

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COMMUNITY SCRUTINY COMMITTEE – WEDNESDAY, 29
JUNE 2022



Title of Report	THE FUTURE OF HERMITAGE LEISURE CENTRE AND RECREATION GROUND	
Presented by	Paul Sanders Head of Community Services	
Background Papers	Attached as appendices	Public Report: Yes apart from Appendix 2
Financial Implications	<p>Whilst some options can be delivered within existing budgets, funding will be required to deliver elements of the Future Vision. This funding could be released through savings to the general fund through the appropriation of the HLC site to the Housing Revenue Account. The amount of savings generated would be dependant on the timing of the transfer.</p> <p>Signed off by the Section 151 Officer: Yes</p>	
Legal Implications	<p>The council has secured planning consent on Waterworks Road and a requirement of that development is the need to re-provide certain ecological features in an off-site location. The value of these enhancements is estimated at £250,000 and it is anticipated they could be provided as part of the Ecological Park Zone at HRG. In addition, legal support may be required to help facilitate alternative management arrangements in the Active Community Zone.</p> <p>Signed off by the Deputy Monitoring Officer: Yes</p>	
Staffing and Corporate Implications	<p>None.</p> <p>Signed off by the Head of Paid Service: Yes</p>	
Reason Agenda Item Submitted to Scrutiny Committee	Community Scrutiny views are invited on the proposals and next steps highlighted within this report in advance of Cabinet's consideration at its meeting on 19 July.	
Recommendations	COMMUNITY SCRUTINY IS ASKED TO COMMENT ON THE PROPOSALS FOR THE FUTURE USE OF THE HERMITAGE LEISURE CENTRE AND RECREATION GROUND SITE THAT ARE BEING CONSIDERED BY CABINET AT ITS MEETING ON 19 JULY 2022 AND AS HIGHLIGHTED IN SECTION 12 OF THE REPORT	

1. BACKGROUND

- 1.1 In 2019, the council entered into a formal partnership with its leisure partner, Everyone Active (EA), for the management of Hermitage Leisure Centre (HLC) and Ashby Leisure Centre and Lido, and for the design, construction, operation and maintenance of the new Whitwick and Coalville Leisure Centre (WCLC).
- 1.2 The new WCLC opened to the public on 14 February, five months ahead of schedule, at which point HLC was taken back by the council as a void property.
- 1.3 WCLC sits within a parkland leisure destination that includes a trim trail with activity stations, pedestrian and cycle access from Hermitage Recreation Ground (HRG) and Stephenson College, and a play area within the woodland, which links through to the HRG site.
- 1.4 As part of the building of the WCLC, the Council Delivery Plan for 2021-23 identifies the commitment to develop a framework of opportunities for the land adjacent to the new leisure centre, the HRG and the existing HLC Building and site, the intention being to create a destination site that retains and enhances the green and open space but also finds the best future use of the footprint of the HLC building and site.
- 1.5 Between November 2019 and August 2021, extensive stakeholder engagement took place to understand views on how they felt the HLC building, site and HRG could be used and/or enhanced.
- 1.6 In June 2021, V4 Services were engaged by the council to support an appraisal of the options available. Fundamental to this work was ensuring that the results from the stakeholder engagement were fully reflected within proposals made.
- 1.7 Following the work undertaken by V4 Services and then further work undertaken by NWLDC officers and partners, an Options Paper has been developed (**Appendix 1**) which gives further detail to this report.

