

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 9 March 2015

CONTACT OFFICER: Roger Parkin
(For all enquiries) Strategic Director Customer & Community Services
(01753) 875207

WARD(S): All

PORTFOLIO: Community and Leisure – Councillor Carter

PART I **KEY DECISION**

LEISURE STRATEGY

1 Purpose of Report

- 1.1 This report will update members on progress made towards delivering the high level Leisure Strategy approved by Cabinet in July 2014. It will present feedback on proposals to increase levels of physical activity, summarise the findings of the feasibility study commissioned to identify the mix and location of required facilities to replace Montem Leisure Centre. It also discusses how the Council will realise its objective of making more people more active more often and make recommendations on the future location of new leisure provision.

2 Recommendations

The Cabinet is requested to resolve:

- (a) That the five year community leisure plan (Appendix A) be adopted and implemented.
- (b) That the recommended facility mix be approved as set out in section 6.3 of this report.
- (c) That the Centre site be approved as the preferred site for the new leisure centre.
- (d) That a comprehensive masterplan for the Centre site should be undertaken that identifies opportunities for a mix of leisure, community and residential use.
- (e) That the work identified at (d) is funded from the Leisure Strategy budget.
- (f) A report is brought back to Cabinet in June 2015 to finalise and agree the masterplan for the Centre site.
- (g) That the Strategic Director Customer & Community Services be authorised to implement the next steps as set out in this report, following consultation with the Commissioner for Community and Leisure, including:
 - (i) Implement the five year community leisure plan, subject to detailed development of options and public consultation
 - (ii) Agree the best procurement route for the ice arena refurbishment to secure best value and proceed to procurement and detailed designs.

3 Wellbeing Strategy Priorities

- **Economy and skills**
- **Health and wellbeing**
- **Regeneration and environment**
- **Safer Slough**
- **Civic responsibility**
- **Improving the town's image**

3.1 All the actions within the Leisure Strategy will contribute towards achieving the overarching vision of the Slough Joint Wellbeing Strategy and will make significant contributions specifically to the health, wellbeing and safer Slough themes.

- **Health and Wellbeing.** Cabinet in July 2014 approved a strategy for leisure, with the overarching aim to "enhance the health and wellbeing of Slough residents by ensuring leisure activity is adopted as a habit for life for all – more people, more active, more often". The causal link between physical activity and overall health indicators is clear, particularly for obesity and heart disease, which are high priorities for Slough.
- **Safer Slough.** The opportunity to participate in shared leisure activities makes a positive contribution to community cohesion and interaction for all members of the varied and diverse community in Slough.
- **Regeneration and environment.** Leisure facilities, both open spaces and buildings, can be used for leisure purposes, contributing to the quality of the environment of the town. They provide opportunities to regenerate specific sites and local communities.

3.2 This will be one of a group of strategies that underpin and enable the Wellbeing Strategy. Each addresses a specific area of activity and links with and reinforces the strategic aims and objectives of others. All are linked by the common vision of the Wellbeing Strategy.

4 Other Implications

4.1 Financial

Within the current Medium Term Financial Strategy (MTFS) capital programme, funding has been allocated for a number of leisure projects. The main strands are:

- £1.463m related capital investment in this year's programme predominantly for repairs and maintenance to existing facilities.
- £3.5m earmarked for future improvements to the ice arena subject to final approval.
- £450k over 3 years allocated for small capital improvements in community venues including parks for leisure purposes.
- £540k for capital improvements to Baylis Park
- £2.3m Section 106 funds, including commuted sums, allocated to parks and leisure priorities

4.2 There is currently no confirmed capital budget for major new leisure development other than ice in the Medium Term Financial Strategy. Further

allocations of major capital funding will be considered as part of the detailed design development of any new facilities.

4.3 Risk Management

Risk	Mitigating action	Opportunities
Legal	None at this stage	
Property	A detailed facilities options appraisal will be done as part of the development of the Leisure Strategy	Release sites for housing regeneration that will generate a capital receipt
Planning – permission may not be granted if there is a net loss in community facilities.	Provide alternative community as part of master planning process.	
Human Rights	None	
Health and Safety	This will be addressed for new facilities as they are developed	
Employment Issues	None	
Equalities Issues	The strategy focuses on identified priority groups, but will maintain opportunities for all. There will be a clear link between local dispersed provision and the ability of priority groups to engage	Improved access to quality facilities will contribute to increasing levels of activity by Slough residents
Community Support	User and non user information has been used to inform the strategy.	Further consultation will be undertaken as proposals are developed. Opportunities for enhanced community cohesion.
Communications	None	
Community Safety	None	
Financial	See section 4.1	
Timetable for delivery	None	Link with contract ending in 2017
Project Capacity	None	

4.4 Human Rights Act and Other Legal Implications

There are no direct Human Rights Act or other legal implications arising from this report.

