


Cabinet 9 February 2022	 TOWER HAMLETS
Report of: James Thomas, Corporate Director of Children and Culture	Classification: Part exempt
Leisure Estate Investment Plan	

Lead Member	Councillor Sabina Akhtar, Cabinet Member for Culture, Arts and Brexit
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Wards affected	All wards
Key Decision?	Yes
Reason for Key Decision	Financial threshold and Significant impact on wards
Forward Plan Notice Published	13 October 2021
Exempt information	<p>This report and/or its appendices include information that has been exempted from publication as the Monitoring Officer:</p> <ul style="list-style-type: none"> has deemed that the information meets the definition of a category of exempt information as set out in the Council's Access to Information Rules; and has deemed that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. <p>The exempt information is contained in</p> <ul style="list-style-type: none"> Appendix 1 <p>The exempt information falls into this category</p> <p>3. Information relating to the financial or business affairs of any particular person (including the authority handling the information)</p>
Strategic Plan Priority / Outcome	Priority 1: People are aspirational, independent and have equal access to opportunities Outcome 3: People access joined-up services when they need them and feel healthier and more independent

Executive Summary

The purpose of this report is to seek the Cabinet's commitment to both short and long term investment in our Leisure estate, in order that current and future generations of our residents can benefit from the provision of high quality and well maintained facilities to enhance their health and wellbeing. Prioritising the mental and physical health of all residents is of even greater importance as the country emerges tentatively from the Covid-19 pandemic. The Council is fully committed to providing the means for all living and working in Tower Hamlets to have access to facilities that will allow them to play sport, join together as a community and stay healthy. This is, therefore, as much a public health as a leisure investment proposal.

This investment is subject to the approval of the Council's overall capital budget, as set out in a separate report being considered at the same Cabinet meeting. The report seeks agreement to the development of a detailed ten-year investment plan for the Council's Leisure estate, with a proposed strategic commitment to sustaining a rolling programme of investment for the subsequent twenty years, to be brought back to Cabinet in July 2022. This plan will prioritise investment in the existing estate, based on an assessment of relative need through a detailed options appraisal.

As the first stage of that investment, this report seeks agreement to replace the existing St George's Leisure Centre with a new 'wet/dry' leisure centre on the current site, subject to approval of the capital budget being presented at the same Cabinet meeting. It is estimated this will cost £35m, while the initial allocation in the Council's 2022-23 Budget Report and Medium Term Financial Strategy 2022-25 report, considered separately at this Cabinet meeting, is for £25.163m, given the timescales for delivering the project. The existing St George's building is beyond its economic and design life, in a poor condition and with a limited range of facilities to meet the needs of residents in this vicinity, and in the wider context of the whole estate.

The report also sets out the resources required to deliver the two workstreams set out above, in particular the provision of specialist leisure and design expertise to ensure the value of the Council's investment is maximised. This funding is also subject to approval of the Council's overarching capital budget, as set out in the separate report referred to above that is being considered at the same meeting. It seeks a further £3m to meet the immediate condition needs of the other leisure centres in the estate.

Recommendations:

The Cabinet is recommended to:

1. Agree that officers further develop a ten-year detailed investment plan, as part of an overarching 30-year rolling programme for the whole Leisure estate based on the model set out in this report, to be brought back to Cabinet in summer 2022.

