

4.2.5.2 Feedback from Sport England and their experience is not to underestimate the costs and risks of refurbishment and how this can be expensive upon works commencing and also the loss of operational availability and continuity of customer use. Further discussions and advice will be sought from Sport England as other options to extend/refurbish or provide a new build are taken forward to the next stage for consideration.

4.2.6 The facility mix to include (if extended and refurbished):

- New 25 metre x 6 land pool tank, with option of a floating floor
- New changing room and shower facilities to support new pool area
- Form new entrance to the front of the building to enhance promotion
- Extend health and fitness facilities
- Form new café at new entrance overlooking park
- Re-aligned old café, entrance area for class/fitness space and also consider a new youth/social area overlooking outdoor activities
- Construct new pool/plant room filtration, using modern technology for whole of the building (As building will be approx. 20 plus years old at time of developing, makes sense to use efficient new plant equipment for entire building)
- Form a new 6/8 court sports hall facility on the existing car park and form new and extended car parking facility at the site
- Undertake some refurbishment to the existing site areas/changing rooms to refresh and modernise
- Develop children's pump track facilities to encourage cycling in a safe environment near café outdoor area
- Re-site the existing tennis courts
- Concept Plan of the Riversley Park to incorporate outside space as part of leisure offer

4.2.7 The facility mix to include: (if new build)

- New competition 25 metre x 8 lane pool with floating floor
- New 25 metre x 6 lane community pool (consider floating floor requirement)
- New teaching pool
- New changing facilities to support wet changing area above
- New entrance, café area
- New health and fitness facilities with 2/3 fitness space/rooms
- New 6/8 court sized sports hall
- New multi-use/health delivery accommodation
- New plant room and M&E to suit new build
- Use the existing car park site as new build location and demolish existing upon opening for new car park
- Develop children's pump track facilities to encourage cycling in a safe environment near café outdoor area
- Re-site the existing tennis courts

- Concept Plan of the Riversley Park to incorporate outside space as part of leisure offer

4.3 Northern Nuneaton (HSG1 Site) – Top Farm

- 4.3.1 The largest housing development taking place in the Borough is at the HSG1 site in northern Nuneaton with approximately 5000 dwellings to be developed by 2031.
- 4.3.2 The HSG1 site has a number of planning applications already approved, with WCC still to submit their Top Farm application which includes the proposal to construct a new Secondary School and potential junior school facilities on their land. This supports the need for additional education places to meet demand from the new housing development taking place in this area.
- 4.3.3 In 2016 as part of the original drafting of the NBBC Leisure strategy it was evident that if a new school was to be constructed it would meet a number of strategic outcomes and efficiency to look at partnership working to enhance school sports facilities for a true community use facility “Activity Hub” in this location. At that stage NBBC and WCC have worked to develop a proposal for the Top Farm site and as part of NBBC’s Local Plan and Policies requested land to develop leisure facilities in this location.
- 4.3.4 On-going liaison with WCC’s Infrastructure Planning Manager as the lead and Officers has continued with NBBC and formed a genuine partnership approach in looking at combined options and outcomes from this area.
- 4.3.5 The Regional Schools Commissioner, Department of Education team and Sport England have all visited Nuneaton and Bedworth to look at the leisure proposals and the Top Farm site. All have commented that the opportunities, if developed, could meet their strategic outcomes.
- 4.3.6 As part of the on-going partnership working with WCC and DoE an opportunity to apply for WAVE 14 school build applications has been opened for submission by November 2019. NBBC and WCC have supported where requested with information to support a Secondary School sponsor to operate the new school site and have detailed the desire to develop enhanced leisure facilities to support the wider community and form a key local Community “Activity Hub” facility in this location.
- 4.3.7 The outcome from WAVE applications will not be known until spring 2020 at which time we can update as to options available going forward at this site.
- 4.3.8 Options however have been considered as to the opportunities that could be developed in partnership with WCC/Academy Sponsor and

developed to a very early stage with indicative plans. A Statement of Common Ground (SOCG) would provide an opportunity to more formally develop further detailed plans, establish an officers' working group, board and provide a more formal line of communications at senior levels at both authorities.

4.3.9 Future liaison with the Department of Education and Regional School Commission team will be required to ensure that any partnership working from the Council safeguards its investment in the future Free School development and proposed dual facilities.

