consideration and planning around their estate and future investments, they have decided not to progress their plans for the former leisure centre. As a consequence, this report seeks approval to market the site for sale on a long lease in order to find a new investor to facilitate its redevelopment for economic, social and community benefit, and generate a capital receipt for the council.

In view of the forthcoming Local Government Reorganisation the Council wants to ensure that the future of this community asset is secured prior to the new unitary authority being established and the timeline set out in this report is designed to achieve that.

RECOMMENDATIONS:

1. Note the feedback from the resident engagement undertaken in June 2025.
2. Agree the recommended approach to market the site for sale and find a new investor including agreeing the evaluation criteria as set out in paragraph 11.8.
3. Agree that resident engagement events will take place following the receipt of expressions of interest stage and final bid as part of the on-going and continued commitment to resident and stakeholder engagement.
4. Approve a budget of £130,000, financed from the MIR reserve, to fund the costs of marketing the site.
5. Delegate authority to the Strategic Director with responsibility for the former Leisure Centre site project to market the site and invite bids.
6. Note that a further report will be brought back to Cabinet with recommendation to approve the sale of the site to the preferred bidder.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

1.1 Greener Faster

Our Carbon Neutrality Action Plan ensures all council activity is undertaken with a view to supporting our commitment to achieving net zero carbon. We are actively working with partners to ensure that development in the district is undertaken sustainably. The re-use of this previously developed site which provides economic, social and community benefit would align and support this aim.

1.2 Thriving Places

The council's Green Economic Development Strategy sets out the opportunity to build a cluster of national significance in creativity, design and related heritage and nature/land based professional services along with the opportunity to deepen a creative network of scale. The redevelopment of this site would therefore support the economic development of the city in line with the council's already stated ambitions. Once the development is defined, it would bring construction and jobs to the area. The value of these jobs would be quantified once the proposals are determined.

1.3 Healthy Communities

At all times free public access to the green space on River Park and the Skate Park would be maintained. There will be no impact on the surrounding green space, whether park or playing area or tennis courts this is wholly out of scope. Likewise, the indoor bowling green will be maintained

1.4 Good Homes for All

Due to the original Indenture in 1902 prohibiting certain uses this project does not foresee building homes/student accommodation on the site. Furthermore, the Local Plan allocation does not include residential uses on this site.

1.5 Efficient and Effective

The project will be managed in line with the council's project management framework. This includes reviewing and updating the project risk register and ensuring that mitigation measures are implemented. The project will be managed via the Property Board and quarterly highlight reports will be submitted to PAC Board for review and published as part of the quarterly Finance and Performance Cabinet report.

1.6 Listening and Learning

The former leisure centre site is located in River Park and future use of the site is of considerable interest to local residents. There has been engagement

and consultation regarding the site as part of the emerging local plan, this involved two rounds of public consultation on the allocation of this site under Policy W10 as part of the local plan and the future of the site was also discussed at the Local Plan examination (hearing session 3 June 2025). The views of the public will be sought through this next phase as the council seeks a new partner who can invest in the site of the former leisure centre. A public engagement session took place on 26 June 2025 which consisted of display boards at the civic offices with feedback forms and council officers were on hand to answer questions. Throughout the marketing process there will also be continued communication and engagement as set out in paragraph 11.10.

2 FINANCIAL IMPLICATIONS

- 2.1 Previous reports have identified that an exciting use for the site might generate a capital receipt or income stream (CAB3093, CAB3190, CAB3242) and the disposal of the site to the UoS anticipated a capital receipt (CAB3342).
- 2.2 The council is facing a significant budget deficit by 2028, and as part of the Transformational Challenge 2025 (TC25) 'Asset Challenge' workstream, it is critical that all redevelopment opportunities are considered within this context and only those that are affordable and financially sustainable are approved.
- 2.3 The council can use capital receipts to fund new capital expenditure either for future projects or to reduce the borrowing requirement for previous unfinanced capital expenditure which reduces the annual cost of servicing the debt via reduced MRP (principal repayment) and interest costs.
- 2.4 It is envisaged that through this process the investor partner may wish to negotiate use of some of the council's 195 car parking spaces. It is expected that car park users would park elsewhere in the city centre and at Park & Ride facilities which will result in a small amount of lost income overall. The estimated net income for the car park is £92,000 per annum. The council will need to assess car parking requirements for the different bids and the associated income/loss of income to the council.
- 2.5 The decommissioned leisure centre currently has costs associated with it. Although it has been successfully deregistered for business rates the ongoing maintenance and security costs are the council's responsibility and are currently budgeted at £40k per annum.
- 2.6 To initiate the next phase of work, a budget of up to £130,000 will be required. This budget will fund professional expertise to undertake marketing of the site and associated technical surveys.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The proposed transaction is a land disposal by way of long lease and is not considered a procurement covered by the Procurement Act 2023 (PA23).