2. Subject to approving the Council's 2022-23 Budget Report and Medium Term Financial Strategy 2022-25, which contains a request for £25.163m of capital funding for this project over the next three financial years, agree to the building of a new leisure centre on the St George's Leisure Centre site at a total cost of c. £35m.
3. Approve further work to investigate options for investing in the leisure facilities on the John Orwell Sports Centre site.
4. Subject to approving the Council's 2022-23 Budget Report and Medium Term Financial Strategy 2022-25, which contains a request for £3m of capital funding for these works, agree to address the existing condition needs of the rest of the leisure estate in the financial years 2022/23, 2023/24 and 2024/25.
5. Subject to agreement of the need to develop a ten-year detailed investment plan, authorise the establishment of a programme team with external consultancy support to oversee the development of the investment plan through to Cabinet approval in c. July 2022, in line with the resource schedule in Appendix 1, with a funding requirement of c. £130,000 for external support. This is included in the £25.163m referred to in recommendation 2 above.
6. Subject to approving the Council's 2022-23 Budget Report and Medium Term Financial Strategy 2022-25, to allocate funding to build a new leisure centre, authorise the procurement of an architect and multi-disciplinary design team to take the design and construction of a new build proposal through to RIBA Stage 4 and gain planning permission, in line with the resource schedule in Appendix 1, with a funding requirement of c. £1.3m for that phase, as set out in the capital budget report being considered separately at this Cabinet meeting. This is included in the £25.163m referred to in recommendation 2 above.
7. Authorise the Corporate Director Children and Culture to instruct the execution of any necessary documentation and agreements required to give effect to recommendation 6 following an appropriate procurement process
8. Note the Equalities Impact Assessment set out in Paragraph 4.1.

1 REASONS FOR THE DECISIONS

- 1.1 The council's Financial Regulations and Procurement Rules require Cabinet approval for the appointment of services over £1.00m and works over £5.000m. The appointment of an architect and multi-disciplinary design team to develop the design for a new leisure centre to planning submission stage may cost in excess of £1m and the works contract will significantly exceed £5.000m. The strategy for investing in the rest of the leisure estate will in due course also exceed £5.000m. All of this investment is subject to

approval of the Council's overarching capital budget, which is the subject of a separate report.

2 ALTERNATIVE OPTIONS

2.1 If no action was taken, the leisure estate would remain as is, with St George's closed and no alternative proposals in place for re-providing its capacity at John Orwell or any other site. The rest of the estate would not be improved in the short to medium term, so that only four pools would ultimately be available when York Hall's pool reopens. Residents in the Shadwell and Wapping area would need to continue to travel to Poplar Baths, Mile End or York Hall to swim in a Council-owned leisure centre. Although interim measures are in place to enable schools to meet the KS2 curriculum swimming requirement, it would obviously be more convenient to have local pool access.

2.2 For the whole estate, a range of other options have been investigated, including:

- A series of site specific options. This explores multiple standalone options for each of the existing leisure centres but does not form a holistic strategy for the whole estate. This approach would risk discouraging interest from third party leisure operators (should the Council choose that operating model when its current contract with GLL expires in April 2024) and would risk further deterioration of the estate and potential closures if a planned investment strategy were not in place.
- Provide only limited capital investment to maintain short term revenue performance: only investing in centres that can generate a surplus or can do so with some investment.
- Invest the maximum notional amount possible: improving as many facilities as possible to the highest standard that could be achieved, without considering the financial viability of the same in the short or medium term.
- Invest as little as possible: this would see the closure of sites that do not generate a surplus and their subsequent disposal, with investment only where it would improve revenue or allow another site to be disposed of to generate a receipt.

3 DETAILS OF THE REPORT

3.1 This report seeks Cabinet's agreement to the development of a new investment programme for the leisure estate, and to agree the construction of a new leisure centre on the St George's site. It does not address how the leisure centres will be operated in the future, after the current contract with GLL has expired in April 2024. That will be the subject of a further Cabinet report in July 2022. Any new operating model will need to allocate explicit and unequivocal responsibility for the maintenance of the Council's leisure assets, and payment for such works, captured in the contract and measured against a sufficiently robust set of performance indicators with proactive contract management. For the period between now and 30 April 2024, the Council will ensure that GLL maintains the Council's leisure centres in line with the

existing agreement, again both in terms of a specification and payment by the party designated in that contract as responsible for said works. It is, therefore, expected that GLL will ensure that the planned preventive maintenance of all assets will be delivered, and any items within the £3.0m for the next three years, approval for which is being sought via the Council's 2022-23 Budget Report and Medium Term Financial Strategy 2022-25 report being considered at the same Cabinet meeting, to meet the condition needs of the estate that are duly allocated to GLL under the current contract will not be funded by the Council. The precise value of any reallocation of fiscal responsibility for condition works will be dealt with on a site-by-site basis and reported back through the Council's existing capital governance processes.

