

REPORT TITLE: WINCHESTER SPORT AND LEISURE PARK

UPDATE REPORT

17 JULY 2017

REPORT OF PORTFOLIO HOLDER : HEALTH AND WELLBEING

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WARD(S): ALL

PURPOSE

This report serves as an update report on the development of the Winchester Sport and Leisure Park.

RECOMMENDATIONS:

1. That the report be noted.
2. That the Committee consider this update and give any instruction as required.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The provision of a new major public sport and leisure facility in Winchester has already been identified as a priority in the interests of public health and happiness. Provision of an indoor sport and leisure facility on the Bar End site helps to deliver this by providing accessible sport and recreation.

2 FINANCIAL IMPLICATIONS

- 2.1 There are no financial implications directly arising from this report as the budget for the immediate stages for the project was approved in July 2016 and the project management costs are currently within the agreed budget. It should be noted however, that any delays to the project as a result of changes to the facility mix made at a later stage will increase project management and design costs.
- 2.2 Financial matters are detailed in a separate report elsewhere on this agenda.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 These are highlighted in the risk register detailed in a separate report elsewhere on this agenda.
- 3.2 The procurement of the design team has previously been considered and approved in PHD Notice 710.

4 WORKFORCE IMPLICATIONS

- 4.1 The staffing requirements for this development project are being reviewed to ensure the project delivery.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The existing River Park Leisure Centre (RPLC) needs to be maintained in good order until such time as a new sport and leisure centre can be delivered and opened. Any delays to the timetable for the delivery of a new centre may lead to increased maintenance costs. The Council's Estates team is actively monitoring the condition of RPLC and undertaking any required works in the intervening period. It should be noted that this consideration is not directly within the remit of this Committee

6 CONSULTATION AND COMMUNICATION

- 6.1 Consultation and communications is covered below. It is acknowledged that further discussion is required with the Boxing Club as the project progresses to ensure that their needs can be considered carefully and appropriate provision made.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 Environmental considerations are important in relation to the Council's wider objectives for the District. The existing Leisure Centre is a major consumer of energy and is responsible for significant levels of CO2 emissions. Reducing this environmental impact is an important objective of the project.
- 7.2 Ecological surveys are ongoing and have highlighted some issues which need further investigation but so far these are not beyond those which are to be expected for a major project.
- 7.3 Early discussions have taken place with the South Downs National Park Authority in relation to views from the National Park, which will be an important design consideration.
- 7.4 The project aspiration is to deliver a BREEAM Excellent rated sport and leisure centre. The BREEAM standard of assessment for sustainability will be utilised throughout the design process for the Sport and Leisure Centre. The intention is to use the assessment method to test the design and to relate this to cost implications as it progresses. Energy efficiency and achieving a low carbon building are considered to be key considerations for the project.
- 7.5 Traffic and transport considerations and associated accessibility improvements will be considered both in relation to the engagement work and ongoing technical work. This will be undertaken alongside the Winchester Transport Study and Strategy development work being lead by the County Council.

8 EQUALITY IMPACT ASSESSMENT

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

9 RISK MANAGEMENT

- 10 The project risk register is maintained by the project manager and updated regularly by the Project Board, the risk register is set out in a separate report elsewhere on this agenda.

11 SUPPORTING INFORMATION:

- 11.1 Other reports elsewhere on this agenda provide:

- Risk register and associated mitigation actions
- Financial matters
- Project plan, timetable and key milestones

Design Team

11.2 A design team has now been selected for the project following fully compliant EU procurement processes, as follows:

- MACE were appointed in November 2017 to act as external project managers and cost consultants
- Stride Treglown and LA Architects to fill all of the architect roles and undertake urban design
- Arup are being appointed as civil and structural engineers
- Hoare Lea as building services engineers

In addition to the main design team, the following consultants have been procured using the Council's established procurement procedures:-

- Structural Soils Ltd to undertake some initial ground investigation. This will be reviewed by Arup as the appointed civil and structural engineer and further appointments made as necessary
- Stuart Michael Associates as transport consultants
- Ecological Planning & Research Ltd as ecology consultants through to the planning stage and ongoing survey work
- Arup as BREEAM consultants
- Stride Treglown as planning consultants
- The Sports Consultancy as sport and leisure management consultants, to assist with preparation of the management contract, specification, preparation of the full business case and to provide specialist design advice in relation facilities to be provided.
- Building Design Partnership (BDP) as landscape consultants
- Fire engineering and acoustics consultants will be procured during July and August 2017.

11.3 The design team, lead by the architects and managed by MACE, are reviewing the work undertaken to date and are setting out a detailed programme of work in accordance with the project brief.

11.4 This includes comprehensive ongoing engagement with the local community which started in June this year to formulate an Urban Design Framework. The results from this are being used to inform work on the emerging design of the Sport and Leisure Centre itself and its supporting infrastructure. Cabinet will wish to note that the Council has no control over the use of land not in its

ownership and this may constrain the detail that can be incorporated into the Urban Design Framework.