Only if a purchaser is under an obligation to carry out specified works (conferring a pecuniary benefit for the council) will that obligation arise and, therefore, is not applicable in the circumstances recommended within this report.

- 3.2 All procurement required for delivery of the project will be conducted in accordance with the Procurement Act 2023, the council's Contract Procedure Rules (CPRs) and adhere to the council's Procurement and Contract Management Strategy (2020-2025) in consultation with the Procurement and Legal Teams.
- 3.3 The general power of disposal is contained at section 123 of the Local Government Act 1972 which gives a local authority the power to dispose of land held by it in any manner it wishes provided that the local authority achieves the best consideration that can reasonably be obtained except where the disposal is for a short tenancy (the grant of a term not exceeding seven years or the assignment of a term which has not more than seven years to run) or the local authority has the consent of the Secretary of State.
- 3.4 The Secretary of State has issued a general consent for disposals of land under section 123 for less than best consideration. This allows a local authority to dispose of land for less than best consideration if it considers that the disposal will contribute to the promotion or improvement of the economic, social or environmental well-being of its area and the extent of the undervalue is no more than £2m.

Open space

- 3.5 The council has the power to dispose of land and buildings under sections 111 and 123 of the Local Government Act 1972.
- 3.6 Under section 123(2A) of the 1972 Act a council may not dispose of open space unless before doing so they cause notice to be published of the intention to do so, specifying the land in question, and advertised for two consecutive weeks in a local newspaper. The council must then consider any objections to the proposed disposal.
- 3.7 Section 123(2A) defines open space by reference to the definition given in S336(1), Town and Country Planning Act 1990, as follows: "any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground".
- 3.8 Careful consideration has been given to the areas of the Site meeting the definition of open space for the purposes of S123(2A) Local Government Act 1972 having regard to case law including *Whitstable Society v Canterbury City Council* [2017] EWHC 254 (Admin). Officers having taken KC advice are satisfied that the closed leisure centre itself and the leisure centre car park do not meet the definition of open space set out in the Act.

Best consideration reasonably obtainable

- 3.9 When disposing of land, the council has an obligation to obtain the 'best consideration reasonably obtainable' (section 123(2) Local Government Act 1972). The best consideration reasonably obtainable can be established by way of a competitive process or by a valuation exercise (or both).
- 3.10 The appropriate level at which to agree the sale price (capital receipt) will be assessed by an independent valuer in accordance with S123 'Best Consideration' principles.

Best value obligations

- 3.11 Under S3 of the Local Government Act 1999, a best value authority must make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. For the purposes of deciding how to fulfil this duty, an authority must consult specified representatives. Case law establishes that the duty to consult is triggered by decisions about high-level issues concerning the approach to the performance of an authority's functions, and it is about those and not about particular implementation that consultation is required. It is not considered that the proposed decision falls into the category requiring such consultation.