- 3.2 The Leisure estate consists of 7 centres (please see Appendix 2 for details). These are managed by GLL, trading as Better, through a contract that will expire on 30 April 2024.
- 3.3 The condition of the estate is variable, as are the levels of usage per site, their mix of facilities, and their revenue performance. The financial performance of the leisure centres pre-pandemic was in deficit, a situation exacerbated by lockdown and, on reopening, disruption to the usual patterns of demand. The financial performance of the estate in the period April 2019 to January 2020 is attached as Appendix 1. Although the leisure centres remained open in February and up to 23 March 2020, visits were already declining due to concerns during the emergence of Covid-19, so that data has not been included.
- 3.4 As the financial data shows, only Mile End, York Hall and John Orwell Leisure Centres produce a revenue surplus. Although the Council's prime focus is not to provide a profitable leisure service, this deficit is symptomatic of key issues with the existing estate that will, if not addressed, lead to further declines in usage and income:
- The estate has been self-sustaining in the past. If it does not break even going forwards the Council would be expected to subsidise or reduce costs and/or increase prices. None of these measures would 'add value' to the service, but rather further decrease its attractiveness to current and potential users.
 - A surplus would provide greater flexibility to subsidise provision for targeted groups to enable health and wellbeing benefits to be maximised for residents who may be unable to meet the full costs of using the Council's leisure facilities.
 - There is a backlog of condition issues, with an estimated total cost of £11.3m needing to be funded over the next decade. Without this investment the estate would deteriorate, with the risk of further unplanned closures. The initial £3m of capital funding to meet condition needs that is being sought via the capital budget report covers investment for a 3 year period, based on the priorities identified in the condition surveys.
 - More than half the leisure centres are over 40 years old (York Hall, St George's, Tiller, Poplar Baths and part of John Orwell), although this is not necessarily an impediment to their continued use but comes with constraints and specific age-related condition needs.

- The mix of facilities is variable, with only Mile End offering a relatively wide and substantive range of activities under one roof.
- The concentration of leisure provision is greater in the west, although the demographic pressure is in the east and on the Isle of Dogs in particular.
- The current contract with GLL expires in April 2024. Any future operating model would be compromised if a revenue deficit was ongoing, caused in part by the quality and condition of existing facilities not being, or planned to be, addressed. If the Council was directly managing the estate, it would need to subsidise the operation in this instance. If a third-party operator was being sought the Council may struggle to attract sufficient bid interest and/or be pressed to accept less favourable contractual terms to secure a provider.

3.5 To secure the long-term viability of the leisure estate, officers have investigated options for investing to improve facilities in the short to medium term (over the next 10 years), supported in the longer term by a costed programme of PPM and lifecycle works to ensure the facilities would, once improved, continue to function to a high standard and offer the quality residents expect and deserve. Of these, one has been further developed to provide estimated costs for investing to improve facilities in the next 10 years and then maintaining these assets for a further 20 years beyond that. It is, of course, understood that the Council cannot set a definitive investment programme for any period beyond the current budget cycle, so this schedule is indicative pending further and regular review going forwards, on a suggested biennial basis.

3.6 The table below sets out the indicative investment model to illustrate the potential scale of the investment need for substantive improvements, and subsequent PPM and lifecycle over the next decade and the subsequent 20 years. It must be emphasised that this is, at this stage, purely indicative and Cabinet's approval is sought for developing this investment model further, to be brought back in June or July 2022 in a refined format.

Site	Indicative Proposal	Estimated Investment	
		2022-32	2032-52
St George's	New build leisure centre the existing St George's site	£35m	£7m
John Orwell	Options for investing in current site to be investigated	£5m	£5m
Mile End PLC and Stadium	Improvements to the existing facilities, including external areas	£15m	£7m
Poplar Baths	Maintained (in PFI until 2047 – costs are for period 2047-52)	£1m	£1.5m
Tiller	Potential new leisure centre on a new site	£35m	£7m
Whitechapel	Potential mixed-use proposal on existing site	£26m	£5m
York Hall	Improvements to the existing facilities within the current building	£24m	£5m

These works would need to be prioritised within the 10-year period, based on a number of criteria, including (but not exclusively):

- The condition of the existing asset
- The availability of Leisure facilities in the immediate geographical vicinity
- The availability of capital funding on a year-by-year basis within the 3 year capital budget setting process
- The immediate deliverability of a proposal relative to others. For example, if a new site is required it may not be immediately available although a known development may commence that subsequently allows a proposal to be progressed.

