

# Public Document Pack



## SUPPLEMENTARY AGENDA 1

Dear Councillor

### COMMUNITY, HEALTH AND HOUSING COMMITTEE - MONDAY, 4TH DECEMBER, 2017

I am now able to enclose, for consideration at next Monday, 4th December, 2017 meeting of the Community, Health and Housing Committee, the following reports that were unavailable when the agenda was printed.

- | <b>Agenda No</b> | <b>Item</b>   |
|------------------|---|
| 12.              | <b><u>Leisure Strategy</u> (Pages 3 - 14)</b><br>Appendix A & B |
| 13.              | <b><u>Warley Playing Area</u> (Pages 15 - 22)</b>               |
| 14.              | <b><u>Courage Playing Fields</u> (Pages 23 - 26)</b>            |

Yours sincerely



Chief Executive

Encs

**Brentwood Borough Council**, Town Hall, Ingrave Road, Brentwood, Essex CM15 8AY  
tel 01277 312 500 fax 01277 312 743 minicom 01277 312 809 [www.brentwood.gov.uk](http://www.brentwood.gov.uk)



## For information

### Summary Leisure Development presentations

#### Alliance Leisure

##### Why Use a Leisure Development Partner?

They can coordinate, shape, scope and deliver capital investment projects from conception to completion on behalf of their clients. They offer a number of benefits over the traditional procurement route.

##### Traditional procurement route

Initial direct appointment of design team to come up with concept and then prepare full project document prior to tender and ultimately contractor appointment.

Full cost of project therefore not really established until such a tender process has been completed and is by no means guaranteed to fall within the identified affordability.

As part of this procurement route equipment provision would also require management resource to coordinate a procurement process with a range of suppliers and subsequent interface with the building contractor to accommodate installation management.

Generally if this process is taken it results in a project appearing to be deliverable within budget, the responsibility and risk for management of the design and build and equipment provision process will remain with the client throughout the project.

##### Development Partner Route

They can provide a unique, complete development solution from initial feasibility and business planning through design, build and funding if required.

Key benefits are summarised as:

- Sector specific expertise
- Business Planning
- Buildability
- Risk Transfer and Project Management

##### Sector specific expertise

Work with a range of tried and tested partners experienced in delivering in today's leisure market, regularly delivering successful and sustainable developments with the sector.

From initial feasibility, through to building and equipping new facilities, they have experienced supply chain to ensure sufficient capacity and expertise to plan, design and deliver the scheme from conception to completion.

##### Business Planning

On appointment a Leisure Development partner would work directly with industry experts to complete a full needs analysis of the proposed project including latent demands and competitor analysis.

Once the need is established for proposed development, a detailed design and business planning to create a scheme that:

- Matches the need identified
- Meets both revenue and capital affordability
- Future proofs the proposed facility

It will use this to recommend a scheme and provide detailed business planning and analysis. Using open book approach this proposal can then be appropriately value engineered to ensure financial viability of the project in terms of both capital and revenue affordability, thus ensuring a future proof approach to delivery.

### Buildability

Leisure Development Partner will work in partnership with identified industry experienced architects and building contractors introduces 'buildability' and programming advice from the outset, whilst also encouraging the principles of open book value engineering during design development.

Preferred partners and their supply chain specialises in leisure projects and are experts with a proven track record in leisure project delivery. They bring an extended supply chain of manufacturers such as fitness equipment, soft play structures, IT provision etc. with the buying power associated with an establishment, experienced and regular leisure developer. Prospect of repeat business with ALS keeps the contractor and supplier costs competitive and quality standards higher than might be expected under a traditional procurement route. Working together with these industry experts the final scheme is worked up to a position of cost certainty, including all building works and equipment, taking into account the identified affordability parameters.

### Risk Transfer and project management

One of the key benefits is the transfer of the detailed project management and project risk. Once the scheme has the required approval from the client's side (process they can be involved with), enter into a delivery contract to deliver the project at the cost certainty fixed sum. ALS then enter into the building contract directly with a suitable, experienced contractor and individual arrangements with identified specialist suppliers as required.

It then becomes ALS responsibility to project manage and deliver the scheme to this price on your behalf. Price will be fixed, with be fixed, with any cost overruns being managed and borne by ALS.

### Summary

Principle advantage is the access to industry specific resources and industry related project management experience. It enables a one stop shop approach to the delivery of both capital and revenue affordable, quality new facilities on time and on budget.

Undertaking a major development usually involves funding and co-ordinating a range of companies and a commitment to significant project management resource. Using ALS there is one agreement, one

relationship. Once the development is agreed then ALS will absorb all the project headaches from conception to completion.