Statutory Trust and Appropriation

- 3.12 The Site forms part of the council's freehold title no. HP3062 which also includes River Park and the site of the Ancient Gateway of Hyde Abbey. This freehold title was acquired under an Indenture dated 3 July 1902 made between William Barrow Simonds and the Urban District Council of the City of Winchester, being the Winchester City Council's statutory predecessor. The conveyance was made "for the purpose of a Public Park and Recreation Ground".
- 3.13 In consequence, a statutory trust arose under section 164 of the Public Health Act 1875, which required the land including the whole Site to be used as "public walks or pleasure grounds". This statutory trust would potentially bind a purchaser of the Site. However, it is open to the council to bring the statutory trust to an end, insofar as this is required to allow a new scheme to proceed, by means of appropriating the relevant part of the Site under S122 Local Government Act 1972 and/or by the exercise of the power under S203 Housing and Planning Act 2016 which permits works notwithstanding that they interfere with adverse rights or breach a contractual restriction, subject to payment of compensation.
- 3.14 More detailed consideration of these matters would be undertaken once the details of the proposed scheme were known, and a further decision by the council would be required for those parts of the Site required for the new scheme to be appropriated to enable the development proposals to move forward.

- 3.15 It should however be emphasised that not only would the skate park and indoor bowls club uses continue on the Site, but that continued public access to and recreational use of areas outside the Site, including Hyde Abbey Gardens, River Park and the tennis courts, would be unaffected by any new scheme. Further, there are footways around all four sides of the Site which allow public access to Hyde Abbey Gardens, River Park and the tennis courts from Gordon Road and Park Avenue.
- 3.16 The appropriation decision would be informed by a report, based on worked out development proposals, addressing the central issue under S122(1) Local Government Act 1972 of whether the relevant part of the Site “is no longer required for the purpose for which it is held”. This is a comparative test that involves consideration of whether there is a greater public need for development for the proposed new use than the current use.

4 WORKFORCE IMPLICATIONS

- 4.1 The following external resources would be engaged to dispose of the site:
- Marketing agents
 - Technical consultants to undertake surveys

These would be procured, as set out in paragraphs 3.2 above.

- 4.2 The project will require support from teams across the council including Finance, Procurement, Planning, Estates, Legal and Communications. Ongoing staffing for all services are included in annual budgets or individual business cases.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 This project recommends marketing the site for disposal by way of long lease of the now decommissioned Leisure Centre building and the land immediately around it. This site is currently held as a council asset which is surplus to requirements.
- 5.2 The former Leisure Centre site is an important part of the city and public access will be retained to River Park. Pedestrian access is maintained along the side of the car park and along Gordon Road.

6 CONSULTATION AND COMMUNICATION

- 6.1 Previous engagement and consultations relating to the site are set out in CAB3342.
- 6.2 University of Southampton held a public listening exercise on 4 March 2023 with over 150 attendees providing thoughts on the redevelopment of the university's existing campus as well as the former RPLC site.



- 7.1 All potential options to redevelop the site will have to contribute towards the council's policy commitment to be carbon neutral and deliver an exemplar sustainable development that delivers environmental and well as social and economic benefits. All proposed development will be required to achieve

Biodiversity Net Gain in accordance with the relevant legislation and planning policy.

- 7.2 Any investor partner will have to review whether or not they can re-use the existing building for their proposals as set out in the Council's draft Local Plan reflecting the embodied carbon in the existing structure. Any proposals to demolish the building will have to be justified.
- 7.3 The site is located within flood zone category 3 which is an important consideration for redevelopment of the site.

8 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under s149 (1) of the Equality Act the council must have due regard, in the exercise of its functions, (and Cabinet must, as the decision maker of respect of the proposed decision, have due regard) to the need to:
- a) Eliminate discrimination, harassment, victimisations and any other conduct prohibited by the Act.
 - b) Advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share them.
 - c) Foster good relations between persons who share relevant protected characteristics and persons who do not share them.
- 8.2 An Equality Impact Assessment has been completed to assess the impact of this decision. The Impact Assessment is found in Appendix B