- 3.7 The above costs do not include any offset that could be accrued from developing any sites in part, or whole, for alternative uses, e.g. housing.
- 3.8 One leisure centre, St George's, remains fully closed at present (York Hall's pool is closed but is due to reopen in April 2022, and Tiller recently reopened after works to its pool), due to its significant backlog condition needs, compounded by its age, design and construction type. The Mayor identified the restoration of this lost capacity, to ensure the borough has five pools open to the public, as a priority and charged officers with investigating options to achieve the same, whether by refurbishing the existing building or providing new facilities. The Swimming Scrutiny Response report is also being presented at Cabinet on 9 February 2022 provides further information on the immediate status of swimming provision within the borough.
- 3.9 The cost of remedial works to allow the existing St George's building to reopen has been estimated as £9.9m, with an additional £3.5m required to keep it operational for a minimum of 5 years, and a total of £23.4m to provide up to 20 years additional life, subject to further investigation. Given the very poor value for money this offers and the significant residual risk that such investment may not deliver the additional life sought given the design, advanced age and poor condition of the building, options have also been explored for its replacement.
- 3.10 FaulknerBrowns architects were commissioned to complete a feasibility study to explore how to provide swimming capacity on either the St George's or John Orwell sites, whilst seeking to maximise the provision of other 'dry' leisure activities, such as increasing fitness gym capacity and the number of studios available. The final report, attached as Appendix 3 includes a total of 14 options, 11 on the John Orwell site, 3 on St George's, that offer a greater quantum of facilities compared to that provided by the two existing sites in the south-west combined.
- 3.11 Although the study includes multiple options, these can be summarised as three variants for a new build option, with a fourth of a refurbishment of the existing St George's Leisure Centre that was not the subject of design work by FaulknerBrowns. Having reviewed the building surveys and visited the site, they advised that a refurbishment option would not achieve the brief given.

The cost and specification for the construction of each option is summarised below:

Option	Estimated Cost £m	Specification
Refurbish St George's for up to 20 years' additional use	23.4	1 x 6 lane 33m pool 2 diving boards 1 x teaching pool 33 x fitness gym stations 1 x studio
New build on St George's site (including estimated demolition costs)	29.1	1 x 6 lane 25m pool 1 x teaching pool 150 x fitness gym stations 2 x studios 4 court sports hall Café space (200m ²)
New Build on John Orwell site	34.1	1 x 6 lane 25m pool 1 x teaching pool 150 x fitness gym stations 3 x studios 4 court sports hall Café space (300m ²) Full size 2G pitch (new) 2 x tennis/netball court 1 x multi-sport court
Add pool to existing John Orwell	28.9	1 x 6 lane 25m pool 1 x teaching pool 55 x fitness gym stations* 4 court sports hall* 1 x studio* Full size 2G pitch* Tennis/netball court*

* Denotes existing facilities

- 3.12 One change common to all new build options for swimming provision in this area of the borough would be the proposed replacement of the existing 33m pool at St George's with a new 6 lane 25m pool. The existing pool's length is now a relative anomaly, as standard pool lengths are 25m and 50m, in line with Sport England guidance and the risk that additional funding may not be forthcoming from that body if an alternative specification was used. While it is understood that some users of St George's are keen for the existing length to be maintained, it is understood that a new 33m pool would be the first built to this non-standard specification in a generation. The current standard of 25 or 50 metres is suitable for other pool-based activities such as water polo, water aerobics, etc. York Hall will continue to offer a 33m pool. Further work will be undertaken to explore whether diving facilities would be technically possible and required in a new pool, based on pre-pandemic usage and the availability of alternative facilities, such as the Aquatic Centre on the Queen Elizabeth Olympic Park.

