

Title of meeting: Culture, Leisure and Economic Development Meeting

Subject: Update on Bransbury Park Leisure Centre

Date of meeting: 06 October 2023

Report by: Director of Culture, Leisure and Regulatory Services

Wards affected: Milton, Eastney and Craneswater

1. Requested by

1.1. Cabinet Member for Culture Leisure and Economic Development

2. Purpose

2.1. To provide the Cabinet Member with a high-level summary of the Bransbury Park leisure centre project.

3. Information Requested

3.1. Project status

3.1.1 This is a mid-stage report (mid RIBA stage 3) and so will focus on updates on the key project work streams since the start of the stage. Projected capital costs are not available at this point (next cost plan is due 09 October), and the previous cost plan produced at the end of RIBA stage 2 in May 2023 is no longer applicable.

3.1.2 The project is fully resourced and is actively progressing. The next milestones are:

- Stage 3 cost plan: 09 October 2023
- Planning application: 31 October 2023
- Issue of 'Employer's Requirements' 30 November 2023
- Start stage 4: mid-December 2023

3.2. Inclusion of clinical accommodation

3.2.1 During June and July 2023 reports were brought to the following bodies recommending inclusion of a GP practice within the facility:

- Portsmouth Property and Estates Forum (a sub-committee of Health and Care Portsmouth Joint Commissioning Board)
- Portsmouth Primary Care Operational Group
- Hampshire and Isle of Wight Integrated Care Board

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- District Valuer Services (the specialist property arm of the Valuation Office Agency, an executive agency sponsored by HM Revenue and Customs)
- Primary Care Committee (a sub-committee of the Governing Board of Hampshire and Isle of Wight Integrated Care Board)

3.3. On 19 July the Primary Care Committee gave final approval for the GP practice to be included. Officers will proceed with the negotiation of agreement to lease with the Lighthouse Group

3.4. Design freeze

3.4.1 The architectural design was frozen on 31 August, allowing specialist design to take place for mechanical, electrical, plumbing, and pool filtration systems. The confirmed facility mix is:

Leisure centre	GP surgery	Outdoor facilities
25m 4-lane main pool	Consultation rooms x5	'Astro-turf' football court
8.5m x 10m learner pool	Treatment rooms x3	MUGA
Wet changing village	PCN Joint working office	Play area
2-court sports hall	Waiting room	Extended car park
70-station gym	Admin office	
Group exercise studio		
Spin studio		
Dry changing rooms		
Reception and office		
Seating for pool viewing		
Publicly accessible WCs		

3.5. Appointment of specialist design team

3.5.1 The project board instructed the direct appointment of a specialist design team to conclude RIBA stage 2 and complete RIBA stage 3 ahead of the planned appointment of a principal contractor for stages 4 and beyond.

3.5.2 The following specialist designers have contributed to stage 3 design:

Consultant	Function
GT3 Architects Ltd	Architects
Hexa Consulting Ltd	Structural and civil engineers
Chord Consult Ltd	Mechanical and electrical engineers
Hydrock Consultants Ltd	Fire safety consultants
FT Leisure Ltd	Pool design and filtration engineers
Influence Landscape Planning and Design Ltd	Landscape designers
DPP One Ltd	Planning consultants
SK Transport Planning Ltd	Traffic and parking consultants
Miller Goodall Ltd	Air quality assessors
Ecosupport Ltd	Biodiversity net gain assessors
Focus Consultants 2010 LLP	BREEAM assessors
Omnia Environmental Consulting Ltd	Ground investigation contractors
ACS Consulting	Arboriculture consultants
24 Acoustics Ltd	Noise impact assessors

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Phillips Ecology Ltd	Bat surveyors
Amber Utilities	Underground utilities surveyors
CGL Ltd	Sewer and ground water engineers

3.5.3 The following client-side consultants have been appointed through to project completion:

Consultant	Function
Mace Cost Consulting Ltd	Project managers and quantity surveyors
CJ Consilium Ltd	Principal designer

From stage 4 onwards, when the principal contractor assumes responsibility for design (and ultimately construction) the following contractors will be retained for client-side technical advice:

Consultant	Function
GT3 Architects Ltd	Architects
Chord Consult Ltd	Mechanical and electrical engineers

3.6. Appointment of principal contractor

3.6.1 Following a procurement project via the Southern Construction Framework (5th iteration) Willmott Dixon Construction Ltd has been appointed as principal contractor.