2. CURRENT POSITION

- 2.1 HLC closed to the public on 14 February 2022 with the council taking back the lease from EA on 15 February.
- 2.2 The wider HRG site continues to be used with facilities and activities including a fishing lake, a model railway, a 3G pitch, a changing pavilion, grass pitches and a children's play area. There are also events held in the area and usage for the area is estimated to be 27,000 visits per annum, excluding general visitors to the recreation ground and the play area.
- 2.3 The current revenue and capital costs for the HRG are;

Annual Revenue Costs	£117,160
Anticipated Capital Costs (over 16 years)	£196,500

- 2.4 Since its closure, HLC has been mothballed. The cost of this is £130,000 per annum.
- 2.5 Prior to the building closing, in December 2021 a condition survey was undertaken in order to understand the state of the building fabric and plant. The report stated;

"The property is considered to be in poor condition with significant defects evident to the structure, external envelope and engineering services, requiring either major work or replacement in the immediate to near future."

- 2.6 The costs to address the items identified in the HLC condition survey and to get the building to a usable standard are estimated to be £2,118,750.

3. STAKEHOLDER ENGAGEMENT

- 3.1 Consultation took place with stakeholders between November 2019 and October 2021 to understand their views on how the HLC building and site could be best used, and what improvements could be made to HRG to create more of a visitor destination. This took the form of an open session at HLC, an open to all online consultation, engagement with all schools in the district, and engagement with the local charity Coalville CAN.

- 3.2 In total, over 1,100 residents took part in the consultation, and whilst responses came from the entire district, over 50% came from the Whitwick and Coalville areas. In summary, the community appear to be very supportive of outdoor sports/leisure facilities, football, trampolining, rock climbing, BMX facilities, walking, cycling and running spaces, and the retention of community car parking.

4. FUTURE VISION

- 4.1 In June 2021 V4 Services and LA Architects were appointed by the council to help develop a conceptual design and proposed direction of travel that could benefit the local community and the visitor economy, as well as responding to the comments and ideas that were gleaned from the various stages of community engagement.

- 4.2 Three key zones within the overall masterplan were identified as potential focuses for future investment and improvement on which more detail can be found within **Appendix 1:**

- Ecological Park and Lake
- Active Community Zone
- Reimagined Hermitage Building

Ecological Park Zone

- 4.3 This area of the site is seen as one that could receive a positive regenerative boost to its environmental credentials whilst increasing biodiversity, with enhancements to improve the ecology and biodiversity of the lake and woodland area, including:

- Indigenous tree planting
- Defined footpaths and boardwalks with activity nodes
- Perimeter fencing with gated access
- Lakeside Reed and Iris planting.

Active Community Zone

- 4.4 Proposals for this area continue the focus on encouraging more people to become active in the outdoor environment building on the paths used in the Ecological Zone. It would provide a destination for the community with a series of features that promote activity, including:

- A community and visitor centre including a small food and beverage operation, a flexible exhibition/event space, and controlled access to a pier feature accessing the lake
- Children's active play facilities
- 100 tree community orchard
- Wildflower planting and an improved landscape

4.5 The concept retains the synthetic training pitch (3G pitch), the miniature railway, the grass pitches, the car park and existing footpaths in their current configuration.

Reimagined Hermitage Building

4.6 The vision for the part of the site currently occupied by HLC is to create a street activity centre. Activities would include skateboarding, biking, Parkour, street dance/art and one on one basketball or football.

4.7 The concept seeks to retain of some of the existing walls and slab of the existing centre and also allows the inclusion of a profit generating activity to help support the funding costs.

5. FINANCIAL IMPLICATIONS OF FUTURE VISION

5.1 The total costs to deliver the future vision, as set out by V4 Services and LA Architects, is estimated to be £5.7 million. However, it should be noted that these are indicative figures at this stage, reflecting the early stage of the project based on the information available. This is made up of the following, including the addition of a 10% contingency cost;

CAPITAL COSTS – FUTURE VISION	Cost (£)	One Off / Annual
Development zone 1 - Ecological Park and Lake	£602,250	One Off
Development Zone 2 – Active Community Zone	£1,540,000	One Off
Development Zone 3 – Reimagined Hermitage Building	£3,056,446	One Off
TOTAL	£5,198,696	

5.2 Affordability is a key requirement for this project and the aim has been to ensure any proposal does not place any additional financial burden on the district council given the current and growing pressures on local government finance.