9 DATA PROTECTION IMPACT ASSESSMENT

- 9.1 Having had regard to the council's obligations under the Data Protection Act 2018 and General Data Protection Regulation (GDPR) 2018, it is considered that a Data Processing Impact Assessment (DPIA) is not required for this report.
- 9.2 Any data collected in relation to marketing the site will be held in accordance with the Data Protection Act 2018 and General Data Protection Regulations 2018.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
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Financial Exposure	Disposal of the site removes the liability of ongoing maintenance costs	Potential of a capital receipt.
Exposure to challenge Risk of legal challenge from getting the process wrong	Work with legal, planning and procurement colleagues to ensure we adhere to the correct process and policy.	
Reputation Risk of reputational damage by lack of consultation	Public engagement will be undertaken on the outcome of the viable options from the expression of interest stage and the uses at final bid stage.	The council has the opportunity to work closely with the local community to achieve an outcome that has broad support
Achievement of outcome Risk that benefits will not be achieved	A suitably qualified consultant will be procured to undertake the marketing workstream.	
Property Risk pertaining to empty building	The building has been secured and is monitored with security but a disposal will bring the site back into use	
Community Support Risk of losing community support	Public engagement will be undertaken on the outcome of the viable options from the expressions of interest stage	There is opportunity for an exciting use that will benefit the community
Timescales Risk of delay to the project	A project plan has been developed and will be monitored by the project board	
Project capacity Risk that the council lacks the relevant capacity to move the project forward	This report requests a budget to commission external technical support to meet capability and capacity needs of the project	Opportunity for knowledge transfer into the council.

Dependencies and relationship to other council projects	Co-ordinated through the Regeneration Committee and Property Board.	Opportunity to share resources between projects
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11 SUPPORTING INFORMATION:

11.1 On 9 March 2022 Cabinet agreed to dispose of a long lease of the former leisure centre at Gordon Road, River Park, Winchester to the University of Southampton (UoS). This was to be preceded by an agreement to lease based on draft heads of terms which were appended to the cabinet report (CAB3342). The agreement to lease allowed a 5-year window for UoS to obtain planning for the site and enables them to walk away from the deal if their business plan proves to be unviable. It was anticipated that the agreement to lease would be signed by March 2022 (as stated in the Heads of Terms).

11.2 The UoS have not been forthcoming with a viable scheme and have now advised the council that after much consideration and planning around their estate and future investments, they have decided not to progress their plans for the former leisure centre.

11.3 In view of the decision taken by the UoS the council has considered options for the future of the site as set out in section 12 of this report and determined that finding a new partner by way of a sale of the asset on a long lease basis for best consideration is the preferred option.

11.4 Site

The site is circa 0.7 hectare (1.75 acres) within the Winchester City Centre boundary. The site borders the River Park to the North and the residential area of Hyde to the West, the Winnall Moors Nature Reserve to the East and the University of Southampton campus to the South. The extent of the red line for the disposal will be the former RPLC building and associated carparking spaces. Map attached in Appendix A

11.5 Constraints of Site

There are a number of known constraints on site that will impact and/or discount future uses of the site. including:

Planning use

The existing use is a leisure centre building, skate park and indoor bowling facility. Policy W10 in the Regulation 19 Local Plan, which is the subject of a

Local Plan examination, allocates the site for Learning and non-residential institutions (Use Class F.1 and E (d)).

Class F1 allows for any use not including residential use -:

- For the provision of education
- For the display of artwork (not for sale or hire)
- As a museum
- As a public library or public reading room
- As a public hall or exhibition hall
- For, or in connection with, public worship or religious instruction
- As a law court

Class E (d) allows for indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms).

Policy W10 states that planning permission will be granted for development of F.1 and E (d) use classes provided that detailed proposals accord with the Development Plan (refer to policy for full requirements at Appendix A).

The hearing sessions for the Local Plan examination have now closed. The city council is waiting for the Planning Inspector to issue a report/further information on the outcome of the Local Plan examination which will include the Inspector's comments on Policy W10.

Flood risk

As part of the work for the Local Plan, a [Stage 2 Strategic Flood Risk Assessment](#) was undertaken by the council working in collaboration with the Environment Agency. The assessment shows that due to the proximity of the site to the River Itchen, it is located within a flood risk area (Flood zone category 3) and the groundwater levels are less than a metre below the surface which are important considerations that would need to be taken into account when considering redevelopment including:

A specific site Flood Risk Assessment (FRA) will be required to demonstrate that the proposed development will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

A sequential approach should be taken when designing the layout of the site, steering development away from areas of flood risk.

Development is not permitted in areas of Flood Zone 3b Functional Floodplain.

An 8-metre-wide undeveloped buffer strip must be retained alongside main rivers and explore opportunities for riverside restoration.

