

The future of Leisure Provision in North West Leicestershire

The context and the vision

Decisions to date

- April 2016 Council commissioned assessment of leisure and culture options.
- July 2016 Cabinet set aside £150k to explore the feasibility of the project including consultation with key stakeholders.
- July 2017 Cabinet agreed:
 - Land off the A511 is the preferred site
 - The proposed facility mix as a starting point for negotiations with contractors
 - The preferred procurement route should be a Design, Build, Operate and Maintain model.

Why replace the Hermitage LC

- 40yr old facility
- Sports hall too small and unable to meet latent demand
- Swimming pool/changing facilities no longer able to meet current and latent demand
- Fitness Gym & Studios too small and inflexible and unable to meet current and latent demand

The Leisure Project

What is in scope

- Dry side management and operations
- Wet side management and operations
- Facility programme/activity development, management and delivery
- Facility Health and Fitness programmes
- Vending and Catering
- Management of Hood Park Leisure Centre

The Leisure Project

What is out of scope

- Sports development
- Pitches and open spaces
- Cultural services
- Measham Leisure Centre
- Grounds Maintenance

Proposed Facility Mix for new Centre

- 8 court sports hall
- 8 lane x 25m pool
- 15m x 8.5m learner pool with moveable floor.
- 150 station health & fitness suite
- Multi activity studio.
- 1 spin studio
- 3 squash courts
- Vending areas
- Café/bar

Community and health outcomes?

- How will this facility help tackle health inequalities?
- What classes or services should be protected?
- What outcomes and measures should we be looking for?

....its about the use of the building

Cost of the new Facility

- Indicative cost of new facility £18m

How will it be funded

- £14 internal borrowing
- £4m funded through capital receipts.
- Affordability model
- Prudent approach to profit share

Procurement of the new Leisure Centre and Leisure Service

- Design Build, Operate and Maintain (DBOM) contract Procurement process.
- A single procurement exercise using “Competitive dialogue”
- Process and contract documentation based on Sport England's 2016 “Procurement Toolkit”

Procurement – Indicative timescales

- 12 -15 month procurement process to award of contract. (March 2019)
- Transfer of staff - after award of contract (TUPE)
- 15 - 18 month build contract. (June 2020)
- Physical transfer of staff from existing leisure centre to new facility
- Demolition of existing Leisure Centre (June/July 2020)

Facility location

As part of TSC assessment 4 potential site identified for

- Bridge Road Car Park
- Grieves Site
- Stenson Square
- Snibston

Preferred location.

- Bridge Road Car Park
- Land adjacent to the A511



A511 - Site Issues.

- Site is allocated in Local Plan as Green Wedge
- Need for intrusive ground investigations, ecological assessments and traffic survey works to be done.
- Covenant on the site

What will happen to the Existing Hermitage site?

- Demolish facility
- Options Appraisal for future use of site
- Capital receipt following disposal

Hood Park site?

- Improvements

Workforce Issues

- Number of staff that will transfer
- 219 on pay role
- Types of contracts – multiple contracts
- Consultation
- TUPE – Transfer on ALL current terms and conditions
- Pension
- Trade Union engagement

Communications and engagement - to date

Staff

8 x briefings with leisure centre staff

Staff SPOC, online question form and updated Q&A

2 x briefings with trade unions

Customers

Staff provided with public messaging for customers

2 x letters to leisure centre stakeholders

4 x drop in sessions for leisure centre users

Stakeholders

Dedicated web page including public Q&A

2 x news releases

2 x briefings with Whitwick Parish Council and Coalville Special Expenses

1 x briefings with other neighbouring parish councils

**At each
key
decision
point**

Leisure staff briefings with project team

Updated staff Q&A

Briefing with trade unions

All council staff update

Briefing with Whitwick Parish Council and Coalville Special Expenses

Letter to leisure centre stakeholders (clubs, groups and partners)

News release and social media activity

Updated web page

**Additional
engagement
opportunities**

Stakeholder drop in sessions

Wider parish council briefings

The next steps

- Conclude work on affordability model
- Conclude work on possible use of existing site
- Complete assessments and investigations/negotiations of A511 site
- Produce report on outcomes of the above to Cabinet in October and recommend approval to proceed to procurement.

The next steps (cont)

- Produce report to Full Council in November seeking approval to proceed to procurement.
- Conduct Member Briefing sessions
- Draft DBOM contract, schedules and service specification ready for procurement phase
- Commence Procurement Phase
- Continue consultation process with key stakeholders