5.3 Consequently, V4 Services did explore the potential of generating revenue from the new site to offset the increased expenditure.

5.4 Officers have appraised the vision using the council's standard appraisal tool. The expected net present value of the project is between -£2.0 million and -£4.3 million over 25 years. This highlights that a potential annual subsidy of between £127,000 £250,000 would be required once the site is fully operational and established. A higher level of subsidy is likely in the early years;

5.5 This level of investment would be a significant increase on the council's existing leisure spend, which is budgeted at £854,000 in 2022-23 and is expected to fall significantly in future years as a result of income from the new leisure centre.

5.6 The delivery of this vision would go against the preferred financial direction of travel of the council which is to reduce the net cost of service in the medium term in order

to meet the anticipated reduced council funding and deficit due to the impending government review of business rates.

- 5.7 Consequently, officers have considered how the vision could be delivered in phases to allow for certain elements to be delivered when funding opportunities present themselves.

6. OPTIONS ANALYSIS

Ecological Park Zone

- 6.1 The council has a requirement to incorporate ecology mitigation measures that have arisen following the disposal of the Council-owned Cropston Drive/Waterworks Road site. As a result of residential development there is an obligation to realise a Biodiversity Net Gain through a mitigation and compensation strategy to offset the development proposals at an alternative location within the district, and this is included as a planning condition attached to the current outline planning consent for Cropston Drive.
- 6.2 As agreed by Cabinet on 31 August 2021, a £250,000 capital contribution for the ecology works was earmarked from the disposal of Cropston Drive/Waterworks Road to fulfil this planning condition, and it is anticipated that these improvements could be delivered as part of the Ecological Park Zone. However, any works associated with the Ecological Park will need a strong link back to the Cropston Drive project team to ensure the obligations are fully discharged.
- 6.3 The provision of additional tree planting could be pursued as a separate project in order to assess feasibility. Initial conversations have taken place with the National Forest, Earthwatch and LCC who are extremely supportive of the proposals and are keen to help fund the project in any way they can.
- 6.4 Delivery of the future vision of the rest of the Ecological Park Zone is outside of the Council's affordability and would require additional funding.

Active Community Zone

- 6.5 The existing facilities and activities can continue to be maintained at no additional cost to the council.
- 6.6 The Whitwick branch of the Royal British Legion (RBL) are supportive of the planting of a Community Orchard with 100 trees to celebrate 100 years of their existence, and with taking responsibility for its maintenance.
- 6.7 Alternative management options such as a community asset transfer can be considered for the 3G pitch, the grass pitches, and/or the changing pavilion.
- 6.8 Delivery of the future vision of the rest of the Active Community Zone is outside of the council's affordability and would require additional funding.

Hermitage Leisure Centre

- 6.9 There are a number of options for the Hermitage Leisure Centre building and site, including the car park, although not all of them will deliver the vision set out in the previous sections. Six options have been identified as follows:

0. Retain the mothballed building as it is, in a mothballed state
1. Knock down and landscape the site either temporarily in preparation for future works, or permanently
2. Knock down and utilise the area for residential or commercial development
3. Knock down and build a new street activity centre in line with the vision presented by V4
4. Repurpose the existing building and utilise it for community use as per proposals from the local community, which presents activities within the existing building
5. Retain part of the existing building and repurpose it as a new Street Activity Centre to deliver the vision in line with the V4 vision