Having delivered over 100 projects and invested over £100m in Public Sector leisure facilities, ALS have an unrivalled track record in delivering cost effective developments on time and within budget, with many clients undertaking multiple developments.

#### **TYPE FACILITY DEVELOPMENT**

- **Design** - completed over 100 projects and invested more than £120m in UK leisure industry
- **Build** – starting a development usually involves finding and coordinating several companies, with a Leisure Development partner you have one contract and one relationship
- **Fund** – Local Authority issues with funding leisure facilities
- **Risk Mitigation** – if the costs of the project exceed budget or if the scheme overruns it is Alliance Leisure’s responsibility
- **Project Management** – Project management only facility for clients that are able to access development funds through an alternative source
- **Health and Fitness** – Gym, toning, studio, fitness equipment and changing areas
- **Pool and Spa** - have developed swimming pools, changing, spa, sauna, water play and steam rooms
- **Extreme** – skatepark, iSki and urban gyms
- **Adventure** - VerTigo, caving and aerial trekking
- **Family** – Tenpin bowling, play areas, trampoline park and soft play
- **Outdoor** – Pitches, adventure play and high ropes

#### **CLIENT SUPPORT – offering the following**

- Branding & Design
- Marketing support
- Retention
- Promotions
- Websites and Social Media
- Public Relations
- Training Academy
- Alliance Impact
- Reach Email /SMS Marketing
- Alliance Digital

#### **CASE STUDIES**

- Flintshire County Council – 4year framework contract as development Partner
- Forest of Dean District Council – three developments
- Pendle Leisure – 5yr partnership providing sales, marketing and retention support following development of facilities
- Folkestone – Memberships went from 600 – 2,100 after opening
- Slough – £1.7m delivered on budget a week in advance of deadline

- Your Leisure Hartsdown – £1.6m at Leisure Centre in partnership with TLF
- **Your Leisure Ramsgate** – new 25m swimming pool, group cycling studio, toning suite, refurbished fitness suite, 8 court sports hall and luxury day spa
- Llantrisant Leisure Centre - £2.8m development
- Howe Bridge LC – new health and fitness suite
- Cwmbran Stadium – 5year business plan with trust and set out key aims
- Summit Indoor Adventure (Selby) - £5.3m investment
- Salt Ayre Leisure Centre - £5m with Lancaster City Council
- Dudley - £300k development, and 5year partnership providing sales, marketing and retention support
- Wentworth Bowl - £600k development 8 lane bowling area and creation of new bar/café
- Tone Leisure - 3 x fitness development
- Denbighshire £1.4m revamp managed by Alliance Leisure
- Roefield –4year income share partnership

Alliance Leisure deals purely with the Public Sector on projects that will be socially and commercially viable.

Sport England funding has changed from the more traditional sports to activities that will get people active, so they will potentially fund activities such as climbing walls

If you put in a unique activity such as a gravity tower – then you can increase drive time of up to one hour to the activity. Therefore, you can draw people from a wider area

### **Local Demographics**

Commissioned a look at the demographics of the area

- Catchment area of approx. 300,000 people
- Considerable local competition – therefore need to be unique to draw people

Areas of commercial development in King George’s Playing Field

- Tag Active
- Pavillion
- Joint Rugby Club project

Outdoor concept ideas – might want a mixture of chargeable and free of charge. Affordability - what are costs to the public

- Gravity tower
- BMX pump track
- Tree Top crazy rides
- Mazes
- Outdoor fitness
- Parkour Free running
- Container caving
- Outdoor themed play

- Outdoor bounce – trampoline centre
- Splash pad play
- Wet slides and play
- Adventure hub – mixture of climbing, slides

#### Visitor attractions examples

- Zorbing
- Segways

#### Soil relocation

- Can provide cheaper way of funding improvements to topography

A Leisure Development partner will enable a local authority to have support from the concept to cost certainty. They can provide business case and/or social aspiration.

They can assess whether projects will be feasible and can also enable supply chain leverage. They are able to speed up the whole process of development and procurement. They can provide operational support and transfer of risk. They have a track record of delivery and there is no commitment until point of contract.

## **PULSE**

Short video of the areas of work that they undertake and solutions that they provide

### What does a Leisure Development partner do?

- Analysis of existing provision
- Local market potential
- Feasibility
- Consultation
- Leisure Solution proposal
- Financial support – Business Plan
- Operational support
- Shared risk and shared reward
- In house design and build

Leisure Development Partnership is a range of professional services delivered in one contract and can provide support at the pre-development stage, development stage and post development stage.

