

LEISURE FACILITY STRATEGY

SUMMARY

- 1.1 This report updates members on the implementation of the Leisure Facility Strategy and outlines the next steps proposed to progress the strategy.

The following recommendations have already been implemented since formal approval was obtained for this project:

- funding has been provisionally allocated within the Council's revenue budgets and capital programme for 2010/2011 and beyond
- a site option appraisal has been undertaken to identify a short list of preferred locations for the provision of the indoor and outdoor hub facilities.

Proposals are included in this report to start on the implementation of the project, which will then lead to the various stages from preparatory work, procurement and delivery, through to the future operation and sustainability of the new leisure facilities.

RECOMMENDATIONS

- 2.1 To consider the findings of the site assessment and recommend that a more detailed evaluation be undertaken on the two preferred sites for each of the indoor and outdoor hubs so that procurement of the hubs can be progressed.
- 2.2 To retain the services of PMP Genesis at a cost of a maximum of £45,000 to support the first phase of the project and provide specialist leisure capital expertise to support the project board, project manager and the client officer. The costs will be financed through the project budget.
- 2.3 To appoint a manager from Asset Management to manage the project on a day to day basis as well as to support the project board and the Head of Leisure Facilities as client.
- 2.4 To establish a project board, chaired by the Strategic Director of Neighbourhoods, with representatives from planning, regeneration, property, legal, procurement, leisure and finance that will oversee the delivery of the project.

SUPPORTING INFORMATION

- 3.1 In January 2009, Cabinet considered a report from the Director of Environmental Services recommending a full and independent feasibility study into the future provision of the Council's leisure facilities in Derby. This proposal was agreed and,

following a tendering process, PMP were appointed as consultants to undertake the study in April 2009. Their remit was to:

- assess the adequacy of the current facilities stock and its potential for improvement/adaptation
- undertake a full assessment of the city's current and future Leisure and Sport needs and make recommendations for future facilities based on the needs assessment, value for money and the views of stakeholders.

3.2 After a detailed and robust study, PMP submitted their final report in November 2009. The report's findings highlighted that:

- existing facilities, with the exception of Springwood Leisure Centre, are ageing, in poor repair due to lack of investment over many years, and are no longer fit for purpose
- there is a high risk of partial or full closure of facilities. Many facilities have already had to close some parts of their operation and recent incidents have closed Moorways and Queens pools for periods of time
- leisure centre costs are high based on national benchmarking. For most sites, percentage cost recovery is low and subsidy per visit is high, staff costs as a percentage of income are very high at all sites, outweighing income, energy costs are high at all sites except Springwood Leisure Centre – an indication of the state of current assets
- facilities are not up to modern day standards, something that is clearly demonstrated by the Place Survey results which show a 20% decline in satisfaction with our leisure facilities (57% down to 36.9%). The Active People Survey shows Derby to be in the bottom 25% for customer satisfaction with leisure facilities
- Moorways track is in need of urgent repair and upgrading, without which it will lose its certification to hold competitions
- none of the facilities is fully DDA compliant.

In PMPs' view, Derby's facilities do not match the Council's ambition to become the Most Active City in England.

3.3 PMP considered the potential for improving/adapting our existing facilities. In 2005 a previous study had estimated that the basic refurbishment costs for all of the centres at that time would be c£18m, whilst adaptation and re-modelling would cost c£37m, and a total re-build of all the centres would cost c£70m.

PMP believe that none of these options represent good value for money as they would only replicate current facility provision, have no regard for where facilities are best located, did not consider the impact of city growth, and did not take into account the aspirations of the city. In contrast, the proposals in their report do address these issues with an estimated capital cost of £50m.

- 3.4 When considering future facility needs for the city, the consultants had regard to the strategic aims of the Council and partners with particular reference to the Sustainable Community Strategy, Local Area Agreement and Corporate Plan. Sport and physical activity play a key role in many of our strategic priorities such as improving health, tackling health inequalities, tackling obesity, and helping to build social cohesion within communities.
- 3.5 New, improved facilities would provide new opportunities to extend this role and further develop successful and nationally-recognised programmes such as 'b-active' and 'the movement' as well as the merging 'Lifestyle/Wellness Service' being developed with NHS Derby City and the potential of co-locating options in such as medical centres, pharmacies, shops and libraries.
- 3.6 The consultants also considered both the opportunities and impact of the London 2012 Olympic and Paralympic Games and the England 2018 World Cup bid. Both will spark a renewed interest in a range of sports activities and increase expectations within the community. Derby's current facilities are incapable of meeting such expectations and the opportunity to generate and sustain increased activity levels may be lost.
- 3.7 The new facilities will provide sporting, cultural, economic and regeneration benefits that will have a considerable impact on the city and its residents. It will change the landscape of sporting provision in the city, provide a wider range of cultural opportunities for local people, including major sporting events, concerts and exhibitions and attract visitors and businesses to Derby.
- 3.8 In order to move this project forward, the site assessment undertaken by PMP Genesis, which is attached as Appendix 2, has identified a number of potential sites with two clear 'front runners' for the indoor and outdoor hubs as outlined below:
- DRI site and Becketwell scored the highest following an operational and technical assessment for the indoor hub.
 - Chaddesden Sidings and Manor, Kingsway scored the highest for the outdoor hub.

The next stage will be to look at site availability and technical assessments. Once these have been completed, there will need to be a full consultation exercise in order to capture members', residents' and stakeholders' views so they can be included in the final decision making process on the implementation of the scheme.

- 3.9 PMP have been asked to bring forward a proposal, including costs, for them to take the project through to completion. At this stage, PMP could be employed to support the first phase of the project. A capped £45,000 budget figure is recommended to support this work. This would include a firm basis for the commissioning of the whole project and the delivery work stream as well as the site technical details, facility mix and financial parameters.
- 3.10 The Council has a number of major projects to deliver in the forthcoming years. The Leisure Facility Strategy is a major series of projects that will require additional expertise and capacity. Asset Management are able to offer a manager with a project management background to provide direction and technical expertise to the project.

- 3.11 A project board will be established to oversee and lead the project with representatives from different departments, supported by a designated project manager, specialist leisure consultancy support and a leisure and technical advisory team.

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Background papers:	None
List of appendices:	Appendix 1 – Implications Appendix 2 - PMP report

IMPLICATIONS

Financial

- 1.1 Funding of £1 million has been identified to start the project during 2010/11. A capped sum of £45,000 is required to retain the services of PMP to support the project manager and project team in completing the initial phase of the project. This will be contained within the budget identified for 2010/11.

The Project Manager's time and costs can also be funded through the project budget during 2010/11.

Legal

- 2.1 None.

Personnel

- 3.1 An existing member of staff will be allocated to the role of Project Manager by Asset Management.

Equalities Impact

- 4.1 The new facilities will be fully DDA compliant and will enable access for all members of the community.

Corporate objectives and priorities for change

- 5.1 The proposals support all of the Council's priorities.