

WAVERLEY BOROUGH COUNCIL
COMMUNITY OVERVIEW & SCRUTINY

25 MARCH 2020

Title:

Leisure Centre Investments update

Portfolio Holder: Cllr D Beaman, Portfolio Holder for Health & Wellbeing

Head of Service: Kelvin Mills, Head of Commercial Services

Key decision: Yes

Access: Public

1. Purpose and summary

- 1.1 In July 2018 Council approved a capital scheme to extend and expand the facilities at Farnham and Godalming leisure centres. Council also approved to commit to a multi-million pound investment in leisure facilities in Cranleigh and agree that officers begin a detailed consultation, with the support of external consultants, to identify a potential location for the Cranleigh Leisure Centre and report back to Executive.
- 1.2 This report provides an update on the three leisure investment projects.

2. Farnham Leisure Centre

Background

- 2.1 In July 2018 Council approved a capital budget of £1.5M to progress with the more detailed specification and procurement of the Farnham Leisure Centre scheme.
- 2.2 The proposal included an extension to incorporate a children's soft play and climbing facility, with the addition of a larger café area. It involved the relocation of the current offices.

Project status

- 2.3 Following approval the project proposals have been further explored. Unfortunately the specialist operator of the climbing facility, which formed part of the conceptual plan, has subsequently approved installations in Alton and Fleet and has therefore confirmed that such a facility at Farnham is not now available to the Council.
- 2.4 Consequently officers have re-negotiated with Places Leisure and explored other service opportunities, to deliver improved revenue position. New proposals include extending the soft play offer with a much larger adventure space and additional connected seating, which will be focused provision for young children.

- 2.5 Options to utilise technologies to make the facility more energy efficient are also being explored with the aim of reducing energy consumption and carbon emissions. Initial draft proposals indicate invest-to-save opportunities such as a new Combined Heat and Power (CHP) unit, boilers, shower units, pool covers, windows and plant. Some of these initiatives could have an additional initial cost, but will improve the revenue position and are in line with the Council's Climate Emergency declaration.
- 2.6 Places Leisure have recommended closure of the creche due to the significant decline in usage. In the past quarter the creche has had an average attendance of 4 children per day, which averages 15% capacity. This is largely due to two key factors; 30 hrs free childcare funding available for parents with other local childcare settings, and an enhanced range of parent and child activities at the centre. The development will also provide a new adventure play.
- 2.7 An Equality Impact Assessment has been carried out to assess the impact of having no creche provision in Farnham (Annexe 1). The conclusion being that there is minimal impact only on those few parents or carers who have no other means of childcare and who will no longer be able to attend classes or activities at the centre.

Timeline

- 2.8 The milestones for Farnham Leisure Centre facility improvement project are:
- Pre-construction phase completion (design, feasibility, planning process and procurement) = Spring 2021
 - Leisure centre extension construction completion = Spring 2022

3. Godalming Leisure Centre

Background

- 3.1 In July 2018 Council approved a capital budget of £1.6M to progress with the more detailed specification and procurement of the Godalming Leisure Centre scheme.
- 3.2 The proposal included an extension of the current site to increase the size of the gym by 35 stations, introduce a second dance studio and double the size of members changing facilities.
- 3.3 One of the vital enabling elements of the project is parking provision and creating additional spaces to keep cars off Summers Road. The scheme therefore also included an extension of the existing car park creating approximately 88 additional spaces, on an unused corner of the adjacent Broadwater School owned by Surrey County Council.

Project status

- 3.4 The existing car park was leased from the school for an initial 7 years. This lease will come to an end in September 2020 and negotiations to extend it have taken place with Surrey County Council (SCC) and Broadwater School. Discussions have been very positive and SCC, Broadwater School and Places Leisure are fully supportive of this project.
- 3.5 The disposal of the school land, to create additional car parking, necessitates an application to the Department for Education which will be determined by the Secretary of State.

- 3.6 In partnership with SCC we submitted our initial case and have been informed that, despite being redundant and not being used for over 10 years, the land is considered as playing field. As such the application process must now include a consultation regarding the disposal of land.
- 3.7 Officers are working in partnership to complete the consultation and submit our application. The consultation will be in the form of a public notice, with all comments received forming part of the application to the Secretary of State.
- 3.8 Due to the level of risk involved the development is on hold until such a time that we receive Secretary of State Approval for the disposal of land.