### Pre-development phase include

- Pulse team
- Analysis of existing leisure provision
- Local market potential
- Consultation
- Leisure Solution proposal
- Financial feasibility
- Business Plan
- Fixed price budget

### Development Phase

- Delivery of fixed price building contract
- Delivery of funding and investment management
- Internal fit out including equipment solution
- Handover ready to trade

### Post development

- Operational support
- Sales management
- Branding and marketing solution
- Building and equipment maintenance contract
- Staff recruitment and development
- Facility fit for purpose 20years – facility refresh programme

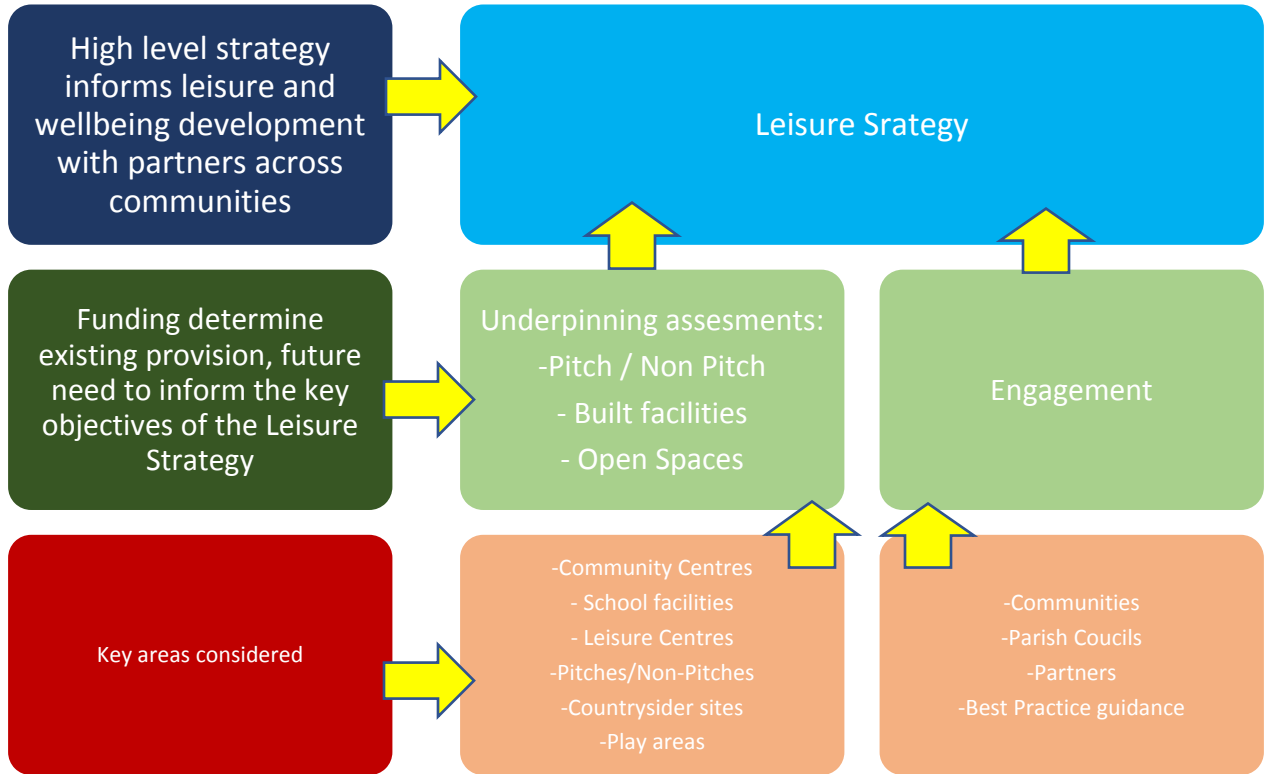


**Strategic Leisure Development partner benefits**

- Turnkey sustainable leisure solution
- Proven track record with experience and expertise
- Shared risk, shared rewards via a range of professional services

Provided examples of completed projects with costs, contract length and build times which ranged from £8m - £800k and 12 months to 10 weeks

There was a short presentation from a client’s perspective of how a Leisure Development Partner can help with the development of a Council’s Leisure Strategy



**How it will fit together?**



### Why Does the Council Need a Leisure Strategy?

- Inform future Development and leisure and recreation for the area
- It will be a guide to inform the Council's preferred leisure operator and development partner
- Provide communities with a source of evidence based research, enabling them to unlock funding for community projects
- Assist communities developing neighbourhood / parish plans
- Provide overview of current and future leisure needs to inform planners, other services and partner organisations

