



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
4 December 2018
Agenda Item 11

Key Decision: Yes

Ward(s) Affected: Eastbrook

Southwick Leisure Centre: Tennis Court Regeneration Project

Report by the Director for Communities and the Director for Digital & Resources

Executive Summary

1. Purpose

- 1.1 This report seeks the approval from Joint Strategic Committee to provide a floodlit Third Generation (3G) all weather pitch and refurbished tennis court on the site of the existing, redundant facilities at Southwick Leisure Centre utilising Capital funding already allocated in the Capital Investment Programme.
- 1.2 The report also seeks approval to delegate the authority to approve the procurement and award of the contract to the Director of Communities, in consultation with the Adur District Council Executive Member for the Environment.

2. Recommendations

- 2.1 The Joint Strategic Committee approve the proposed project to deliver a floodlit Third Generation (3G) all weather pitch and refurbished tennis courts, subject to planning permission.

2.2 The Joint Strategic Committee delegates to the Director of Communities, in consultation with the Adur District Council Executive Member for the Environment, the authority to approve the final procurement and award of contract up to a value of £322,000 to be allocated from the capital programme to ensure the restrictive timescales can be realised.

3. Background

- 3.1 The Councils' ambitions to support the health and wellbeing of our communities is set out in our strategic plan, Platforms for our Places, and is being developed in a variety of ways. One of these is the wider development of a Sports and Activity Strategy, a part of which is to work with our key partners and leisure providers across Adur & Worthing to provide value for money opportunities and facilities, that support our communities to improve their health and wellbeing through sport and other leisure activities.
- 3.2 Adur Community Leisure a charity trading under the name 'Impulse Leisure' has provided services to the communities of Adur since 2005 at Lancing Manor, Waders and Southwick. The Southwick Leisure Centre, alongside all of the other facilities located in Adur, is managed by the charity who deliver a range of sporting and leisure services. The maintenance and capital needs of these facilities being shared between Impulse leisure and Adur District Council as set out in a Funding and Management Agreement.
- 3.3. The Southwick site, includes an indoor leisure centre, six external, uncovered tennis courts and a cricket practice facility. The tennis courts and cricket practice facility are located to the west of the main leisure building. The tennis courts are divided into two blocks of three separated by a low retaining wall. Both sets of tennis courts and the cricket practice facility are fenced off with gated access.
- 3.4 The western set of three tennis courts are derelict and have not been used for tennis due to their poor condition since 2005 when Impulse Leisure took on the tenancy. The eastern set of three tennis courts are also in poor condition and were removed from use this year due to their poor condition, increased maintenance costs and lack of use.

- 3.5 The cricket practice facility is maintained by Impulse Leisure, but has no current users. Impulse Leisure have made contact with a variety of local cricket clubs to generate custom, but none were willing to hire the facility. The main cost of maintenance is repairs to the existing fencing to prevent unauthorised use/access. The fencing to the tennis courts and cricket practice facility is also in a poor state of repair and requires replacement.
- 3.6 A capital budget of £22,000 was originally included in the 2012/13 Capital Investment Programme to refurbish the tennis courts surface. On closer inspection of the condition of the courts and fencing the budget was deemed insufficient and the scheme was placed on hold pending a further review.
- 3.7 In December 2015, a new project bid for £300,000 was made for the financial year 2016/17. This was approved for the redevelopment the eastern courts and cricket practice facility into a covered, all weather multi-use pitch which would attract greater custom and income. The covered facility would connect to the exiting leisure building for seamless operation and management.
- 3.8 In progressing this project and during discussions with the Planning Department, it has become clear that an affordable, covered, pitch in the proposed location adjacent the Leisure Centre building was extremely unlikely to gain planning permission due to the closeness of residential properties.
- 3.9 Given the poor state of the current facility and the fact that this space is unused and is therefore providing no value to our communities, further discussions have taken place to develop an alternative, viable plan which can make effective use of these facilities for the charity, the Council and most critically, our communities. The proposal therefore is now, for the provision of a Third Generation (3G) all weather pitch with flood lighting, on the derelict western tennis courts away from the residential properties, and the refurbishment of the eastern tennis courts, subject to planning permission being obtained.
- 3.10 In developing these proposals, colleagues from Impulse leisure have been able to build upon their experience of having a 3G facility at Lancing Manor and the success this has been, as well as engaged in discussions with the Council and the Lawn Tennis Association (LTA)

around working with other local clubs and schools to develop an approach that rebuilds interest in tennis at a grass-roots level.