4.3.10 On-going liaison has also been undertaken with Public Health Warwickshire, Clinical Commission Group in looking at an opportunity to locate new GP provision at this site and opportunities to link with leisure facilities. This is still at a very early stage, however partners are very keen to further develop this as it meets and fits with all strategic outcomes for delivery of community health and would be a key community Physical Activity Hub facility, with efficiency opportunities in shared infrastructure.

4.3.11 Very early conversations have been held with Warwickshire Fire & Rescue Services as to possible hub facilities also being sited at this Northern site to meet future needs by the service.

4.3.12 The facility mix to support local capacity, health needs and also partnership with a proposed school build would be along the following grounds:

- Enhance a school build sports hall from 4 court size to 6 court size
- Provide a 100/120 station health and fitness facility with dance and class studio space
- Changing, café and social area
- Multi-purpose/health delivery facilities
- Reception area to support a range of services
- Provide a 5 GP surgery facility, incorporated into the leisure facility
- Provide a full sized artificial, floodlit grassed pitch facility
- Provide 6/8 grassed pitch facility and outdoor provision to support changing/toilets etc. on the site
- Exploit all opportunities to encourage walking and cycling to the site from the development areas of HSG1

5. High Level Parks Concept Planning – Destination Parks

5.1 In order to look at the wider opportunities of new/enhanced leisure provision, work has been developed around looking at high level Concept Planning of the Miners Welfare and Riversley Park locations.

5.3 The development of proposed leisure facilities will ultimately change footpaths, car parking, the need to encourage different direct access to

the sites, encouraging green transport and also provide an attraction that residents wish to visit and take part in.

- 5.3 Physical activity is well known to most of us and its health benefits, however increasingly mental health and well-being is as important and the opportunity to develop the outdoor open space at our Destination Parks as further health and well-being opportunities fits with many partners' strategic outcomes.
- 5.4 In order to move this forward high level concept work has commenced on Riversley and Miners Welfare Park only at this stage, to fully exploit the opportunities that could be developed in these two areas, working with the new and enhanced facility options. This work also supports the requested S.106 contributions for Parks and Open Spaces through the Open Space strategy for specific enhancements of these two areas to meet additional capacity of new residents into the borough.
- 5.5 The two high level concept plans are not "finalised" at this stage and require further work, consultation and development with partners, however they show what could be achieved working in partnership. The two concept plans also complement the work of Transforming Nuneaton and Bedworth's future visions (and the High Street funding the Council is involved with) in encouraging new and enhanced attractions for the future vibrant and sustainability of our two Towns.
- 5.6 The concept planning once approved would provide a long term vision for the two destination parks. It would also provide some branding consistency across the two destination parks going forward and support future work with local and community parks in the borough which it is suggested are looked at going forward.

6. Financial Implications

- 6.1 High level financial analysis has been undertaken by our Leisure Consultant and also external feedback from Sport England technical team on the options detailed.

6.1.1 Bedworth Physical Activity Hub (Leisure Centre):

- The estimated cost to construct the new site at Bedworth has been detailed at £20 million. (This does have some contingency element in for the new car park due to ground levels, but does not take into account the effect of Brexit and construction cost going forward in future years as this is unknown at this stage)
- An initial mining survey has been undertaken and this has detailed no significant issues in constructing on the location identified
- Counsel advice has also been sought as to building on the MWP site, on the different location and this identified no issues

- Counsel advice has also been sought on whether leisure development commenced at this site in advance of housing contributions from S.106 being received, could still collect and use S.106 to support the construction despite this being completed in advance of the housing.
- The Bedworth Leisure Centre is the oldest facility in the borough in terms of leisure stock and as such will require on-going capital investment if no long term plans are approved for this site and its future.
- The estimated S.106 from Developers contributions towards swimming pool and sports hall provision to NBBC is approx. £3 million.
- The funding balance required to support the design detailed is circa £17 million
- The Council will need to identify capital assets to fund this balance. This is most likely to come from a mixture of prudential borrowing and capital receipts (if options to dispose of Council assets can be identified). Financial modelling is underway to establish viability/sustainability in terms of borrowing costs and what a future long term leisure contract could support towards the facility delivery.