### Who can use the Leisure Strategy?

The leisure Strategy can be used by a number of stakeholders including:

- Internal departments – Planning, Leisure, parks and countryside
- Parish Council's (evidence base for neighbourhood plans)
- Community groups/clubs (Evidence base for funding applications)
- County groups – Active Essex, Health and Wellbeing Board

### Leisure Development – Procurement outcomes usually include:

- Increased participation
- New activities
- Improved access to services
- Reduced annual management fee / return on investment
- Reduced capital liability
- Increased income and operational performance
- Implement energy efficiency

### Leisure Development Procurement Process

- Comprehensive procurement and project management process
- Governance provided by Member/officer leisure Board
- Soft market engagement to influence and determine model
- Procurement route chosen
- Bidders required to submit development proposals for a case study site
- Assessment identifies the preferred bidder

### What can a Leisure Development partner provide?

- Align services to strategy or provide support/strategy completion and implementation
- Review current performance against best practice
- Create tailor made solution
- Design and build
- Provide ongoing strategic support and advice from post-handover up to 30 years
- Provision of equipment
- Maintenance of equipment
- Ongoing refurbishment

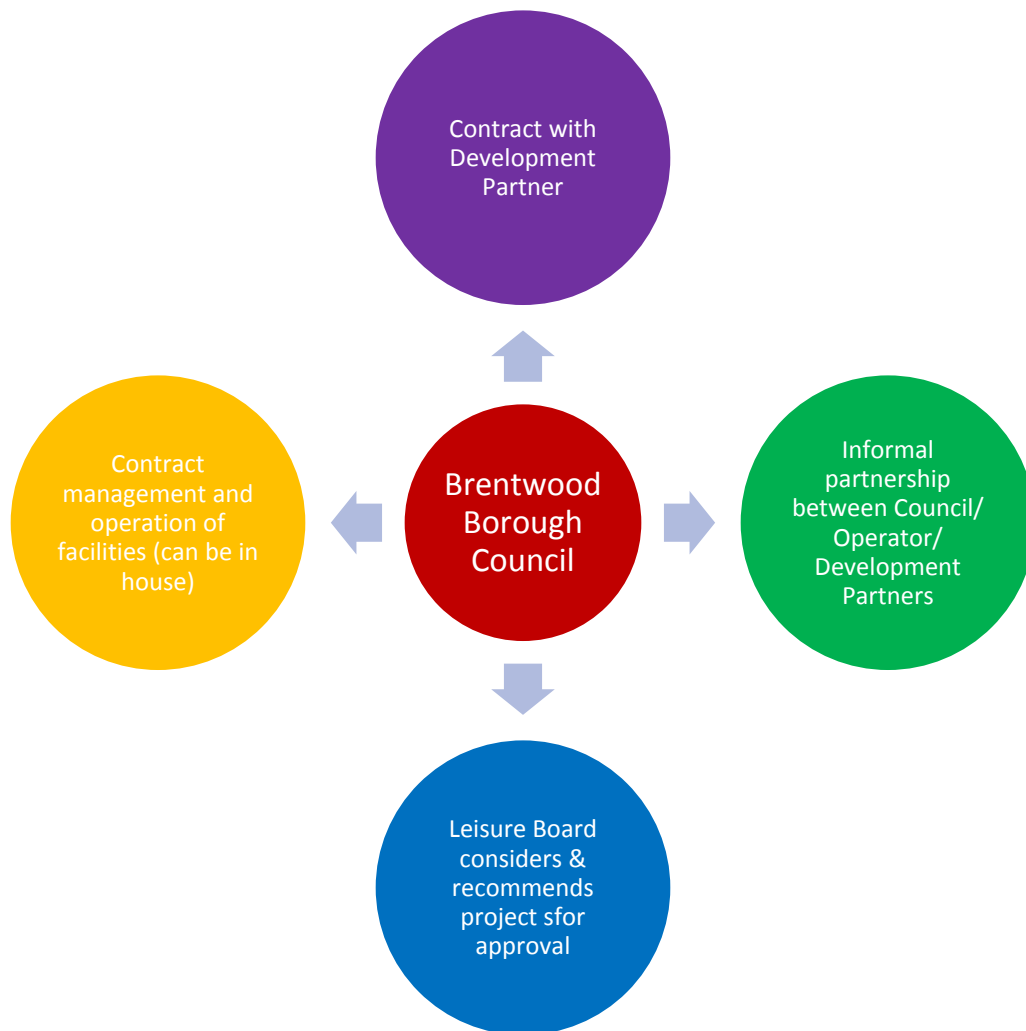
- Project management support
- Finance
- Marketing and sales