6.10 The table below gives an overview of each of these options;

Option	Description	Capital Cost /(Receipt)	Annual Revenue Cost/ (Surplus)	Key Issues
0 Retain mothballed building	Retain empty building and manage it as void property	£-	£130k	<ul style="list-style-type: none"> • Does not deliver vision • Building will continue to deteriorate
1 Knock Down & Landscape	Demolish Centre and landscape over the site Could be permanent or temporary position	£0.3 million	Cost neutral	<ul style="list-style-type: none"> • Does not deliver vision in short/medium term • Could be a temporary solution to enable delivery of vision in future
2 Knock Down & Develop for residential / commercial development	Development of Option 1 to generate value from land	(£1.5) million	£6k	<ul style="list-style-type: none"> • Does not deliver the vision • Delivers the best return for the Council • Option to sell to the open market or to retain within the council which would allow more flexibility over the design and type of development • Allows investment into Active Community zone and/or the Eco Park

				zone
3 Knock Down and new build street activity centre in line with the vision from V4	Deliver the proposed vision through a purpose-built facility	£3.1 million (£2.1m after capital receipt)	£59k	<ul style="list-style-type: none"> Delivers vision presented by V4 – capital expenditure likely to be same as option 5 Potential to bring in commercial activity Assumes some housing enabling (£1m capital receipt)
4 Repurpose the existing Centre (aligned with Coalville Can's proposals)	Utilise the existing centre to deliver community activities as per proposals from the local community	£3.3m plus additional investment	£13k	<ul style="list-style-type: none"> These costs are subject to additional funding being identified by the Community It also includes a share issue in the community facility There is a risk that this funding will not be forthcoming
5 Retain part of the existing building and deliver Street Activity Centre in line with the V4 vision	Use the existing facility to deliver the street activity centre through refurbishment	£3.1 million (£2.1m after capital receipt)	£105k	<ul style="list-style-type: none"> Retains little of the existing facility Delivers the V4 vision for a street activity centre Assumes some housing enabling (£1m capital receipt)

6.11 If the council wishes to deliver the vision of a street activity centre, then there is a capital requirement of circa £3.1m to deliver this, whether a new build or refurbishment. Whilst there is little difference in cost between repurposing the existing building or building new, it is likely that a new facility would deliver a lower revenue cost and a more efficient building improving the carbon footprint.

6.12 There has been an approach from the local community group Coalville CAN to utilise the existing facility for community activities including street sports and other activities. This presents an opportunity for the centre to deliver similar activities to the Street Activity Centre, however it would require the condition survey works of £2.5 million to be undertaken and also may require additional investment in the building to repurpose it. The proposal from the local community suggests this can be achieved through external funding sources and also the issuing of shares to the public and

local community, however there are no definitive commitments to this within their proposal. The opportunity for external capital funding from Sport England has been explored to support any community proposals. Sport England have confirmed that given the pressures on the Treasury they are unlikely to be a major funder for any capital scheme going forward for at least 2 years. In addition, an approach of this nature would need to ensure all procurement guidelines are adhered to as there may be other community groups also interested in managing elements of the site.

- 6.13 Option 2 assumes that the land would be sold in order to maximise the value from the site. It is also possible to appropriate that land to the Housing Revenue Account (HRA) to enable the council to develop the land for affordable housing. This option delivers the best financial return for the council and also allows greater control over the nature of the design.
- 6.14 The appropriation of the land to HRA would result in a saving to the general fund, which members may choose to use to subsidise some of the improvements to the Ecological Park and Active Community Zones. The level of the subsidy would depend on the value of the land and the council would also need to consider whether the land could be developed viably within the HRA as part of further scoping work if this proposal was adopted.
- 6.15 The cost of demolishing the HLC building would be £300,000. This cost could be covered through the general fund with a view to then seeking approval to increase the capital programme to capitalise the £300,000 cost.
- 6.16 With all of the options there is a cost to continuing to mothball the facility which will vary depending on the timescales involved.