General Design Requirements

- 11.5 In relation to non-sporting parameters for the building, the following principles have been adopted as general requirements:
- Internal material and finishes with good whole life cost performance without any non-essential finishes, aiming for a durable but welcoming feel
 - A good quality external appearance design which seeks to make best use of views whilst minimising the impact on the surrounding area and is capable of securing planning permission but without any non-essential cost
 - A building which reaches high standards of performance in sustainability terms, particularly for efficient energy consumption and low carbon emissions (in line with the WCC's adopted '12 Actions for a Lower Carbon Council')
 - WCC aspires to deliver a BREEAM Excellent building with a minimum expectation of Very Good; the building is required to achieve an EPC A rating
 - High standards of hard and soft landscaping forming part of a cohesive design sensitive to the location
 - WCC seeks to make the location accessible to all modes of travel and provide adequate parking provision to serve the needs of the users and staff, without negatively impacting upon adjacent residential areas
- 11.6 Further to the above, the design of the proposed Sport and Leisure Centre is required to consider the following key features:
- Proximity to the South Downs National Park
 - Historic nature of the City of Winchester
 - The context of an Urban Design Framework
 - Location adjacent to residential districts
 - Potential future district heating strategy

Design Specification

- 11.7 The design team will proceed with design and planning work on the basis of the facility mix agreed by Cabinet and restated in March 2017 (as set out in Appendix 1 of this report). There may be scope for the design team to make suggestions about the configuration and provision of facilities and minor adjustments which will improve the functionality and design of the centre. However, it is important to avoid any significant 'project creep' in which additional elements not approved by Cabinet are incorporated into design process leading to higher cost and complexity without this being carefully considered and tested.

- 11.8 Various meetings and discussions are being held with key stakeholders, landowners and sports groups to help inform the design process and during this engagement several issues and additional facilities have been raised for consideration. It should be noted that the Council is very grateful to the work and enthusiasm put in by sports groups and sporting bodies in supporting this project and in promoting their sports and associated needs. The decisions made in respect of this project do have to reflect resources and funding available and as such not all of the groups needs can be met at this time but there may be opportunities in the future to provide additional facilities over and above what can be provided in the current project.

Preparation of the Business Case

- 11.9 Once the design brief has been progressed and the detail within the facility mix has been elaborated as part of the RIBA Stage 2, a Concept Design for the Sport and Leisure Centre will then enable the Outline Business Case to be prepared and considered in autumn 2017 as Gateway 2. It should be noted that the recently appointed sport and leisure management consultant will help with individual business case reviews for any modifications or clarifications in respect of the agreed facility mix in terms of their impact on the commerciality of the overall provision. This will be considered as a whole at the Outline Business Case stage although these decisions/ guidance are important now as they will impact on the concept design work for the Sport and Leisure Centre building and associated construction cost. If the Outline Business Case shows that the project is viable, then work will begin on RIBA Stage 3 design which will be necessary to provide the level of detail for a planning application. More detailed information on the project timeline and gateways/milestones is set out in a separate report elsewhere on this agenda.
- 11.10 Once agreed, any subsequent variance or additions to that mix of facilities will need to be assessed in terms of its impact on the business case. Delay in agreeing these details and subsequent changes to the mix at a later date will almost certainly delay the project delivery date and increase associated project management costs.
- 11.11 The role of funding partners is crucial to the project delivery and the Business Case. Any changes to what has been agreed in principle with the Pinder Trust and the University of Winchester will almost certainly impact on viability and deliverability of the project. Determining the associated terms and conditions of such funding and agreeing a governance model for the management of the new facility is therefore very important, and a separate report will be brought forward in due course. Funding from Sport England is also being explored and again this will require certain terms and conditions to be met and this is actively being discussed as the design work progresses. Discussions with the Army have led to the conclusion that although very supportive of the project as a benefit to Forces personnel and their families, there is no scope for capital funding.

Stakeholder Engagement

- 11.12 Between Friday 23rd and Thursday 29th June 2017, a series of five public engagement (drop-in) sessions were held by Stride Treglown Architects on behalf of the Council and the University at the Guildhall Winchester and the Winchester Sports Stadium at Bar End in relation to the emerging proposals for the Winchester Sport & Leisure Park. During these sessions, members of the wider project team including architects, engineers and highways consultants were on hand to discuss the proposals, answer any questions and to hear what people had to say. Activity sheets were created to gather information about how a design framework for the area should be progressed to create a vibrant sense of place which integrates the Park into its surroundings and the local community.
- 11.13 A summary of the feedback is set out below which will be used to inform the formulation of the Urban Design Framework.
- 11.14 Over 240 people attended the sessions (and around 480 questionnaires were submitted) including local residents, interested parties and those representing sports clubs and groups. Early feedback, through discussion, comments left on the activity sheets and on completed questionnaires shows that there is support for the expansion of sports and leisure facilities across the site.
- 11.15 Issues raised during discussions with the team included, but were not limited to, the relationship between the Park and the Council Depot site, the height and position of the Sport and Leisure Centre building within the site, drainage, the level of car parking spaces provided (and the wider resident parking/permit scheme) and improving access to local cycle and footpath networks.
- 11.16 People also commented on the positive approach to engagement and were pleased to be able to participate at an early stage. They particularly noted how helpful it had been to have the opportunity to speak with the Architects and other members of the project team.
- 11.17 The team have planned a second round of engagement sessions which will focus on the emerging Urban Design Framework and early (concept) ideas for the Sport and Leisure Centre. A summary of the feedback generated by the first round of engagement held in June will also be exhibited. Details of these sessions are set out below:
- Friday 21st July between 3.00pm and 7.30pm at Guildhall Winchester
 - Saturday 22nd July between 10.00am and 4.00pm at Winchester Sports Stadium
 - Tuesday 25th July between 3.00pm and 8.00pm at Guildhall Winchester.