New development within 8m of a main river or ordinary watercourse will require consent from either the Environment Agency or Hampshire County council (as LLFA) respectively.

Development of the site must ensure that the risk of flooding to surrounding areas is not increased, and where possible reduced. For example, the built footprint of new development of the site should not exceed that of the existing building and where possible should be reduced. If development is proposed within the design flood extent, level for level and volume for volume floodplain compensation storage within the development sites is required for any increase in building footprint.

Finished floor levels for less vulnerable development should be set above the design flood where possible (1% AEP including central climate change allowance) level, but as a minimum, steps should be taken to ensure that the development is appropriately flood resistant and resilient.

Safe access/egress (i.e. that is dry or Low hazard during the 1% AEP event including central climate change allowance) is likely to be achievable heading south along Gordon Road. Dry access/egress for surface water is not likely to be achievable, with flow paths along Gordon Road.

Access/egress should be considered further as part of a site-specific FRA.

The site is located within the Central Winchester Priority Group. Policies for this Priority Group set out by Hampshire County Council must be adhered to throughout the development of this site.

Development proposals for the site should seek to restrict surface water runoff rates to greenfield rates; demonstrate sustainable approaches to the management of surface water making use of SuDS including green roofs, rainwater harvesting and other innovative technologies; and incorporate soft landscaping, planting and permeable surfacing.

A site investigation should be undertaken to determine ground conditions and groundwater levels in proximity to the site. Consideration should be made as to whether the proposed development will impact on groundwater, either from subsurface construction or changes to surface water drainage. Should the initial assessment identify potential for impact, a detailed Hydrogeological Impact Assessment should be prepared to identify proposed mitigation measures.

The site is within an area that has been shown from modelling to be potentially affected in the event of a reservoir breach or failure. This should be assessed appropriately to inform the development strategy and ensure that the masterplan includes appropriate measures to manage the potential for inundation within the site.

Views

The site is adjacent to the South Downs National Park (SDNP). There are views into, and out of the site, to the park and views of Winchester Cathedral which will be key matters to consider when bringing forward any plans for the redevelopment of the site. There is a 3D scan that has been completed which shows the former leisure centre in the context of the wider environment. In addition, a Townscape and Visual Impact Assessment has been undertaken which can inform development of the site.

1902 Indenture

The freehold site was acquired by WCC's predecessor in title by an Indenture in 1902. It was to be for 'the purpose of a Public Park and Recreation Ground'. A public park is a public open space. A recreation ground is a type of park. An open space includes land which is used for the purposes of public recreation. However, the Purchaser was given rights that include the right to erect 'any other building or galleries for recreation, scientific or other similar purposes and the necessary lodges for keepers and caretakers or any other buildings that may be required for the benefit of the City except Industrial Dwellings'.

It would be consistent with the statutory purpose for which the site is currently held to add ancillary facilities and buildings such as changing facilities, a café and community spaces for the promotion of arts and culture.

To release the site for use for another, unrelated purpose, it may be necessary for the council to appropriate for that purpose, if known, or for planning purposes following the procedure in Section 122 of LGA 1972. This would not require ministerial consent.

The sole restrictive covenant to which the site is subject is not to erect "Industrial Dwellings" so precluding the development of residential accommodation on the site.

Scheduled monuments

Hyde Abbey Gardens which includes the remains of Hyde Abbey, a Benedictine monastery, extends into the car park and grounds of the adjacent former Leisure centre complex. Hyde Abbey Gateway, which is located opposite St Bartholomew's Church in King Alfred's Place, and the Bridge is a Scheduled Monument, and a Grade I Listed Building. The Bridge is also a Listed Building and a Scheduled Monument. St Bartholomew's Church is a Grade II* Listed Building and, as the church for Hyde Abbey, it is the only remaining building still in use. These are the only substantial above ground / upstanding remains that exist. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration as part of the design process. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration as well as the Abbey remains above and below ground,

both scheduled and unscheduled but potentially of national importance, and impacts on their significance as part of the design process.

Access

Vehicular access is solely off Gordon Road, off Hyde Abbey Road, both residential streets, in turn taking access off North Walls, part of the one-way system. There are many walking and cycling routes through the space connecting with the surrounding residential areas and these will be maintained.