Which will lead to:

- Agreed programme of refurbishment and/or replacement of facilities
- A business plan to invest to save
- Reduction of capital liability
- A reduction in net subsidy to services
- Greater resilience of the service
- Can lead to payment to the Council from the operator

How does it work? - Leisure Development partner in liaison with Leisure Project Board consults with all stakeholders on future facility design requirements in line with strategic needs, reviews current service performance and prepare business plan for approval on invest to save principles.

How does it all fit together?



New concepts include Soccer Hubs that are operated by Pulse which combine soccer facilities with a gym, kids zone and café.

Options and examples for facilities included phased refurbishment

Parallel procurement process can save time if run in tandem with the development of the Council's Leisure Strategy.

Example of Waveney District Council the development of the Leisure Strategy was split into two project teams one looking at the strategy development and one looking at the procurement process.

Their toolkit does not rule out other bidders.

# Lesiure Strategy Project timeline



## PROJECT DETAILS

DATE	MILESTONE	POSITION
21-Nov	CPSC - LSWG report	25
29-Nov	PPR - Halls report	10
4-Dec	CHH - Leisure Strategy report; Courages Playing Fields report; Warley	-10
9-Jan	4Global report - Pitch/non pitch assessment Stage B meeting	-15
8-Jan	Leisure Strategy workshop (TBC)	15
15-Jan	Leisure Strategy workshop (TBC)	
16-Jan	Leisure Strategy workshop (TBC)	
17-Jan	Leisure Strategy workshop (TBC)	
19-Jan	Leisure Strategy workshop (TBC)	
1-Feb	1st draft Leisure Strategy	15
5-Mar	CHH - Draft Leisure Strategy	-15

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**4<sup>th</sup> December 2017**

## **Community and Housing Committee**

### **Warley Playing Fields Play Area Refurbishment**

**Report of:** *Stuart Anderson – Deputy operations Manager*

**Wards Affected:** *Warley*

**This report is:** *Public*

#### **1. Executive Summary**

- 1.1 As part of the emerging Leisure Strategy a phased approach has been agreed for any work streams identified as part of it.
- 1.2 One of these streams is to investigate opportunities at King George's Playing Fields and Warley Playing Fields.
- 1.3 The Council currently operates 29 play areas around the Borough as part of its outdoor leisure provision, one of which is at Warley Playing Fields.
- 1.4 As part of the work around Warley Playing Fields it has been identified that the play area is in need of refurbishment following the removal of a number of items of equipment.
- 1.5 In addition to this it has been identified that there is an opportunity to establish the authorities first outdoor gym in the Borough as part of the ongoing improvements to Warley Playing Fields.

#### **2. Recommendation(s)**

- 2.1 Members to approve the capital investment [as outlined in the report] and authorise Officers to initiation a refurbishment of the existing play area at Warley Playing Fields.
- 2.2 That Members delegate authority to the Chair of Community, Health and Housing together with the Officers and Members of the Leisure Strategy Working Group and the Health and Wellbeing Board to determine the final design of an outdoor gym at Warley Playing Fields.

2.3 That once a final design is established that Officers proceed with procuring the design and installation of the outdoor gym facility at Warley Playing Fields.

### **3. Introduction and Background**

- 3.1 As Members will be aware the Council is currently undertaking a review of its leisure provision in the Borough as part of the work being carried out around the emerging Leisure Strategy.
- 3.2 It has previously been agreed by Members that a phased approach be adopted to the work streams coming from the emerging Leisure Strategy. It had been agreed that the first phase of work centre around King George's Playing Fields and Warley Playing Fields and of the improvements or potential of each site.
- 3.3 The play area at Warley Playing Fields had already been identified by Officers and Ward Members as being in need of investment and refurbishment as the previous refurbishment had taken place in 2005.
- 3.4 Naturally time and usage has taken its toll on a number of these items and earlier this year two items were removed due to being beyond economical repair and a further three items taken out of service and made safe so that they were unable to be used, again due to safety concerns.
- 3.5 This has resulted in a restricted and limited offering of play items on the site and with a concentration of housing around and additional housing developments at Mascalls Park and also Evoke [old Warley Training Centre] being constructed it has meant that there is greater demand on the facility than in previous years.
- 3.6 Taking the above into consideration, Officers have recommended that a full refurbishment of the play area at Warley Playing Fields be undertaken as part of the works being done to look at the enhancements and leisure opportunities at Warley Playing Fields.
- 3.7 The refurbishment will consist of removing all existing equipment and safety surfacing, the only exception to this is the double cable way which will be retained. New equipment and safety surfacing will then be procured and installed. In addition, and to complement the new equipment, new metal railings will be installed around the play site and new tarmac footpaths, bins and seating will also be provided.