4.5 Property Implications

The property implications are discussed in Appendix E.

4.6 Equalities Impact Assessment (EIA)

An Equalities Impact Assessment will be completed for new leisure facilities when those plans have been developed.

4.7 Workforce

There are no direct workforce implications arising from this report.

5 Progress in implementing the leisure strategy

5.1 Strategy development

Cabinet agreed the leisure strategy in July 2014, which has been developed to achieve the overarching outcome of **more people more active more often**. This outcome will be achieved by maintaining levels for those who are currently active and engaging more people in active lifestyles.

1. 5% more active Slough adults than in 2013 (63% increased to 68%)
2. 1% fewer children reported as overweight or obese in reception and at year 6 in the highest rate wards

5.2 The strategy is central to improving wellbeing and health outcomes. It is a key driver for the parks strategy.

5.3 Five year plan for community leisure

The outline action plan for a five year community leisure programme (dispersed strategy) is included as Appendix A. Plans to increase community participation include negotiating enhanced levels of public access to school swimming pools, sports halls and playing fields, and targeted investment in locally accessible venues including particularly parks, as well as the Community Sports Activation programme and other initiatives reported to Cabinet in October 2014. This complements work by schools and sports clubs as well as play provision.

5.4 The community leisure programme will reach out to and engage people who are not currently active to encourage them to take exercise close to where they live or work. There will be facilities and programmed activities and outreach activities to develop new users and act as a bridge to the main leisure facilities and in turn encourage their use.

5.5 The strategy gives priority to increasing participation of children, young people and women. Key wards with poor health outcomes and low participation will be prioritised, particularly Baylis and Stoke, Britwell and Northborough, Chalvey and Central, but there will be activities and improvements across all parts of the borough. Implementation is already in progress and will gather momentum in 2015. The proposal to introduce the new leisure facility at Farnham Road will reduce the travelling time and cost for residents of the key wards and is therefore consistent with this objective.

5.6 Capital funding of £150,000 a year for the next three years and revenue funding of £50,000 has been allocated to develop community facilities and build local programming. Investment will include simple and accessible facilities like walking trails, outdoor gyms or MUGAs at a convenient location in an indoor or outdoor community venue, including particularly parks. This shows the intent of the Council in investing in improving health outcomes, but

it is a priority to secure further funding through partners to embed and extend the improvements, with the aim that they become self financing by 2019.

- 5.7 The detail of the plan will be developed through a consultative process engaging local people before final decisions are taken on investment ready to start from April 2015.

6 Main leisure facilities

6.1 Scope

The leisure strategy has identified a core network of specialist facilities, including two main leisure centres at Langley and a replacement for Montem, together with a potential new stadium at Arbour Park on the Stoke Road, and ten pin. Langley is the subject to significant improvement works in 2015 to address the pool lining and some other structural issues, which together will give the centre a 15 year life. Progress on replacing Montem and upgrading the ice arena are outlined below.

6.2 Main centre facility mix

A team of consultants led by FMG have assessed all available evidence of community needs for leisure. This included data from Sport England, local demographic trends information, and some user and non user surveys, as well as consultation with schools and the sports community and governing bodies. This work identified some special factors affecting leisure provision in the borough, including:

- Significant population growth
- Unmet demand for swimming time at pools
- Importance of a central venue to be accessible to more people
- Charging and programming sensitive for some parts of the community

6.3 Recommended facilities

Evidence from the review proposed the following facility mix to replace the Montem Leisure Centre to meet future needs for the next 10-20 years. Appendix B is an extract from the consultants' report showing demographic changes, demand mapping and potential use and costs and savings from the new facilities. Cabinet is asked to approve that this mix be used for the next stage of detailed design development.

- Minimum 6 lane swimming pool, with a preferred option for an 8 lane pool
- 125m² learner pool
- 100-125 station gym
- 3 studios (2 fitness studios and a spinning studio)
- 5 court sports hall
- 1-2 squash courts

- 6.4 A new 6 lane pool with moveable floor and booms would be much more flexible for different types of user than the current pool at Montem and could accommodate around 10% more swims. An 8 lane pool would cost around £500,000 more to provide and could cost £23,000 more to run. It would though further improve programming and increase swim capacity by a further 5-10%. An 8 lane pool is preferred, but it is proposed that a final decision be taken in June 2015 when site master planning has been completed and a full

financial picture has been built, together with evaluation of opportunities to secure additional funding for a larger pool.