Timeline

- 3.9 The next milestones for Godalming Leisure Centre facility improvement project are:
 - The six-week consultation = April/May 2020
 - Application submission = May/June 2020
 - Application decision process = 6-12 months (as indicated by the Department for Education).

4. Cranleigh Leisure Centre

Background

- 4.1 Following a commitment made by the Council in July 2018 for a multi-million pound investment in leisure facilities in Cranleigh, work was undertaken by the Council's consultants to engage with local landowners to identify the preferred location for a new Cranleigh Leisure Centre.
- 4.2 The scheme is based on current provision, including a main pool, teaching pool, gym and studio. However the final design and facility mix will be determined at a later stage, to meet future demand and to maximise provision and revenue return.

Project status

- 4.3 The project has identified two potential locations for the new centre; these include moving the position of the site to the centre of Village Way Car Park, or the current site location.
- 4.4 All options require significant investment and, as a result, an Investment Appraisal (business case) has been developed for each around the feasibility of maintaining leisure provision in Cranleigh. Officers have identified an option for a positive return on investment.
- 4.5 Due to the age and decline in condition of the existing centre, which requires significant investment just to remain open, the preferred option is to build a new facility in the centre of the car park. Financially this provides the best return on investment and also ensures the retention of leisure services in Cranleigh throughout the development programme.

Next steps

- 4.6 A report will go to Executive on 7 April, to seek approval for progressing with a new build scheme. If approved, a report will be taken to Council on 21 April.
- 4.7 Following Executive officers will meet with Ward Cllrs and Cranleigh Parish Council to provide a detailed update on the project.
- 4.8 Officers to explore energy efficiency options and associated additional costs for making Cranleigh Leisure Centre carbon neutral, in support of the Councils Climate Emergency declaration, and report back to Executive.

5. Relationship to the Corporate Strategy and Service Plan(s)

- 5.1 The leisure investments directly link with Waverley's new Corporate Strategy and the vision to promote and sustain: a financially sound Waverley, with infrastructure and services fit for the future; high quality public services accessible for all, including sports, leisure, arts, culture and open spaces; and a thriving local economy, supporting local businesses and employment.
- 5.2 The provision of quality leisure facilities in Farnham, Godalming and Cranleigh will directly facilitate the Council pledge to: encourage affordable access to sports and leisure facilities and the arts for all; improve leisure services across the borough, focusing on health inequalities in the borough and seeking to ensure that no area is disadvantaged; and improve facilities for young people.
- 5.3 Future investment in leisure facilities is based on a robust feasibility assessment that offers value for money to the Council.

6. Implications of decision(s)

6.1 Resource (Finance, procurement, staffing, IT)

The July 2018 approval of funds for the Farnham Leisure Centre and Godalming Leisure Centre projects remains, therefore no further funds are requested. The financing of this is as previously approved, using both S106 and developer contributions and capital receipts. Despite the loss of the climbing wall facility from the project, the proposed changes above ensure the improved management fee level is maintained and the business case remains feasible.

Approval for funding for Cranleigh Leisure Centre will be taken to Executive on 7 April and following that Council on 21 April.

6.2 Risk management

A comprehensive Risk Log is in place, which is monitored by the Leisure Investment Project Working Group whom meet weekly and Leisure Investment Programme Board whom meet monthly.

6.3 Legal

The Legal Services team is currently supporting this programme of projects as part of officers' leisure investment working group and the Leisure Investment Programme Board. Should the Executive agree the recommendations, legal advice will be provided in respect of the renegotiation of any arrangements with Places Leisure under the

current management contract, together with any other implications arising from a decision to proceed with this project.

6.4 Equality, diversity and inclusion

An Equality Impact Assessment has been completed (Annexe 1) which concludes that the overall impact of the creche closure is likely to be very low.

6.5 Climate emergency declaration

The leisure centre developments are the opportunity to implement new energy efficiency options highlighted in the independent report to reduce the leisure centres carbon footprint.

7. Consultation and engagement

7.1 The leisure investments were approved by Council in July 2018 and have subsequently been to Executive Briefing and Community O&S.

8. Other options considered

8.1 The proposed scheme is based on the findings of the Indoor Leisure Facilities Strategy and increased need to meet future demand.