Adjacent uses

The site is next to the outdoor skate park and the indoor bowling facility which are intended to remain and which any redevelopment will need to take into consideration.

Future of the Former Leisure Centre - Next Steps

11.6 Surveys

A number of surveys will need to be commissioned in order to market the site including:

- Phase 1 Environmental
- Geotechnical
- Flood Risk Assessment
- Highways and Access
- Asbestos update
- Planning Statement
- Title Report

11.7 Offering the site to market

Commercial agents will be appointed to undertake the marketing of the site for disposal at best consideration on behalf of the council.

The process will consist of a 2 stage process:

- (i) Expressions of Interest for uses that are compliant with the local plan.
- (ii) Conditional Formal Offers will be invited subject to planning consent

The appointed agent will set up a data room for holding the marketing materials including the surveys outlined in paragraph 11.6 above.

11.8 Evaluation

The Bids will be evaluated on the following key criteria:

1. Covenant Strength and Funding
2. Deliverability
3. Experience and Track Record
4. User Mix and Local Compatibility
5. Planning Policy Compliance
6. Highways Compliance
7. Price

11.9 Resource Requirements

A budget of £130,000 is required to market the site to find a new partner for the redevelopment of the site.

Requirement	Estimate
Marketing	£20,000
Surveys	£78,000
S123 Valuation	£10,000
Legal	£5,000
Communications	£5,000
Contingency (circa 10%)	£12,000
Total	£130,000

11.10 Resident Engagement

Residents and relevant stakeholders will be kept informed at all stages of the disposal and have a proper say in the site's future use.

A stakeholder and resident engagement session was held on June 26th 2025 to advise on the council's process for finding a new investor for the site and the constraints around this.

Following the receipt of expressions of interest, an engagement session will be held to update the public on the potential uses that have come forward.

The last engagement session will be held following the final bids received to share information on the uses proposed prior to recommending to Cabinet, who the preferred bidder will be.

The council will continue to engage with the public throughout the sale process.

11.11 Anticipated Timescales

The following table sets out the indicative programme for marketing and disposal:

Activity	Date
Resident and stakeholder engagement	26 June 2025
Cabinet approval to market the site	15 July 2025
Prepare tender and project documentation	July 2025
Procure surveys	July 2025
Procure marketing agent	Aug - Sep 2025
Prepare marketing material	Oct 2025
Call for Expressions of Interest (EOI)	November 2025
Deadline for receipt of EOI's	December 2025
Resident & stakeholder engagement	January 2026
Invite formal bids	January 2026
Bid deadline	March 2026
Evaluation of bids	March/April 2026
Resident and stakeholder engagement	March/April 2026
Invite final bid	April/May 2026
Evaluation	May/June 2026
Cabinet consideration	September 2026
Heads of Terms agreed pending approval by Cabinet	September 2026

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 Council refurbish and reuse as leisure centre

The council has already made significant investment in the Winchester Sport and Leisure Park (WSP) at Bar End and a further competing facility in close proximity is against the competing clause within the WSP management contract.

This option is not recommended.

12.2 Council Redevelop Site

Redevelopment of the site by the council would require funding as well as risk to the council.

This option is not recommended.

12.3 Demolish and Leave

A budget has been included in the Capital Investment Strategy for demolition funded by existing capital receipts. In addition, further funding would be required to 'make good' the site following demolition. Although this is not the best use of the site, in the event that there is a poor response at the expression of interest stage this option could be revisited in the short-term.

This option is not currently recommended

12.4 Do nothing

The site is currently redundant, but the council is still responsible for on-going maintenance and site safety. This option is not a good use of council assets.

This option is not recommended.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB3093: River Park Leisure Centre – Future Use of Site, 31 October 2018

CAB3190: River Park Leisure Centre – Future Use of Site, 31 October 2019

CAB3242: River Park Leisure Centre – Decommissioning Report June 2020

CAB3342: A land transaction in respect of the River Park Leisure Centre Site and associated parking area, bowls club and skate park, 9 March 2022.

Other Background Documents:-

None

APPENDICES:

Appendix A – Plan of Site

Appendix B - EQIA