3.8 Initial steps have already been taken to cost out a potential scheme, design ideas have also been discussed with representatives from SNAP to ensure that any scheme initiated is open and accessible to all families including those with children that may have restricted mobility.

#### **4. Issue, Options and Analysis of Options**

4.1 As already stated and as outlined above the play area at Warley Playing Fields has been identified as in need of refurbishing.

4.2 Funding from the scheme has already been identified through S106 contributions from the Evoke development [old Warley Training Centre] and a collective of other smaller S106 contributions, therefore funding for the scheme has already been secured.

4.3 The overall scheme is expected to cost circa £232,000 which can be broken down as follows:

- Supply, delivery and installation of equipment £122,000
- Supply and installation of safety surfacing £70,000
- Supply and installation of railings and gates £24,000
- Installation of footpaths £16,000

4.4 Whilst this is a significant sum of monies it is important to highlight that the play area is one of the larger sites in the Borough and serves a high portion of residential properties and in particular flatted properties that may not have access to private play space.

4.5 The refurbishment will consist of removing all existing equipment and safety surfacing, the only exception to this is the double cable way which will be retained. New equipment and safety surfacing will then be procured and installed. In addition, and to complement the new equipment, new metal railings will be installed around the play site and new tarmac footpaths, bins and seating will also be provided.

4.6 To ensure that the play area is a safe and secure place for families to attend and parents to be at ease whilst their children play additional steps will also be taken on the entrance to the play area nearest The Drive. Measures will be introduced to create a holding area gated at each end so that children are unable to quickly exit the play area and

gain access to the busy road adjacent. This method has been adopted with success at Hutton Recreation Ground play area. The entrance leading directly onto The Drive will also be removed in its entirety to ensure the safety of users of the site.

4.7 As an addition and an emerging longer term project and to ensure the site offers something for all age ranges and groups of the community it has also been suggested that an outdoor gym be installed on site.

4.8 An area of land adjacent to the play area has been identified as a potential location for the gym, this will ensure that all the facilities are close to each other and visible from each area along with being served by surfaced footpaths

4.9 Although there are a number of outdoor gyms in the Borough these have been provided by Parish Councils and so this would be the first central site provided by the Borough. A number of locations have been considered for this facility including the High Street at the rear of the Bay Tree Centre but this has been discarded for the following reasons:

- Unlikely that office workers will attend site during the day when there are no facilities to change or shower in.
- Relatively small site that is already well utilised during the summer months.
- Due to the number of people using the green during the summer gym users may well be deterred from using the equipment i.e. being watched.
- Night time use, the area is lit which would benefit evening users but then there is the issue of unwanted attention during the evenings, especially on a Friday and Saturday night.
- Those that work or live around the town centre are likely to be young professionals due to the number of flats accommodation and who are, in all likelihood already members of a private gym and would prefer this option as oppose to exercising outside in public.

4.10 Officers have suggested that Warley Playing Fields be considered as a first possible location for the following reason:

- High level of housing around the site.
- High levels of flats accommodation around the site with limited access to private outdoor space.

- High levels of social Housing and therefore potential financial deprivation or reduced disposable income to allow for membership of a private facility.
- 4.11 It is intended that a budget of £20,000 - £25,000 be reserved for the provision of the gym equipment, installation and provision of safety surfacing. The budget for this has already been identified and will be provided with 50% coming from S106 contributions and 50% from the Health and Wellbeing budget.
- 4.12 If successful it is hoped that, with agreement of Members and the relevant boards/working parties the scheme of outdoor gyms can be expanded to other parts of the Borough utilising similar monetary sources or external grants.
- 4.13 In addition to providing an additional facility for the local community an outdoor gym would also support the Councils Health and Wellbeing Strategy 2017 - 2022 [to be adopted] in that one key priority is:
- **Tackling Obesity and Improve Physical Health** – Obesity continues to pose a serious threat to health and wellbeing and is seen as an increasing burden on public services. Regular, physical activity is associated with increased life expectancy and reduced risk of coronary heart disease, stroke, diabetes, hypertension, obesity, and osteoporosis. As part of its commitment to improve health and wellbeing and to assist local residents in becoming more healthy and active, local partners will focus their efforts on a work programme that will promote more physical and recreational activities amongst local residents. We will make best use of local community assets and help to develop other low-cost/no-cost opportunities working collectively.