- 3.13 As could be expected, the most expensive option, a new leisure centre on the John Orwell site, delivers the greatest quantum of provision. This is, however, a factor of the site's greater overall size, as most of the additional facilities are external pitches or ball courts, with only one additional studio and a larger café within the building itself compared to the St George's new build option. Most options for this site retain a hockey pitch (one option was included solely to illustrate what alternative external facilities could be included if it was moved), although a number rotated it ninety degrees to provide a more efficient use of the entire site space. Given the demand for the use of the Council's hockey pitches in the borough, a pitch will remain on this site for the foreseeable future.
- 3.14 The option to add a pool to the existing John Orwell leisure centre would provide the swimming capacity lost at St George's but would not increase fitness gym provision in the £28.9m option. The sports hall would also be retained, although it is not Sport England compliant, and the internal circulation and layout would be relatively inefficient compared to a new building. For the cost this would present a compromise that delivered a new pool but no marked improvement in other facilities. There is another option for adding a pool that also includes a refurbishment of the gym space, but at £34.6m would retain the obsolete hall, with 4 studio spaces the only marked improvement. These compromises, at a similar cost to a totally new facility, offer relatively poorer value for money than an entirely new build leisure centre on either the St George's or John Orwell sites.
- 3.15 The St George's refurbishment option is the lowest cost but delivers the poorest range of facilities – no sports hall and barely 20% of the number of fitness stations the new build options can accommodate. Given that there is considerable residual risk that a building of this vintage and condition could not be guaranteed to remain open for an additional 20 years, or at least not provide the quality of facility our residents would expect, this option is not recommended as it offers poor value for money. The building is at the end of its economic life. More years could possibly be eked out of it, but at the cost of offering a reduced quality and quantity of provision compared to a new build option on either this site or John Orwell, which will have a longer life and offer more activities in a modern, fit for purpose building.
- 3.16 A new facility on St George's would deliver a step change in provision in this area of the borough, with a new pool, sports hall, and significantly increased gym provision in a modern, fit for purpose building. Even with the demolition and remediation costs for the St George's site (included in the total cost estimate), rebuilding here would cost less than a new build on John Orwell's site and provide a significant improvement over the combined provision of both existing facilities. The future of the John Orwell site would need to be reviewed but it would, of course, be retained during construction of a new facility, allowing time to review how it can be used going forwards. Rebuilding on St George's would not further disrupt current provision, given the existing centre is regrettably closed. A new build on John Orwell's site would inevitably affect at least some of its activities during construction. The existing St George's facility would not reopen in the meantime.

- 3.17 The revenue performance of each of the above options has been modelled and confirms that the new build versions would each generate an operating surplus, as opposed to the deficit that the existing St George's Leisure Centre was generating before the pandemic. Although generating an operating surplus is not a definitive requirement for any new leisure centre, it is clearly preferable as it ensures its fiscal viability for the longer term and would demonstrate that the facilities mix and building quality were popular and sustainable.
- 3.18 The option of a new build leisure centre on the St George's site is recommended as it will restore leisure facilities in the Shadwell area, in particular swimming provision, is well connected to public transport, and would provide additional capacity for the overall leisure estate in the form of an additional sports hall, more fitness gym stations and studios. Building a new fit for purpose facility on this site will continue the legacy of leisure provision in Shadwell on this site and allow the connection of this facility and the neighbouring park to be explored to provide a more holistic and integrated connection between the two.
- 3.19 John Orwell Sports Centre will continue to fulfil an essential need for sporting provision in the south-west of the borough, as the main 'dry-side' leisure facility in this area until a new facility on St George's is open. Its external pitch and tennis/netball court are particularly important, not only because of hockey use (although this is recognised as a key sport for this site) but for the football and rugby also played on the main artificial pitch. Officers recommend, therefore, that a further investigation be conducted on how best to use this site to deliver leisure activities going forward, including the area of Council land to the west of the site, off Vaughan Way, that is currently overgrown.
- 3.20 The timetable for delivering a new leisure centre is set out at high level below, subject to further analysis before it can be confirmed:

Milestone	Target Delivery Date
Feasibility Study completed	October 2021
Cabinet selects option to be taken forward	February 2022
Procure architect and multi-disciplinary design team	April 2022
Detailed design to RIBA 3/Planning Submission	January 2023
Planning permission granted	April 2023
Contractor appointed	April 2024
Construction complete & handover	January 2026
New Leisure Centre opens	April 2026

4 EQUALITIES IMPLICATIONS

- 4.1 An Equality Impact Assessment has been undertaken as part of the Cabinet Report approval process and is attached as Appendix 4.
- 4.2 The Council's approval process prevents any proposal which amounts to discrimination from being implemented and any project that is likely to lead to differential impact is varied to mitigate the differential impact.

5 OTHER STATUTORY IMPLICATIONS

- 5.1 This section of the report is used to highlight further specific statutory implications that are either not covered in the main body of the report or are required to be highlighted to ensure decision makers give them proper consideration. Examples of other implications may be:

- Best Value Implications,
- Consultations,
- Environmental (including air quality),
- Risk Management,
- Crime Reduction,
- Safeguarding,
- Data Protection / Privacy Impact Assessment.

5.2 Consultations

The Council has undertaken a consultation on the proposals set out in this report, running from 15 November 2021 to 12 January 2022 inclusive. A total of 331 responses was received – 316 online or by completing a paper version of the consultation questions, and the remaining 15 provided comments by email including 8 audio files (not full answers to all questions). A report on the consultation outcome is attached as Appendix 4, setting out more details on who participated, as well as a full analysis of the responses received.

- 5.3 Key points arising from the consultation are set out below (percentage and numbers are for answers to the specific questions on the consultation):
- 84% of respondents (267 people) agreed with most of the Council's vision for the future of its leisure facilities
 - More than half disagreed that the current facilities meet their needs.
 - 94% (297 responses) agreed that the Council should plan for significant investment in our leisure centres.
 - 83% (261 responses) agreed that a network of leisure centres should be available within 20 minutes by public transport from where they live.
 - On the specific questions regarding provision of leisure facilities in the south-west of the borough, 36% of respondents (114 people) to this question wanted St George's to be refurbished, 26% (83 people) wanted a new facility on that site, 11% (35 people) wanted a new pool

to be added on the John Orwell site, and 6% (19 people) a new facility on that site. 11% (34 people) wanted investment elsewhere in the Borough, while 10% (31 people) did not choose any of these options.

- 58% (183 people) disagreed with closing centres that are not used enough, or in a bad condition or losing money, while 28% (87 people) agreed.
- 90% (285 people) agreed that Community groups, sports clubs and volunteers should be supported to use open spaces, playing fields, community centres, schools, and colleges to bring leisure opportunities to people of all backgrounds, especially the most disadvantaged and/or least active.
- Respondents were able to provide comments within the consultation on specific issues. These are set out in detail in the consultation report. The following are highlighted as particularly pertinent to the recommendations of this report, when considered alongside the multiple choice responses set out above:
 - 19 respondents expressed their affection for the ambience and architecture of St George's, and the impact its closure was having on family swimming time. The retention of the longer length of the current pool at St George's was also referred to by a number of respondents.
 - Some respondents were critical of the Council and GLL's management of St George's, blaming that for the condition of the building rather than its age or other factors. Other responses favoured replacing the existing facility to improve accessibility and quality. In general, Shadwell was preferred as a location rather than Wapping for investment.
 - There were many responses in favour of single person cubicles in changing rooms, and gender segregated changing in general.
 - 24 respondents emphasised the importance of retaining swimming provision in Shadwell rather than moving provision to the John Orwell site.
 - 134 respondents commented further on the Council strategy, with some critical of how St George's has been maintained. Other respondents in this group called for the Council to commence planning for the future of its other leisure centres. The importance of engagement with sports clubs ahead of any redevelopment was also expressed.
 - 52 respondents spoke of the importance of swimming provision, whether encouraging the Council to take urgent action to improve the offer, and thus reduce the perceived pressure on other pools, consider a lido on Shadwell Basin, or crucially to ensure that children learn to swim.
 - 140 respondents provided feedback on the existing operation of the leisure estate and their views of GLL's performance in particular. These comments will be considered by the Council's Sports and Physical Activity team as part of their management of the contractual relationship with GLL. These comments can be read in the full report attached as Appendix 4.