6.5 **Site options**

Fourteen sites at various locations within the borough were evaluated for suitability for a new leisure centre. Thereafter the following criteria were applied to identify the preferred options:

- An accessible location
- Space for the new facility
- Parking and accessibility (inc. space for parking and access)
- Planning and site development considerations

6.6 Of these ten were ruled out because they were not sufficiently accessible. A further two sites were rejected because of other reasons. The assessment is summarised below and a brief profile of sites is given in Appendix C.

Site options	Accessible	Space	Parking/ access	Development issues	Comment
Haymill	No	√	√	√	Outside central zone
Montem school	√	√	√	No	Access issues and school site
Old library	√	No	√	√	Insufficient space on site
Thomas Gray Centre	√	√	No	√	Insufficient space for parking and access
Darvill's Lane	√	√	√	√	Good location; 3 alternatives for plot; good access; brown field development; investment in priority area
Chalvey 4&5	√	√	No	√	Insufficient space for parking and access
Merrymakers	No	√	√	√	Outside central zone
Arbour Park	√	√	√	No	Good site and accessible. Conflicts with detailed planning application submitted by SBC for the site
Langley leisure	No	√	√	√	Outside central zone and would mean one leisure facility
Upton Court Park	No	√	√	√	Outside central zone
Salt Hill Park	√	√	√	No	Good site; planning and highways issues
Kedermister Park	No	√	√	√	Outside central zone
Harvey Park	No	√	√	√	Outside central zone

- 6.7 The preferred option is therefore the Centre in the Farnham Road. The findings of the FMG study were then further tested by comparing and contrasting the merits of building a new leisure centre against the default position refurbishing Montem. This additional process, which provided a scored evaluation against a set of financial and non financial criteria, supported the work undertaken by FMG and reaffirmed that the new leisure offering should be provided at Farnham Road (see Appendix D). However, it is stressed that consideration will need to be given to meeting Planning Policy. Core Strategy Policy 6 requires retention of community facilities. Whilst the loss of the facility at Montem is likely to be accepted, the loss of community services/facilities operating from The Centre will need to be justified and/or replaced.
- 6.8 In order to determine a final costed design it is proposed that a comprehensive master plan be prepared for the Centre site. This would determine the best mix of leisure, residential and community uses. It will address highways, planning and legal issues as well as building and asset management matters. This will form part of the business case for investment.
- 6.10 **Procurement strategy**
A review of procurement options has been undertaken. The time for normal procurement routes is between 10 and 18 months from the initial tender to award. The existing Partnership Agreement between SBC and Slough Regeneration Partnership includes a mechanism that allows for the refurbishment of the Ice Arena to be awarded to the joint venture company. If this delivery approach was pursued the timescale would be considerable shorter. There are considerable benefits in involving the leisure centres operator in designing facilities so they can help maximise their use and operational effectiveness. One possible model would be a Design, Build, Operate and Manage contract (DBOM) which could be combined with procurement for the leisure operating contract, combining two processes for work to start in the summer of 2017. The relative advantages of these routes will be assessed in parallel to the master planning for a decision in June 2015.
- 6.11 **Ice arena**
Progress is being made in securing designs and prices to refurbish the ice arena, with the intention of commencing works in 2015.

7 **Comments of other committees**

7.1 None.

8 **Conclusion**

8.1 This report outlines how the leisure strategy approved by Cabinet in July 2014 is being implemented. The strategy will ensure investment in core facilities to maintain current participation in physical activity, and in particular, the community leisure programme will reach out and enable residents to be more active in ways that fit with their lifestyles and needs in localities where they live. Targeted capital and revenue investment will mean more people are more active more often, which will deliver significant health benefits and longer term savings in health costs, as well as enhancing individuals' quality of life.

Appendices Attached

- A Outline 5 year community leisure plan
- B Facility mix (from Feasibility study for the replacement of Montem Leisure Centre. FMG Consulting, November 2014)
- C Site options - summary of sites assessed (from Feasibility study for the replacement of Montem Leisure Centre. FMG Consulting, November 2014)
- D Options Appraisal – contrast of advantages and disadvantages between refurbishing Montem Leisure Centre and building a new leisure centre at Farnham Road (**Part II, contains exempt information**).

Background papers

Leisure Strategy. Cabinet report, 14 July 2014

Leisure Strategy. Cabinet report, 13 October 2014