9. Governance journey

9.1 The leisure investment reports are going to Executive for update and approval.

Annexes:

Annexe 1 Equality Impact Assessment for creche closure

Background Papers

There are / are no background papers, as defined by Section 100D(5) of the Local Government Act 1972).

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Annexe 1

Equality Impact Assessment Form



Name of policy/strategy/procedure/function

Closure of the creche at Farnham Leisure Centre

Name and telephone number of officer completing assessment

Tamsin McLeod x3423

Date completed

11/02/2020

Section 1 - What is the policy or activity trying to achieve?

What **outcomes** are wanted from this policy/activity, what are you trying to achieve?

Proposal to implement the planned closure of the underused crèche facility in order to maximise the contract and meet the wider corporate health & wellbeing objectives, as part of the leisure investment programme at Farnham Leisure Centre.

The creche is open Monday to Friday for 2.5 hrs per day with an average attendance of only 4.5 per day over the past quarter, which equates to 15% capacity. The service is currently running at a loss for Places Leisure as costs remain (staffing and room hire) regardless of usage.

The room currently utilised by the creche will be available to offer other classes and activities for the community, including parents/carers with young children. In addition, the new adventure play, provided as part of the leisure development, is designed specifically for parents/carers and their children (babies to 8 years).

The new facilities will address the demand shortfall and meet the increased need identified in the Options Appraisal, which will also provide high quality public services accessible for all. The new adventure play will encourage affordable access to leisure facilities and improve facilities for young people.

Who is affected by this policy/activity?

Parents and carers of young children (aged 7 weeks to 5 years) using the creche facilities at Farnham Leisure Centre.

There will be a negative impact on the limited number of customers who use the creche facilities for their child/ren, as they will need to find alternative provision. However, the impact will only be on those parents or carers who have no other means of childcare and who will no longer be able to attend classes or activities at the centre.

It is important to note that the Government now offer 30 hours free childcare funding for children aged 3 and 4 years old. This has significantly decreased the demand for creche services due to a wide range of free childcare providers in the area.

Conversely, there will be a positive impact on those customers who will be able to utilise the new adventure play area and sessions available.

Who are the main people involved in this activity?

Places Leisure and parents/carers of young children using the creche facilities at Farnham Leisure Centre.

Is the responsibility for the proposed policy/activity shared with another department, authority or organisation? If so, what responsibility and with whom is it shared?

Yes. The service is managed by Places Leisure on behalf of Waverley Borough Council.

Section 2 - Information Gathering and Consulting Stakeholders

Do you have any monitoring data available on the number of people (from protected characteristic groups) who are using or are potentially impacted upon by your policy/activity?

We do not have specific information on visitors with protected characteristics. However, Places Leisure hold attendance data regarding the number of customers using the service.

Attendance data shows that there has been a decline in average daily creche use;

2015	2016	2017	2018	2019	2020
7.5	7	6.5	6.5	6	4.5

Bookings for the last quarter (October to December 2019) identified that there were 43 separate parents/carers of the creche. Of these 49% only used it once and only 13 individuals used the service 5 times or more (in the 13 week period).

If monitoring has NOT been undertaken specify the arrangement you intend to make; if not please give a reason for your decision.

The service is open to all customers, including casual users, therefore Places Leisure do not collect protected characteristic information about these visitors.

What research or consultation has been undertaken to understand the impacts of the strategy/policy/procedure/project/function?

Reviewed and analysed data usage over the past six years. The figures for the last quarter show a significant decline and therefore minimal impact on service users.

Section 3 – Assess the Impact on Protected Characteristic Groups

	Positive impact (it could benefit)	Neutral	Negative impact (it could disadvantage)	Reason
Sex				
Women	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High <input type="checkbox"/> Low <input checked="" type="checkbox"/>	There may be a negative impact on female customers who currently use the creche for childcare provision to enable them to attend classes and activities, but this will be minimal due to low usage. There may be a positive impact on female customers with young children whom can utilise the new adventure play area, which will be designed for babies, children and young people.
Men	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High <input type="checkbox"/> Low <input checked="" type="checkbox"/>	There may be a negative impact on male customers who currently use the creche for childcare provision to enable them to attend classes and activities, but this will be minimal due to low usage. There may be a positive impact on male customers with young children whom can utilise the new adventure play area, which will be designed for babies, children and young people.
Gender Reassignment				
Transgendered Men/Women	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High <input type="checkbox"/> Low <input checked="" type="checkbox"/>	There may be a negative impact on transgendered customers who currently use the creche for childcare provision to enable them to attend classes and activities, but this will be minimal due to low usage. There may be a positive impact on transgendered customers with young children whom can utilise the new adventure play area, which will be designed for babies, children and young people.
Race				
The categories used in the Race section are those used in the 2001 census. Consideration should be given to the needs of specific communities within the broad categories.				
Asian	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
Black	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
Mixed race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
White	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	