- 3.11 Initial discussions with the Planning Department regarding these revised proposals suggest that gaining planning permission would be possible, within reason, and providing suitable adaptations to the design were considered and incorporated if required.
- 3.12 Planning permission will be required for change of use for a 3G pitch due to the increase in noise level between the sports and for flood lighting. Officers will submitted a planning application to ensure the scheme is delivered at the earliest opportunity, subject to this committee's approval.

4. Issues for consideration

4.1 Proposals

- 4.1.1 It is proposed to reconstruct the western derelict tennis courts as a new third generation (3G) all weather pitch facility including new fencing and flood lighting.
- 4.1.2 It is proposed to refurbish the eastern tennis courts and fencing and if affordable, the provision of netball to increase the available sporting options.
- 4.1.3 The refurbished eastern tennis courts proposal includes the installation of a LTA supported Club Spark booking remote access system and access gate which has the technology to maximise the potential usage of the tennis courts.
- 4.1.4 It is also proposed, if affordable, to remove the existing cricket practice facility due to underuse and ongoing maintenance costs. The remaining area to be considered for other provision in the future.
- 4.1.5 The above proposals will deliver a more diverse sporting activity offer for residents, improved and revitalised facilities and assist with the viability of providing a cost effective leisure service by Impulse Leisure.

4.2 Considered Alternative Options

- 4.2.1 The 2015 project BID considered a number of options with the outcome proposal being to install an all weather surface and 'dome' covering. However, in consultation with the Planning Department when considering this option it is clearly not viable due to the closeness of residential properties.
- 4.2.2 The current proposal was formulated in consultation with Impulse Leisure over the most suitable marketable sporting leisure use of the redundant facilities.

5. Engagement and Communication

- 5.1 Southwick Leisure Centre operators Impulse Leisure have been an instrumental part of the facility review and proposals.
- 5.2 Liaison with the Planning Department regarding both the original covered facility proposal and the revised proposal has been undertaken.
- 5.2 Executive Member for the Environment has agreed the final proposals.
- 5.3 Residential properties adjacent the proposals boundary will be consulted following this committee's approval and prior to the submission of the planning application.

6. Financial Implications

- 6.1 The scheme has been estimated in the region of £322,000, including professional fees. It is intended that all options included in the above proposals will be tendered and the final scheme realised based on returned tender costs.
- 6.2 The overall cost can be contained within the total budget allocated to the scheme within the 2018/19 capital programme (£322,000). This is part funded from S106 receipts (£150,000).

7. Legal Implications

- 7.1 Section 19 Local Government (Miscellaneous Provisions) Act 1976 allow the Council to provide recreational facilities as it thinks fit and that includes the power to provide buildings, facilities, equipment, supplies

and assistance of any kind, either without charge or on such payment as the authority thinks fit.

- 7.2 Section 111 of the Local Government Act 1972 allows the Council to do anything which is intended to facilitate or is conducive to or ancillary to any of its functions.
- 7.3 In tendering for the work a procurement process must be undertaken which accords with Public Contracts Regulations 2015 and other procurement legislation and the Council's internal Contract Standing Orders.
- 7.4 The Council's Contract Standing Orders provide that the award of contracts over £100,000, following a procurement process, must be approved by the Executive or an Executive Member. A specific delegation is therefore sought in this case, to avoid delay when awarding the contract, and enable the Director for Communities, in consultation with the relevant Executive Member, to deal with the procurement and to award the contract.

Background Papers

- Joint Strategic Committee report dated 29th November 2011.
- Joint Strategic Committee report dated 3rd December 2015.

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Sustainability & Risk Assessment

1. Economic

- The revitalisation of the derelict sporting facilities will help generate increased income for Impulse Leisure and enable them to offer an improved service to the community.

2. Social

2.1 Social Value

- The revitalisation of the derelict sporting facilities supports the Council's continuing commitment to the health and wellbeing of its community and the development of our sports strategy, as outlined in Platform for our Places.
- The revitalised facilities will improve the aesthetics of the location.

2.2 Equality Issues

- The provision of new facilities will be open and accessible to all members of the community.

2.3 Community Safety Issues (Section 17)

- The revitalisation of the derelict sporting facilities will increase footfall to the facility and area, reducing the opportunity for antisocial behaviour.

2.4 Human Rights Issues

- The change of use of part of the facility from tennis to football will increase noise to local residents and although the scheme would include acoustic boundary fencing to mitigate the noise.

3. Environmental

- Matter considered and no issues identified.

4. Governance

- This proposal supports the Council's ongoing commitment to the health and wellbeing of its community and the development of our sports strategy, as outlined in Platform for our Places.