- 11.18 Members of the project team will again be on hand to discuss the proposals and hear views. Copies of the new exhibition boards and updated questionnaire will be uploaded to the Council's website on Friday 21 July 2017. The engagement period will run until Friday 18 August.
- 11.19 Engagement will then continue through the design and planning stages in order to obtain input and value to the design whilst informing residents and other key stakeholders of the process and issues involved in delivering the project. The impact of a new Sport and Leisure Centre on adjoining residents and for those who will be using the new centre and associated facilities cannot be understated.

Procurement

- 11.20 At the last meeting of this Committee, advice on procurement in relation to the construction of the new Sport and Leisure Centre was requested. Up-to-date advice is currently being provided by Mace as the Council's project managers and cost consultants in respect of design and build, traditional direct client /contractor arrangements and construction management options. This advice will be brought to Committee members to consider in due course.

OTHER OPTIONS CONSIDERED AND REJECTED

- 11.21 Not applicable to this report

BACKGROUND DOCUMENTS:-

None

Previous Committee Reports:-

CABINET (LEISURE CENTRE) 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:- None

APPENDICES: Appendix 1 Frozen Facility Mix

Appendix 1 Frozen Facility Mix

| Facilities | River Park Leisure Centre | Proposed New Sport and Leisure Centre | |
|---------------------------------|---|---|---|
| | Existing Facilities | Proposed Facilities | Notes |
| Swimming Pools | | | |
| Main Pool: | 25m, 6 lanes 25m x 12.5m (312.5 m ²) | 50m, 8 lanes, 50m x 19m (950m ²) | 50m pool with movable boom and moveable floor |
| Teaching Pool / Community Pool: | 12.5 x 9 m (112.5 m ²) | 20m, 5 lanes 25m x 10.5m (262.5 m ²) | With moveable floor, located alongside leisure water |
| Leisure Water: | Flume (no longer used) | Water play area | To include jets, sprays and confidence water Exact design and equipment to be developed |
| Sports Hall | 8 badminton courts 31m x 36.4m | 12 badminton courts 60.0m x 34.5m | Size to allow for competition standard run offs, Suitable for badminton, basketball, netball, volleyball and cricket Can be separated in to three areas: 3 netball or volleyball courts up to club level, 3 basketball courts up to community level Can accommodate 2 basketball, volleyball courts up to international level or 1 netball court up to international level Storage space is 12.5% of hall Retractable seating (500 seats) and viewing areas |
| Fitness Gym | 120 stations | 180 stations | Space for 180 stations, flexible space to allow operator to adapt area to suit customers trends Allows for fitness stations, free weights, |

| Facilities | River Park Leisure Centre | Proposed New Sport and Leisure Centre | |
|------------------------------|---|---|--|
| | | | rigging for punch bags and stretch areas |
| Squash Courts | 4 squash courts | 4 squash courts Each: 6.4m x 9.75m x 5.64m high | Moving walls to create flexible space |
| Studios | 2 studios (Total area 270 m ²) | 2 large studios 2 medium studios (Total area 501 m ²) | Movable walls to create flexible space |
| Meeting and Function Room | Function room | Meeting room Office for club / associations | Meeting room could be hired out to sports groups, community, business, schools, universities etc Other flexible spaces (studios and squash courts) could be hired out |
| Hampshire Institute of Sport | No | To be confirmed | To be confirmed |
| Treatment Rooms | Yes | Yes | Separate reception and storage |
| Hydrotherapy | No | Yes | Separate reception, waiting area and office 3 changing rooms Storage and plant room (Hydrotherapy dependent on external funding) |
| Changing | Yes | Yes | Village style wet changing, including group changing facilities Male and female dry changing |
| Soft Play | Yes | Yes | In addition a climbing wall / clip and climb facility may be possible |

| Facilities | River Park Leisure Centre | Proposed New Sport and Leisure Centre | |
|--------------------|---------------------------|--|---|
| Café and Reception | Yes | Yes | Large enough to serve users of the leisure centre and the local community |
| Artificial Pitch | Football Pitch | Replacement pitch, if the new centre is built on the existing artificial hockey pitch at Bar End | A replacement artificial hockey pitch at Bar End |