Providing this outdoor gym equipment will address this health priority together with addressing the identified action of:

- To work with partners to establish opportunities for residents to become more physically active”

## 5. Reasons for Recommendation

- 5.1 To allow for the refurbishment of a degraded and aged play facility at Warley Playing Fields

- 5.2 To ensure a safe and engaging facility is provided for the expanding local community
- 5.3 To ensure that facilities are provided for all elements of the community and not just those in a targeted age group with the provision of an outdoor gym.

## **6. References to Corporate Plan**

- 6.1 To ensure the provision of efficient and effective services to our residents and businesses.
- 6.2 Providing increased customer satisfaction in the quality of Council services.
- 6.3 To Increase access to the Borough's leisure opportunities.
- 6.4 Making Brentwood a Borough where people feel safe, healthy and supported.

## **7. Implications**

### **Financial implications**

**Name & Title: Jacqueline Van Mellaerts, Principal Accountant**

**Tel & Email: 01277 312 82/**

**[jacqueline.vanmellaerts@brentwood.gov.uk](mailto:jacqueline.vanmellaerts@brentwood.gov.uk)**

- 7.1 The funding for the Proposed projects has been identified through various Capital Section 106 Income (£245k) which is currently accounted for on the Council's Balance Sheet and through the Revenue Health and Wellbeing Grant (£12.5k) which is 50% of a Revenue Grant to be received by Essex County for 2017/18 and will have to be contributed to the Capital Programme, to fund the Capital Expenditure.
- 7.2 Although the funding has already been secured, so the project is of no additional cost, it should be noted, that should the Project overspend, as in most capital projects, the burden will fall on the Council's Capital receipts. However the project will be monitored as part of the Council's Capital Programme and should any underspends/overspends occur, these will be reported.

### **Legal Implications**

**Name & Title: Daniel Toohey, Legal Services Manager**

**Tel & Email: 01277 312860/daniel.toohey@brentwood.gov.uk**

- 7.3 The Council will need to ensure that refurbishment contractors (if required) are procured in compliance with the Council's Constitution and relevant procurement regulations. Legal Services are available to advise and assist going forward.

**Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

### **Health & Safety implications**

**Name & Title: David Wellings, Health & Safety Officer**

**Tel & email: 01277 312518/david.wellings@brentwood.gov.uk .**

- 7.4 The Health and Safety implications include the Council's arrangements to enable legal compliance with statutory responsibilities for using the Council's public open spaces. Reduce the Council's risk exposure from aging play equipment.

## **8. Appendixes**

None

### **Report Author Contact Details:**

**Name:** Stuart Anderson

**Telephone:** 01277 312500

**E-mail:** stuart.anderson@brentwood.gov.uk

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**4 December 2017**

## **Community Health and Housing Committee**

### **Courage's Playing Fields**

**Report of:** *Kim Anderson, Partnership, Leisure and Funding Manager*

**Wards Affected:** *All Brentwood Borough Wards*

**This report is:** *Public report*

#### **1. Executive Summary**

- 1.1.** The report considers a possible option in the development of an alternative cricket pitch site in Courage's Playing Fields. It recommends the further scoping of using soil relocation as a means of facilitating the development of an alternative viable cricket pitch within the whole site.

#### **2. Recommendations**

- 2.1 That officers scope the viability of using soil relocation to provide a second alternative cricket pitch location in Courage's Playing Fields.**

#### **3. Introduction and Background**

- 3.1.** At the 18 September Community Health and Housing Committee (Min. Ref. 101). Members agreed unanimously that the recommendations contained in the Health and Safety report be implemented without delay and prior to the 2018 cricket season; and that a consultation exercise be undertaken with the adjacent affected residents on the proposal that the club transfer its use of the adjacent cricket ground in response to the Health and Safety report to the land 'part 776' enabling Shenfield Cricket Club to have greater use of the field for its new initiative.
- 3.2.** Due to the topography of the landscape it is proposed that a feasibility study is undertaken to ascertain whether soil relocation could be a viable option to assist in the transfer to an alternative site within Courage's Playing Fields.
- 3.3.** An initial survey has been undertaken on the site which is set out in the Powerpoint presentation before Members tonight.

**3.4.** Further assessment work is required to fully understand whether this option is viable and identify any impact that it will have. Once this work is completed the project would be subject to planning consent.

