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## Report of the Director of City Development

### Scrutiny Board Culture and Leisure

Date: 10<sup>th</sup> March 2008

### Subject: NEW LEAF LEISURE CENTRES PFI PROJECT

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#### Electoral Wards Affected:

Armley,  
Morley North, Morley South

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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## Executive Summary

1. This report is in response to a request by Scrutiny Board Culture and Leisure for a progress report regarding the New Leaf Leisure Centres PFI Project.
2. The Outline Business Case for the project received Executive Board approval February 2007 and then was endorsed by the Department for Culture Media and Sport in June 2007.
3. The project entered its procurement stages in June 2007 and as part of this process planning applications for the centres at Armley and Morley are to be submitted to the Planning Authority in March 2008.
4. Throughout the last year and a half consultation has been undertaken regularly with users, local residents, ward members, staff, the Primary Care Trust (PCT), Education Leeds and Sport England. Consultation meetings with stakeholder groups in both Morley and Armley are currently being held every 6 weeks at the leisure centres. All of the decisions taken to date relating to the design, location and facilities have been in consultation with the local stakeholder groups.
5. It is proposed that the project will reach contract close in early August 2008 with works starting on site in August 2008. The buildings would become operational in Spring 2010.

### 1.0 Purpose Of This Report

- 1.1 The purpose of this report is to provide a progress report to Scrutiny regarding the New Leaf Leisure Centres PFI Project including the consultation undertaken to date under the Communications Strategy previously reported to Scrutiny in November 2006.

## **2.0 Background Information**

- 2.1 On 18<sup>th</sup> May 2005 Executive Board approved the submission of an Expression of Interest (Eoi) to reprovide 6 new leisure centres for £60.1 million. In August 2005 the DCMS approved the allocation of £30 million Credits for the construction of up to 3 new leisure centres across Leeds.
- 2.2 Following a detailed options appraisal, three leisure centres were identified to take forward in the Outline Business Case, namely Morley, Armley and a new centre in East Leeds.
- 2.3 In June 2006, further to public consultation which identified concerns in relation to the proposals for East Leeds, and further to the affordability gap being identified as too great to bridge the DCMS granted the Council an extension of time to carry out a further detailed options appraisal.
- 2.4 As members will be aware, in November 2006 the Minister for Sport confirmed that he endorsed the creation of 2 new leisure centres in Leeds and confirmed that the two centres to be replaced would be at Armley and Morley.
- 2.5 In February 2007, Executive Board approved the submission of the Outline Business Case for Morley and Armley to the Department for Culture Media and Sport (DCMS) and also approved the proposal to seek additional PFI funding should it become available for the replacement of Holt Park leisure centre. It also recommended that officers explore the potential that the leisure centres in East Leeds could be improved / replaced under the EASEL Regeneration proposals.
- 2.6 In June 2007 DCMS endorsed the Outline Business Case for New Leaf and the project entered into the procurement phase. The project is being procured under the Local Education Partnership (LEP) procured under the Building Schools for the Future Phase 1 programme. Over the last 8 months the LEP and its supply chain has been developing concept designs for the centres.
- 2.7 Throughout the design development process consultation has been undertaken regularly with Stakeholders. Under the consultation strategy previously shared with Scrutiny Board in November 2006, 3 Stakeholder Groups have been established;
  - one at each centre consisting of current centre users, sports and community groups, ward members, local residents, Education Leeds, Special Needs Groups and also
  - a specialist Stakeholder Group consisting of the PCT, Social Care Services and Sport which focuses on the accessibility of the centres for all as well as the specialist requirements for the hydrotherapy pool.
- 2.8 The Stakeholder Groups meet every 6 weeks unless the group asks for the next meeting to be delayed in order for additional information to be provided for them. The groups have been involved in determining where the centres should be located, how current centre users will be accommodated during the construction of the new centres, the mix of facilities and the concept design and layout.
- 2.9 Consultation also includes a New Leaf website where all of the Minutes from the Stakeholder Groups are posted together with the latest issues and designs, there are also noticeboards in both leisure centres with this information and feedback forms for the public to complete. In addition, there are mobile display boards for the project which are circulated around the public buildings in each area encouraging feedback from as wide an audience as possible.

- 2.10 Off site highway enabling works at both sites and a Multi Use Games Area (MUGA) at Armley will be provided by the Council and Executive Board approval to a Design and Cost report for this will be sought in May 2008.

### **3.0 Main Issues**

- 3.1 The Council has a tight programme for the delivery of the new leisure centres and the consultation and communication strategy will continue to be implemented until the new buildings are open and operating successfully.
- 3.2 Executive Board approval to submit the Final Business Case to the DCMS will be sought in June 2008. Prior to this a number of site investigations will be undertaken at each site.
- 3.3 On the basis that the Council decides to implement a Sports Trust a review of contract documentation for the PFI leisure centres is currently being undertaken. This will ensure that the Sport Trust will be able to operate the sport programmes in the leisure centres whilst the PFI Contractor ensures that the buildings are clean, secure and well maintained.
- 3.4 Copies of the current concept plans are attached for information at Appendix 1.

### **4.0 Implications For Council Policy And Governance**

- 4.1 The New Leaf Leisure Centres PFI Project aims to deliver high quality community sports hubs to contribute towards the improvement of the city's leisure centre portfolio and to encourage new users who may not previously have been able to access a leisure centre to use the facilities. Meeting the Council's aspirations in terms of community inclusion, accessibility and healthy living.

### **5.0 Legal And Resource Implications**

- 5.1 Resources are identified from within the City Development budget to deliver the project including procurement of the PFI Consortia. Discussions are currently being held with the LEP regarding the ongoing build and unitary charge over the next 25 years.

### **6.0 Conclusions**

- 6.1 The New Leaf Leisure Centre project is working to a tight programme with the support of its stakeholders. Consultation will continue throughout the procurement and construction phases into the operational phase.

### **7.0 Recommendations**

- 7.1 That Scrutiny Board Leisure notes the contents of the report the timescales for delivery of the project and the consultation undertaken to date and proposed for the future.