



Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices A is not available for public inspection as it contains exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to the financial or business affairs of any particular person (including the authority holding that information), and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

Subject Heading:	New Leisure Centre in South of the Borough
Cabinet Member:	Councillor Damian White, Councillor Viddy Persaud
SLT Lead:	Jane West, Chief Operating Officer
Report Author and contact details:	Guy Selfe, Health and Wellbeing Manager, 01708 433866, guy.selfe@havering.gov.uk
Policy context:	Places – Havering has excellent leisure facilities and award winning parks
Financial summary:	There are minimal costs associated with the resident conversation process. A future Cabinet report will consider the financial implications of any decision taken following the resident conversation.
Reason decision is Key	N/A
Date notice given of intended decision:	Notice was given on 12 September 2019

Non Key Executive Decision – Part Exempt Report

Relevant OSC:	Towns and Communities Overview and Scrutiny Sub-Committee
Is it an urgent decision?	N/A
Is this decision exempt from being called-in?	Yes. It is a non-key decision by a member of staff

The subject matter of this report deals with the following Council Objectives

Communities making Havering	<input checked="" type="checkbox"/>
Places making Havering	<input checked="" type="checkbox"/>
Opportunities making Havering	<input checked="" type="checkbox"/>
Connections making Havering	<input type="checkbox"/>

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

1. Background

1.1 Cabinet agreed at the meeting on 13 March 2019 to investigate the feasibility to secure a site and funding to develop a new self-financing high quality sports centre facility in the south of the borough. The feasibility has now been completed and the headlines from this are included in this report.

1.2 Two sites were considered within the feasibility study. Referred to as Plot 1 and Plot 2 in this report, further detail is provided about the location of the two sites in the Exempt section of this report.

1.3 Plot 1 is currently privately owned, whilst Plot 2 is owned by the Council.

2. Feasibility Study

2.1 The Feasibility Study has included a review of the two sites including available space, utility services, planning considerations and parking. The study has then identified general considerations for each of the two sites and highlighted key risks for each. Layouts for the two sites have been included, with a breakdown of the construction costs that will need to be tested through a tendering process. The construction costs are also dependent on further detailed design work and site studies outlined below.

2.2 Subject to a decision being taken to progress a new sports centre to the next stage, further work will be required to determine the fixed cost to the Council. This has been allowed for within the fees included within the Feasibility Study, and therefore the costs provided within this report. This includes:

- BREEAM Assessment
- Biodiversity Survey
- Daylight/Sunlight Assessment
- Floor Risk Assessment
- Heritage Statement
- Noise Impact Statement
- Open Space Assessment
- Tree Survey
- Public Consultation Materials

2.3 Both sites have advantages and disadvantages as locations for a new sports centre, these are:

Plot 1

Advantages:

- Central location to existing housing within Rainham as well as the new

Beam Park development

- Ability to potentially share car parking spaces and increase usage, particularly daytime usage, of the new sports centre with a neighbouring facility
- Residents able to access the sports centre during daytime hours
- Good access for construction traffic
- Minor groundworks required
- The site is currently disused and is hard standing
- Within Rainham and Beam Park Strategic Development Area
- Site is shown as part of residential led development masterplan, earmarked for college or leisure use
- Good transport connections

Disadvantages/risks:

- Land owner has indicated that the preferred option for this site, Option A is unlikely to be agreed
- Option B on this site involves a smaller area of land resulting in a smaller footprint for a new leisure centre. This would have a negative impact on the customer experience when using the facility.
- Land owner has indicated that the earliest that the site could be available would be 2021.
- Land not owned by Council so will involve purchasing the land
- Within Flood Zone 3 – flood risk assessment required
- Gas pipes to the north of the site (further investigation required). Option B would be sited adjacent to these gas pipes, so present a higher risk in terms of planning permission
- Potential contamination and organic material within the ground
- Co-ordination required with land owner regarding their proposals to develop elsewhere on the wider site
- London Plan requirements – 35% reduction in carbon emissions, may change to Net Zero, this could be a very onerous standard to meet

Plot 2

Advantages:

- Central Rainham location
- Land owned by the Council so no land purchase involved
- Existing car park that could serve the new sports centre
- Minor groundworks required
- Good construction access
- Residents able to access the sports centre during daytime hours
- Good transport connections
- Close to shops and facilities

Disadvantages/risks:

- Loss of open space would be contrary to current planning policy unless it can be shown that loss can be replaced elsewhere and there is sufficient public open space in the area
- Whilst a new sports centre is the addition of brand new facilities to an

area in need of them, the loss of the green space may attract community opposition

- The existing play site would be moved and relocated elsewhere on the wider recreation ground site.
- Within Flood Zone 2 and 3 (part and part) – flood risk assessment required
- Within Rainham Village Height Zone (restrictions on building height) may lead to a design that is not viable for leisure centre use
- Close to (but outside of) conservation area
- Unknown ground conditions
- London Plan requirements – 35% reduction in carbon emissions, may change to Net Zero, this could be a very onerous standard to meet

2.4 The facility mix for a new leisure centre is the same at both sites. The facility would include:

- 25 metre 6 lane swimming pool
- 72 station gym
- Dance studio
- Spinning studio
- Changing village
- Pool viewing room

2.5 At Plot 1 there are two options, A and B. Option A is the preferred location on the site as it is further in distance from a gas main that runs parallel to the site entrance. Plot 1 Option A and Plot 2 have the same facility layouts. Plot 1 Option B is at the front of the site where there is less space so a slightly smaller layout is included within the feasibility study. This option carries higher risk due to being closer to the gas main and potential planning constraints associated with this. This smaller footprint whilst still providing the same facility mix will not provide as pleasant a customer experience as the other options. Option A on Plot 1 is dependent on the land owner agreeing to change the location on the site of car parking that has been included within their plans for the site. The land owner on seeing the Option A proposal has suggested that this is unlikely to be agreed due to operational difficulties for their presence on site.