	Positive impact (it could benefit)	Neutral	Negative impact (it could disadvantage)	Reason
Chinese	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
Gypsy, Roma, Traveller	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
Other racial or ethnic groups - specify	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
Disability				
Long term health impairment could include, mental health problems, asthma, heart conditions, chronic fatigue etc.				
Physical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	No evidence or suggestion that persons with a disability are using the crèche.
Sensory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	No evidence or suggestion that persons with a disability are using the crèche.
Learning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	No evidence or suggestion that persons with a disability are using the crèche.
Long Term Health Impairment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	No evidence or suggestion that persons with a health impairment are using the crèche.
Sexual orientation				
Heterosexuals, lesbians, gay men and bisexuals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
Age				
Older people	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	Parents/ carers are regarded as the service users (rather than the children who attend). No evidence or suggestion that older persons are using the crèche.
Younger people and children	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	Parents/ carers are regarded as the service users (rather than the children who attend). Children will have the advantage of the new adventure play area.
Religion or belief				
Faith or belief groups cover a wide range of groupings, the most common of which are Buddhists, Christians, Hindus, Jews, Muslims, and Sikhs. Consider faith or belief categories individually and collectively when considering positive and negative impacts.				
Faith or belief groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	
Pregnancy and Maternity				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High <input type="checkbox"/> Low <input checked="" type="checkbox"/>	There may be a negative impact on customers who currently use the creche for childcare provision. There may be a positive impact on customers with young children whom can utilise the new adventure play area and specific classes for parents and babies/children.
Marriage and Civil Partnership				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High <input type="checkbox"/> Low <input type="checkbox"/>	

If you have indicated there is a potential negative impact on any group, are these intentional and of a high impact?

Intended – i.e. can be justified in terms of legislation
e.g. concessionary fares for over 60s

Yes No

High Impact? – i.e. it is or may be discriminatory
against some groups

Yes No

If there are no potential negatives impacts on any groups go to section 6.

Section 4 - Consider Alternatives or Changes

Change - Explain how policy/activity has changed/needs to change	Reasons for the Change
<p>Closure of creche provision</p>	<p>There will be an impact on those parents and carers using the crèche through the closure of this facility. However, the usage of the crèche is low (average 4.5 people per day, running at 15% capacity) and the consideration is that there is more advantage to a wider group of people by using the space for other users to participate in new activities, which will help to achieve the Council’s wider corporate objectives. There is also the opportunity for new adventure play, provided as part of the leisure development, which is designed specifically for parents/carers and their children (babies to 8 years plus).</p> <p>The development will achieve the wider corporate objectives of improving the health & wellbeing of our community and taking steps towards our aim of becoming a net zero-carbon council by 2030.</p> <p>It is not possible to mitigate the impact on those groups affected unless those people are able to find other childcare provision themselves. To assist with this it is proposed to communicate the closure to users well in advance and to signpost parents/ carers to the Surrey County Council maintained database of childcare</p> <p>For the reasons above it is not possible to change the proposal to close the crèche.</p>

Section 5 - Action Planning

Please outline your proposed action plan below:

Issue	Action required	Officer	Timescale	Resource implications	Comments
Alternative childcare	Communicate closure plans	Tamsin McLeod	Two months	Officer time	Signpost parents/ carers to the SCC maintained database of childcare:

Issue	Action required	Officer	Timescale	Resource implications	Comments
	to creche users	(via Places Leisure)	prior to closure	Communications support	https://www.surreycc.gov.uk/people-and-community/families/childcare/choosing-and-arranging/help-and-advice

Section 6

Name of Assessor: Tamsin McLeod

Date: 11/02/20

Signed off by: Kelvin Mills
Name of HOS or Director

Date: 19/02/20