7. ASSET OF COMMUNITY VALUE

- 7.1 In October 2021, Whitwick Parish Council successfully made an application to have HLC listed as an Asset of Community Value (ACV) on the basis that it furthers the social wellbeing and interests of the local community. This listing lasts for 5 years until October 2026 and stipulates that if the council gave notice that it intended to dispose of HLC, then there would need to be a formal period of opportunity (moratorium) during which time the parish council, or any other community group, would decide if they wanted to be considered as a potential bidder for the asset, and to allow them time to raise the funds required to bid to buy it. This process only gives community groups a right of first refusal and there is ultimately no obligation to sell to the group at the end of the moratorium period.
- 7.2 It should be noted that these moratorium requirements only apply if the council decides to dispose of the asset. If the council retains ownership of the leisure centre and uses the building for an alternative purpose, or demolishes it and then uses the land for an alternative purpose, the moratorium requirements would not be triggered. However, the listing would remain until the expiry of the listing period.

8. SUMMARY

- 8.1 Considering the affordability and the potential for the phasing of the delivery of the options highlighted, the following is considered the most appropriate way forwards:

Ecological Park Zone

- 8.2 The ecological enhancements and tree planting could be delivered as the first phase.
- 8.3 Further funding opportunities could then be explored to deliver the overall Future Vision.

Active Community Zone

- 8.4 The delivery of the existing recreation provision can be continued, alongside the delivery of the Community Orchard.
- 8.5 Alternative management arrangements for the 3G pitch, changing pavilion, and/or grass pitches can be explored.
- 8.6 Further funding opportunities could then also be explored to deliver the overall Future Vision.

Hermitage Leisure Centre

- 8.7 The options for a reimagined HLC suggest that there is no cost benefit in retaining the existing centre. The cost of developing a new Street Activity Centre is comparable, if not less expensive, than retaining the existing centre and refurbishing it. In addition to this, demolishing the existing centre removes the costs and risks associated with mothballing it for a period of time.
- 8.8 If the aim is to deliver on the Future Vision for the building then it is suggested that there would need to be an option to test the market and invite expressions of interest for a potential investment opportunity. However, this option could prove cost prohibitive given the end of life state of the building and the level of investment required.
- 8.9 Alternatively, the council could decide to progress with housing development on the site or demolish and leave as greenfield. Both of these options will be at limited cost to the council.
- 8.10 If developed for housing, any savings generated within the general fund could be used to deliver elements of the Future Vision within the Ecological Park and Active Community Zones.

Overall Conclusion

- 8.11 As presented, the Future Vision is unaffordable, requiring circa £5.7 million in capital and an ongoing revenue cost to deliver this across all three areas. However, having considered the elements within the Future Vision, the financial implications, and the views of the community, the following approach would deliver a significant part of the vision and would present the best overall balance.
- Appropriate the HLC site to the HRA so a housing scheme can be developed, and utilise the savings to the general fund to invest in the Future Vision of the Ecological Park and Active Community Zones.
 - Demolish the HLC building and retain as green space, as there is no cost benefit in retaining the Centre. Even if the council decided to develop a street activity centre then a new build is as cost effective and also likely to be less costly to run and deliver a more energy efficient building.

- The £250,000 capital contribution from the disposal of the Cropston Drive/Waterworks Road site to deliver ecology mitigation measures and a Biodiversity Net Gain attached be delivered as part of the Ecological Park Zone
 - Continue to maintain the existing facilities in the Active Community Zone.
 - In the medium term, look to deliver the Ecological Park and Active Community Zone vision.
 - Future car parking provision for the needs of the local community to be considered as part of the HRG and HLC site development and to be subject to public consultation.
- 8.12 The approach highlighted above would also allow for further consultation to be undertaken as proposals develop for both the housing scheme and the Active Community Zone.