2.6 As reported to Cabinet on 13 March 2019, the construction of a new sports centre in the South of the borough is proposed to be of a modular construction. This provides substantial savings compared to traditional construction and construction time is significantly reduced. As previously reported, Barking and Dagenham have built a modular swimming pool as an additional facility to the existing Becontree Health Leisure Centre. This has proved successful and when comparing the external appearance of the modular extension to the existing building it is very hard to observe any difference.

3. Next Steps

3.1 It is proposed that a 'conversation' with residents in the Rainham and South Hornchurch areas is started directly to gauge views to progressing a new leisure centre on Plot 1 or Plot 2. The 'conversation' will explain that of the two sites, Plot 2 is preferred because of the significant additional cost involved with purchasing Plot 1, would highly likely result in a smaller footprint on Plot 1 and there would be a delay to 2021 to commence construction if Plot 1 was progressed. There are also no certainties that the Council would be successful in purchasing Plot 1 as it will be open to the market. Plot 2, subject to planning permission and the outcome of further detailed design could commence construction in mid- 2020.

3.2 The conversation with residents will then inform Cabinet with a report presented for a decision to be taken on a new leisure centre in the south of the borough.

3.3 The conversation with residents will include:

- An introductory video either talking about council commitment to a leisure centre in the south of the borough, explaining that we have identified two appropriate sites and we want to know what people think.
- A citizen space-hosted short question set asking people what they think
- Press release with the same
- Three sessions held in Rainham Library where residents can talk to Officers about the sites. One session will be held in the morning, one in the afternoon and one in the evening.

3.4 A future Cabinet report will also highlight future actions required if a decision is taken to progress a new leisure centre in the south of the borough. For either site, pre-planning advice will be required prior to submitting a planning application.

3.5 A planning application will be required that would then be followed by progressing the detailed design including running the tender process for the construction contract. There is the option to run these two strands at the same time however that does expose the Council to a financial risk as commitment would be required to pay the pre-contract design fees. By progressing these two elements at the same time will result, subject to planning approval, a new leisure centre being constructed sooner than if waiting for the outcome of a planning application prior to detailed design and tendering.

3.6 Once the detailed design work has been progressed and completed the Council will have cost certainty for the new leisure centre, with any future financial risks sitting with SLM. This will need agreeing with SLM at that stage, but the same protocol already exists, for example, with the new build Hornchurch Sports Centre.

Non Key Executive Decision – Part Exempt Report

AUTHORITY UNDER WHICH DECISION IS MADE

Part 3, section 3.3 of the Constitution.

STATEMENT OF THE REASONS FOR THE DECISION

Cabinet agreed at the meeting on 13 March 2019 that a feasibility study be carried out on provision of a new leisure centre in the south of the borough. A conversation with residents on the feasibility will help inform a future Cabinet decision on a new leisure centre for the south of the borough.

OTHER OPTIONS CONSIDERED AND REJECTED

To not carry out a conversation with residents and report directly to Cabinet with the outcome of the feasibility study. This has been rejected as Members need to take into account the feedback the conversation with residents to inform a decision.

PRE-DECISION CONSULTATION

Consultation has been carried out with the Leader of the Council and the Lead Member for Public Protection and Safety.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Guy Selfe

Designation: Health and Wellbeing Manager

Signature:



Date: 23 October 2019

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

Having regard to the common law duties, in the circumstances of considering the future of this service the service users should be properly consulted and those views should be taken into account by the decision maker when taking a decision about future provision.

FINANCIAL IMPLICATIONS AND RISKS

There are costs associated with carrying out the conversation with residents for a new leisure centre in the south of the borough but these are minimal and can be contained within the existing Health and Wellbeing revenue budgets.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no human resource implications or risks associated with carrying out the a resident conversation on a new leisure centre in the south of the borough.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

- (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are: age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An Equality and Health Impact Analysis will be carried out and included with any future report submitted for a decision to be made on a new leisure centre in the south of the borough. The conversation with residents will provide the Council with additional information about their preferred location for a new sports centre in the south of the borough.

BACKGROUND PAPERS

Cabinet report 13 March 2019

BACKGROUND PAPERS

APPENDICIES

Appendix A Exempt	Feasibility for a new leisure centre in the south of the borough
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Non Key Executive Decision – Part Exempt Report

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Proposal NOT agreed because

Details of decision maker

Signed



Name: Gareth Nicholson

Head of Service title: Assistant Director Culture, Communications and Customer

Date:

28/10/2019

Lodging this notice

The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on

4/11/17

Signed

A. H. [Signature]