#### **4. Issues, Options and Analysis of Options**

**4.1.** Within the report to the Community Health and Housing Committee on 18 September 2017 (Min. Ref 101), there was a recommendation that options for an alternative site be explored for the 2<sup>nd</sup> cricket pitch away from the play area.

**4.2.** An initial Feasibility Study has been undertaken on the site with a soil relocation company, to ascertain whether this would be a viable option. This method has been used by both Havering and Barking and Dagenham Councils to improve leisure facilities.

**4.3.** The results of this study is set out in the Powerpoint presentation before Members tonight.

**4.4.** It is estimated that 20,000m<sup>3</sup> of soil would need to be relocated to re-grade the site to form a level and viable cricket pitch. This would involve a number of vehicle movements and short-term disruption over an estimated 3-month period. Therefore, if Members wish to proceed with this option then it is recommended that further assessments are undertaken to determine the impact and identify what mitigations should be put in place. These would include Highways, Archeological, Hydrology, Noise and close liaison with the Environment Agency on the source and grade of soil that will be relocated. The works required would be, removal of top soil and store for re-use, Import and re-grade site to new level, replace top soil and seed site.

**4.5.** It is estimated that if approved it will mean that cricket will be able to be played on the alternative site in two years.

**4.6.** These other assessments should Members wish to proceed, will also help to inform any separate planning process.

**4.7.** Officers will also explore whether external funding could be used to assist in the funding for the project.

**4.8.** One of the key elements in the development of the Council's Leisure Strategy is to look at ways of improving existing facilities to provide a sustainable leisure facility with minimal cost to the Council for both current and future Brentwood residents.



## **5. Reasons for Recommendation**

- 5.1** Comments received from Sport England as part of the Local Development Plan consultation, stated that a Leisure Strategy is required that assesses Council owned sports and leisure facilities in order that the Council can continue to work with partners to ensure that appropriate provision is made for the residents of Brentwood. The strategy should not only consider how the Council can provide services, but also how other partners can. The strategy should also use current sports facility evidence to identify strategic priorities to then inform what will be included in the Council's Infrastructure Delivery Plan. Following this feasibility work, the Council will then be able to determine which projects will be funded by the Community Infrastructure Levy (CIL) and those funded by planning obligations.
- 5.2** The Council's Asset Management Strategy 2014/15 also sets out the need to obtain maximise income where possible from its asset portfolio.

## **6. References to Council Priorities**

The Leisure Strategy sits under two main strands of the Vision for Brentwood 2016-19: Environment and Housing Management to develop a Leisure Strategy to provide strong and sustainable leisure facilities for residents and businesses; and Community and Health - to work with community and voluntary organisations to develop the priorities for community development. There are also strong links for the priorities of the Council's Health and Wellbeing Strategy 2014-2017, the Local Development Plan, Active Brentwood/Essex and the Council's Asset Management Strategy 2014/15.

## **7. Implications**

### **Financial Implications**

**Name & Title: Jacqueline Van Mellaerts**

**Tel & Email: 01277 312829 jacquelinevanmellaerts @brentwood.gov.uk**

- 7.1** One of the key drivers for the Leisure Strategy is to reduce the Council's current revenue and capital costs on its leisure facilities and ensure that they are affordable, sustainable and fit for purpose for the future requirements.
- 7.2** Any procurement of services will need to go through the Council's normal procurement processes and procedures.
- 7.3** There will be associated costs for the impact assessments to be undertaken. Where possible these will be met from existing budgets within the Medium Term Financial Plan.

**Legal Implications**

**Name & Title:** Daniel Toohey, Head of Legal Services and Monitoring Officer

**Tel & Email:** 01277 312860/daniel.toohey@brentwood.gov.uk

- 7.4 The works are necessary to establish the viability of the development which ultimately will constitute a material consideration in any decision in any Planning Decision in the matter.
- 7.5 In respect of the procurement of contracts if required, the Council must comply with approval and selection procedures as set out in its Constitution and where relevant, procurement regulations including the Public Contracts Regulations 2015. Legal Services are available to advise and assist as the project proceeds.

**8. Background documents:**

Local Development Plan  
National Planning Policy framework  
Fields in Trust - Guidance for Outdoor sport Play: Beyond the Six Acre Standard  
PLC report  
4Global report  
Sport England  
Leisure Strategy summary report

**9. Appendices to this report.**

None

**Report Author Contact Details:**

**Name:** Kim Anderson

**Telephone:** 01277 312634

**E-mail:** kim.anderson@brentwood.gov.uk