9. APPROPRIATION OF THE HLC SITE TO THE HRA

- 9.1 Attached as **Appendix 2** is a further report which gives an overview of the appropriation of the HLC site into the HRA.
- 9.2 Assuming HLC is demolished and planning permission is in place, then the area, including the car park, has been independently valued at an estimate of between £1.95 and £2.4 million although the final valuation will be determined by whether the land is developed for affordable housing or as a private development. Without HLC being demolished and with no planning permission in place, the area has been independently valued at an estimate of between £0.45 and £0.6 million.
- 9.3 Dependant on when the appropriation of the site takes place to the HRA, it's likely the savings to the General Fund will be between £28,000 and £122,000 per annum, and these could be used to subsidise the capital costs of improvements to the HRG, allowing a capital investment of between £0.37 and £1.49 million.
- 9.4 Consequently, the timing of the appropriation is critical to ensure the financial viability of the scheme for the HRA and any improvements to the HRG. If appropriated early without HLC being demolished and with no planning permission in place, then this would be low risk to the HRA as fewer properties would be required on the site to make it financially viable, but then only £0.37 million funding would be available to deliver improvements to the HRG. Conversely, if appropriated with the building having been demolished and with planning permission, then although £1.49 million would potentially be available to deliver improvements to the HRG, more properties would be required to make it financially viable to the HRA.
- 9.5 There are a number of advantages to appropriating the site to the HRA;
- Supporting delivery of the council's priorities though the provision of affordable homes for rent in Whitwick which is an area with demand
 - The council retains control of the site and so has greater control to develop the area in a way that complements the wider plans for the Hermitage Recreation Ground and can dictate the overall design of the scheme and the density
 - The ability to progress in a timely fashion which will allow savings to the general fund which could be invested into the Future Vision of both the Ecological Park and Community Action Zones
- 9.6 The appropriation does not impact the HRA Capital Programme, although the existing New Supply Programme will need to be reprioritised to accommodate the capital costs of this new project.

9.7 In order to progress the appropriation, further investigation and due diligence will be required to ensure the business case is feasible and to understand the timing of the appropriation in relation to both the demolition of the building and the seeking of planning permission to ensure a more equitable sharing of the benefits of the land between the HRA and general fund.

10. RISKS

10.1 There are number of risks with progressing the afore-mentioned options which are summarised in the table below, along with the mitigations to help manage these;

Risk	Mitigation
The £250,000 ecological improvements in the Ecological Park Zone do not meet the requirements of the Cropston Drive development as stipulated by the planning condition	- Close liaison with LCC colleagues to ensure all proposals are approved prior to implementing
The tree planting and community orchard proposals may require funding	- Liaison with National Forest and LCC colleagues to mitigate against this - Investigate all funding opportunities - Develop proposals to meet the budget available
The RBL may fail to maintain the community orchard	- Obtain commitment prior to progressing
Community groups may not be willing to take on the management and liabilities associated to the 3G pitch, the pavilion, and/or the grass pitches	- Undertake market testing prior to progressing - Retain the management of the facilities in the council as part of maintaining the existing facilities
Mothballing costs of HLC may increase as the building deteriorates over time	- Ensure the building is demolished in a timely fashion - Ensure adequate security and building management measures are in place
Not delivering the Street Activity Centre on the HLC site does not deliver the Future Vision	- Liaise with the council's leisure partner, Everyone Active, to see what additional activities could be delivered at WCLC - Health and Wellbeing team to liaise with Coalville CAN to see what support can be given to providing activities and facilities at alternative locations - Ensure adequate communication with stakeholders on the financial justifications behind any decision made
Funding may not be available to deliver all or some of the Future Vision	- Explore all funding opportunities - Value engineer various options so they can be delivered within budget - Ensure adequate communication with stakeholders on any potential changes or developments
The appropriation of the HLC site to the HRA to develop for housing contradicts the results of the stakeholder consultation	- Ensure adequate communication to stakeholders so they fully understand the rationale behind investing the savings to the general fund to be able to support delivery of the Future Vision in the Ecological Park and Active Community Zones - Ensure the design of any development is sympathetic to and complements the HRG
Appropriation of the HLC site to the HRA may create a financial viability risk to the HRA and/or the general fund	- Ensure that all financial due diligence is undertaken prior to the appropriation - Ensure a full business case is developed and approved by Cabinet prior to any development taking place
The Right to Buy Scheme on rented council properties may impact on HLC being listed as an Asset of	- Ensure full legal advice is obtained and this issue is fully considered as part of the business case to