6.1.2 Pingles Physical Activity Hub –extension/refurbishment option (Leisure Centre):

- The estimated cost to construct enhancements has been detailed at £18.5 million. This includes inflation costs of £500,000 and 3% build cost contingency.
- Contributions from Developers S.106 contributions is expected to be approx. £4 million towards swimming pools and sports hall additional capacity
- The funding balance of circa £14.4 million would be required
- As with Bedworth Leisure Centre, the Council will need to identify suitable funding for this balance and financial viability modelling is currently underway as per Bedworth's.

6.1.3 Pingles Physical Activity Hub –new build option (Leisure Centre):

- The estimated costs to build a new facility based upon initial designs and Core Plus modelling is £19.5million. This includes inflation costs of and demolition.
- Contributions from Developers S.106 contributions is expected to be approx. £4 million towards swimming pools and sports hall additional capacity.
- The funding balance of circa £15.5million.
- A new build is much more likely to increase income generation for a contractor and consequently the Council will benefit in a future concession contract.

- As with Bedworth Leisure Centre, the Council will need to identify suitable funding for this balance and financial viability modelling is currently underway as per Bedworth's.

6.1.4 Northern Nuneaton - Top Farm

- The design costs for this partnership site has been identified at £13.6 million. This does not include the GP surgery being integrated into the leisure facility at an estimated £2 million
- NBBC would be required to fund the enhancements of leisure provision at this site only, outside what a new school build under school planning guidance BB103 would normally provide
- Contributions for S.106 requests have been estimated at £2 million
- Potential grant funding from Sport England, Football Foundation and School funding towards leisure facilities is estimated at circa £7/8 million
- It would need to be agreed with partners how the funding shortfall of circa £5 million shortfall could be funded.

6.2 NBBC are looking at several areas as to how opportunities could be undertaken to support the future leisure facility developments identified above. Options such as design build and operate, prudential borrowing over a number of years, future long term leisure concession contract and partnership with leisure contractor are all considerations at this time.

6.3 The above facility costing are based upon very high level work, until further, more detailed drawings and specifications as part of RIBA 3 and 4 stages are undertaken then these costings are based upon our architects designs using Core Plus modelling which conforms to Sport England modelling of other builds across the Country.

6.4 The £1.1.6m required for RIBA 3 design will need to be funded from the Council's General Fund Capital earmarked reserve. This is made up predominantly of New Homes Bonus grant and has been used for commercial property purchases in recent years. Given the high priority of the leisure feasibility and redevelopment project this reserve has now been reallocated to fund this work until sufficient capital receipts or other funds have been identified. This does mean that funding for commercial investments will need to either be paused for 2020/21 or potentially funded by borrowing if there is a viable business case.

PHILIP RICHARDSON

Agenda Item: 6.

The Leisure Options “Strategic Outcomes Planning Guidance “ report is at its **Draft 2 stage**, as further work has been undertaken since reporting to IOSP on 14th November 2019.

These changes can be viewed via the hyper link here:

<https://www.nuneatonandbedworth.gov.uk/meetings/meeting/2040/cabinet>

In summary the following changes have been made:

- **Miners Welfare Park**

Pages 22 to 34 have been updated with further work/detail for the “concept” planning, including suggesting the park be broken down into five zone areas, Upper Formal Park, Sport Clubs & older Children’s Play, Leisure Centre & Events, Black Bank Meadows & Bayton Lake and then Hawkesbury Meadows Extension.

- **Riversley Park**

Pages 40 to 46 have had further detail work undertaken for the “concept plans” and again like the Miners Welfare Park identified five zone areas of George Eliot Gardens, Historic Heart, The Pingles, Gala Fields & Donnithorne Woods and Wem Meadows.

- **Pingles new Build Option**

Pages 50 to 54 now provide draft plans for an option to consider a new build of the Pingles Leisure Centre as well as extension and refurbishment. This follows further work with the consultants, architects and feedback from Sport England on not underestimating the risks of refurbishment and how this can be expensive upon works commencing and also the loss of continuity of customer use.

- **Top Farm**

Pages 58 to 64 provide indicative plans of site layouts for the Top Farm site with some simple sketches for building layouts and grassed pitches for information.

- **Commitment**

Page 67 provides an update on high level costings for the three sites at this very early stage of designs.

ENDS