- A number of respondents set out concerns for the loss of hockey pitches on the John Orwell site should it be decided to provide new facilities there.
- 5.4 Where the consultation has highlighted specific issues that relate to the design and range of activities, these will form part of the engagement with residents, sports clubs and leisure centre users on the development of proposals for new and/or refurbished facilities in the leisure estate.
- 5.5 The consultation response does, therefore, support investment in the leisure estate and the Council's vision for the same. Although the largest number of responses were for the refurbishment of St George's this may to some extent reflect the higher number of consultation returns from those who identified it as their preferred leisure centre (30% of those who answered the consultation, versus 7.9% of total visits pre-pandemic to St George's). As set out above, the Council's position remains, based on the technical evidence available, that replacing this facility on its current site offers the best opportunity to improve the scale, quality and range of provision in the south-west of the borough.
- 5.6 **Crime Reduction**

Under Section 17 of the Crime and Disorder Act 1998, the Council is under a legal duty when exercising its various functions to have due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area, including anti-social behaviour adversely affecting the local environment and the quality of life of residents, the misuse of drugs, alcohol and other substances and re-offending. This will be taken into account in the design development for the new leisure centre.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 The councils existing capital provision for leisure centre improvement works totals £1.70m, included as part of the existing approved capital programme 2021-22 to 2023-24, funded from S106 monies.
- 6.2 This report seeks agreement, subject to funding approval, to the building of a new leisure centre on the St George's Leisure Centre, in line with the commitment for up to £25.163m for the next three years of the total of c. £35m funding to meet the cost of providing a new facility, the allocation of £3m of funding to address the existing condition needs of the rest of the leisure estate for the capital budget setting period 2022-23 to 2024-25 and to fund the cost of the procurement of an architect and multi-disciplinary design team for design and construction purposes, estimated at £1.3m.
- 6.3 The funding for this proposal is considered separate from this report at the same Cabinet meeting as part of approval for the council's overall capital budget for 2022-23 to 2024-25. The affordability of the proposal will be

dependent on the overarching funding implications of the capital budget 2022-23 to 2024-25.

- 6.5 Subject to agreement of the need to develop a ten-year detailed investment plan being authorised, the report also seeks approval for the establishment of a programme team with external consultancy support (£130k) to oversee the development of the investment to develop the investment plan. Where costs are deemed to be revenue in nature, this will need to be contained within existing council approved revenue budgets.

7 COMMENTS OF LEGAL SERVICES

- 7.1 The Council has the legal power to undertake the activities referred to in this report.
- 7.2 The future of the leisure offering has been out to public consultation in accordance with the law. Consultation is only valid if the decision is still at a formative stage
- 7.3 Where the Council is purchasing goods works and services as referred to in this report, such purchases will comply with the relevant procurement law with awards going to the most economically advantageous tenderer based on a blend of quality and price. This will also assist the demonstration of statutory Best Value.
- 7.4 Any contract will be subject to obtaining the subsequent approvals as referred to in this report.

Linked Reports, Appendices and Background Documents

Linked Report

- The Council's 2022-23 Budget Report and Medium Term Financial Strategy 2022-25 (being presented at Cabinet on 09/02/2022)
- Swimming Scrutiny Challenge Session (being presented at Cabinet on 09/02/2022)

Appendices

- Appendix 1a – Resourcing Costs [Exempt]
- Appendix 1b – Fiscal Performance of the Contract FY 2019-20 [Exempt]
- Appendix 2 – Leisure Centre Details
- Appendix 3 – Feasibility Study
- Appendix 4 – Consultation Report & Equalities Impact Assessment

Background Documents – Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012

- NONE

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