Community Value	be presented to Cabinet
If the whole HLC site is developed then this may create car parking issues for both visitors to HRG and residents who currently use the car park to either park their vehicle or access their property	<ul style="list-style-type: none"> - Liaise with housing colleagues with a view to creating public parking as part of any development - Consider car parking opportunities as part of the Active Community Zone - Ensure residents can still access their properties as part of any development

11. FURTHER CONSULTATION

- 11.1 A further stakeholder consultation event on the proposals for HLC and the HRG was undertaken at WCLC on Thursday 9 June. Invitations for this event were sent to Whitwick Parish Council, sports clubs who use the HRG 3G pitch and/or the grass pitches, Whitwick based community groups, local Tenants and Residents Associations, Ashby Angling Club, and the NWL Society of Model Engineers (Model Railway Club).
- 11.2 The event outlined the proposals within this report and asked for feedback from stakeholders on their views so these could be fed back to Cabinet for consideration as part of their decision making process at their meeting on 19 July.
- 11.3 An overview of the feedback received will be presented to members at the meeting.

12. CABINET 19 JULY 2022

Cabinet will be asked to consider a report on this project at their meeting on 19 July 2022. Subject to the comments from Scrutiny, Cabinet will be asked to :

- **Consider the appropriation of the HLC site to the HRA and delegate authority to the portfolio holder to progress this subject to due diligence being undertaken on the business case.**
- **Agree to procure a contractor to demolish the HLC building and fund the cost of £300,000 from general funds, with a view to seeking approval to increase the capital programme to capitalise the £300,000 cost.**
- **Receive a further report from Housing Services detailing the business case for a housing development on the HLC site, highlighting the amount of savings to the general fund that could be invested into improvements at the HRG.**
- **Approve that the £250,000 from the proceeds of the disposal of the Cropston Drive/Waterworks Road site to provide ecology mitigation measures can be allocated to the Ecological Park development, and that external support can be procured to ensure the measures are delivered to an acceptable standard.**
- **Agree to progressing tree planting in the Ecological Park Zone and the community Orchard in the Active Community Zone.**
- **Agree to a review of the future management options for the 3G pitch, the changing pavilion and/or the grass pitches in the Active Community Zone, and delegate authority to the portfolio holder to progress this subject to due diligence being undertaken on the business case.**

- Approve that external support can be procured to support development of the future vision within the Ecological Park and Active Community Zones to allow for a business case to be developed for consideration by Cabinet at a future meeting.
- Ensure that future car parking provision for the needs of the local community will be considered as part of the HRG and HLC site development and business cases, and will be subject to public consultation.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Supporting Coalville to be a more vibrant, family-friendly town - Our communities are safe, healthy and connected - Local people live in high quality, affordable homes - Developing a clean and green district
Policy Considerations:	Supporting delivery of the NWL Health and Wellbeing Strategy and the NWL Zero Carbon project.
Safeguarding:	None.
Equalities/Diversity:	Providing activities, facilities, and open spaces that all members of the community can access
Customer Impact:	Ensuring residents have access to high quality and affordable activities, facilities and open spaces. Engaging and supporting local community groups.
Economic and Social Impact:	Helping supporting the health and wellbeing of residents through encouraging increased levels of physical activity and creating spaces that help support mental health. Engaging local community groups to help support elements of the Future Vision.
Environment and Climate Change:	The creation of an Ecological Park will improve levels of biodiversity, and the planting of trees will support the Zero Carbon Project.
Consultation/Community Engagement:	Undertaken with key stakeholders to understand their desires for the area, followed by further consultation on specific options as set out in the report.
Risks:	As highlighted in section 10.
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