

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 02 March 2020

Portfolio:	Leisure and Community
Subject:	Fareham Leisure Centre Planning Application
Report of:	Director of Leisure and Community
Corporate Priorities:	Leisure Opportunities for Health and Fun

Purpose:

To seek approval for the external designs submitted by Everyone Active for a remodelled Fareham Leisure Centre.

Executive summary:

The Executive agreed on the 4 November 2019 to award a 10-year contract for the management of Fareham and Holly Hill Leisure Centres to SLM, otherwise known as Everyone Active. It also agreed to the capital investment required, particularly at Fareham Leisure Centre to help deliver improved revenue.

The development of the design for Fareham Leisure Centre has been overseen by an officer project team and the designs are now at a stage where Everyone Active is ready to submit a planning application

The Leisure and Community Scrutiny Panel will comment on the designs on 25 February 2020.

The proposed detailed external designs, as contained in Appendix A, are presented for approval. There may be a requirement to make some minor amendments to the designs.

If approved, the designs will be submitted to the Council as part of a planning application later in March 2020. The estimated determination date will be in May 2020, following a period of public consultation.

Recommendation/Recommended Option:

It is recommended that the Executive:

- (a) considers the comments of the Leisure and Community Scrutiny Panel;
- (b) considers the principle of the detailed design for Fareham Leisure Centre as outlined in Appendix A to the report; and
- (c) agrees that this, including any minor alterations, be submitted as part of a planning application.

Reason:

To enable significant improvement works to progress at Fareham Leisure Centre.

Cost of proposals:

As agreed at the November Executive, capital investment will be funded from prudential borrowing. The management fee the Council will receive for the new contract is a significant improvement on the existing fee currently received, enabling the new contract to self-finance the cost of the capital works over the 10-year contract period.

Appendices:

- A: Concept Designs**
- B: Site Plan**
- C: Current Red Line Plan**

Background papers: November 2019 Executive Report – Leisure Centre Operator Contract Award of Contract (Confidential report)

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Executive Briefing Paper

Date:	02 March 2020
Subject:	Fareham Leisure Centre Planning Application
Briefing by:	Director of Leisure and Community
Portfolio:	Leisure and Community

INTRODUCTION

1. This report provides an update on the capital proposals for refurbishing and extending Fareham Leisure Centre and then seeks approval for the detailed external designs to be submitted as part of a planning application.

PROJECT UPDATE

2. In 2018 the Council commenced a procurement process to appoint an operator for the new leisure centre contract to commence on 01 October 2020.
3. The Council's key requirements for the new leisure centre management contract included;
 - Capital investment in both Centres, but particularly Fareham Leisure Centre to deliver improved revenue;
 - Operation of both Centres in accordance with the Council's specification which seeks to deliver improved quality of services;
 - Financial proposals which deliver enhanced revenue positions in comparison to the current contract fee.
4. At the 04 November Executive, it was agreed that a 10-year contract for the management of Fareham and Holly Hill Leisure Centres be awarded to Everyone Active which had presented a good tender submission and met the Council's requirements, including how it would invest in the facilities.
5. Everyone Active's bid included several investment opportunities which have been summarised below;

Fareham Leisure Centre

- Expand the gym area on the ground floor by extending the building to create

elevations to the roadside with windows;

- Creation of an internal splash pad to add to the swimming pool offer;
- New reception counter and refurbishment of the foyer area;
- Creation of a new studio space and climbing area on the lower ground floor;
- Conversion of the squash courts to a soft play area;
- Refurbishment of dry changing rooms and café area;
- Additional parking.

Holly Hill Leisure Centre

- Conversion of large pool store into a sauna and steam room;
- Improvements to main foyer layout.

DESIGN DEVELOPMENT

6. Everyone Active has operated the Fareham contract for the last 15 years and has helped the Council to deliver several redevelopment projects at Fareham Leisure Centre and supported the construction and launch of Holly Hill Leisure Centre in 2016.
7. Since being awarded the new contract, Everyone Active has worked closely with Council Officers to develop a refurbishment project at Fareham Leisure Centre that will, expand and modernise the range of leisure and health experiences provided in Fareham, increase participation for all and compete with the increasing market for leisure services in this area.
8. The refurbishment and extension element of the project at Fareham Leisure Centre is being developed and designed by Paragon Building and Project Consultancy, GT3 Architects and Vincent Stokes Construction. The project is progressing at pace and Everyone Active is now ready to submit a planning application for the external improvements that require planning approval. These include;
 - A 617m² extension to the gym area on the ground floor to extend the building and to create elevations to the roadside with windows. The materials proposed for the extension aim to complement the existing building but also to create its own individual aesthetic. Taking inspiration from the park setting, timber-effect cladding panels will be used along with a grey brick to the lower level. The overall effect is a proposal that responds to the existing building materials but takes in the wider natural context resulting in a contemporary and exciting addition to Fareham Leisure Centre;
 - An extension to the existing car park to cater for the Leisure Centre's increased offering providing an additional 32 spaces and;
 - A new incoming electrical substation to serve the Leisure Centre
9. The proposed external designs that will be submitted as part of the planning application

are included at Appendix A and a site plan to help illustrate the areas marked for improvement is included at Appendix B.

10. Planning having advised this application will be treated as a 'major planning application' and therefore pre-application consultation is required.

LEISURE AND COMMUNITY SCRUTINY PANEL COMMENTS

11. A project update and detailed external designs will be presented to the Leisure and Community Scrutiny Panel on 25 February 2020. Comments from the Panel will be tabled at the meeting of the Executive on 02 March 2020.

NEXT STEPS AND TIMESCALES

12. If approved, the detailed external designs, including any necessary minor alterations that may follow this report, will be submitted as part of a full planning application in March 2020. A period of public consultation will follow, and it is anticipated that the application will be presented to the May Planning Committee.
13. Subject to approval, improvements and enhancements to both centres starting with Fareham Leisure Centre's extension will then be carried out over the course of 2020/21. Works will be phased to minimise disruption to its members, with all works being completed by Summer 2021 at both leisure centres.
14. There will be an opportunity for members of the Executive to visit both Fareham and Holly Hill Leisure Centres, with officers, to further understand the extent of the internal works that will include a new splash pad, studio area, climbing wall and soft play area at Fareham Leisure Centre and a new sauna and steam area at Holly Hill Leisure Centre.

CONCLUSION

15. Detailed external designs for Fareham Leisure Centre have been developed. If approved, they will be submitted as part of a planning application in May 2020

Enquiries:

For further information on this report please contact Emma Watts, Leisure and Community Manager (Ext. 4440)