3.6.2 Willmott Dixon will join the design team for 'early contractor involvement' for the remainder of RIBA stage 3 to enable value engineering input from their experience in leisure construction and through their established supply chain. They will take over full design responsibility from RIBA stage 4 onwards under a JCT PCSA (pre-construction services agreement) contract.

3.6.3 Willmott Dixon is a tier-1 national contractor with a strong history of building leisure centres (including ones co-located with NHS accommodation). Across the UK they have successfully delivered 55 leisure centres in the last 5 years. Local examples are Winchester Sport and Leisure Park (2021, £37m), Littlehampton Wave Leisure Centre (2019, £17m), Hart Leisure Centre (2017, £24m), and Spelthorne Leisure Centre (under construction, completion due 2024, £43m)

3.6.4 A strong element of Willmott Dixon's bid was their local presence in Hampshire. Most of the management and delivery teams are based within 40km of Portsmouth. Their local supply chain is well established and contains a over 350 supply chain partners (SCPs) within a 60 km radius of Portsmouth.

3.7. Engagement with National Governing Bodies

3.7.1 **The Football Foundation**: invested in Bransbury Park facilities in 2007 - creating the floodlit ball courts. PCC has a 21-year obligation to maintain them - which we have done. For the construction of a new leisure centre to go ahead we need agreement of the Football Foundation. They have indicated that they would be likely to support the project, dependent on the agreement of the other national governing bodies involved (England Netball and the Lawn Tennis Association).

3.7.2 **Lawn Tennis Association**: The 4 tennis courts are surplus to requirements and are not used. This is because significant investment in recent years has seen

improvements to tennis courts at Milton Park, Canoe Lake, Southsea Tennis Club and Portsmouth Tennis Centre. The LTA have agreed that the loss of courts would be best mitigated by improving existing courts elsewhere rather than a re-provision of the unused courts. We have agreed that this will involve re-surfacing and upgrading the court at Baffins Pond, and repainting and re-lining of the 5 courts at Milton Park. The LTA has also agreed to the changes at Portsmouth Tennis Centre to accommodate the netball courts (see below).

- 3.7.3 **England Netball**: The existing netball courts are not used, but Portsmouth Netball League do want to return to council provided courts (they currently play at the University, Crookhorn and Charter Community Sports). There have been issues with antisocial behaviour at Bransbury Park when the netball league games took place, prompting them to leave. There is not a surplus of courts in the city and so the netball courts will be re-provided. The preferred solution is to expand the current outdoor tennis courts at Portsmouth Tennis Centre to allow them to accommodate 4 netball courts for Portsmouth Netball League to use on Thursday evenings. This will have the added benefit of bringing the single netball court to the south of the Mountbatten Centre into use as a complement to the 4 new courts. England Netball has agreed to this proposal.

3.8. **Revenue modelling**

- 3.8.1 Up to date revenue modelling (undertaken by Strategic Leisure Ltd and BH Live) based on the 'frozen' facility mix indicates that the facility would generate an **operating surplus averaging £104,573 per year over the first ten years**. Please note this includes provision for energy at current rates. This demonstrates that the proposed facility will not require operational subsidy (as Eastney Swimming Pool did).
- 3.8.2 Please note that this does not include provision for buildings fabric maintenance and lifecycle replacement. While the tenant is responsible for servicing and day-to-day repairs across the council's leisure facilities PCC is responsible for major buildings maintenance tasks. On the assumption that a new facility to replace two old ones is not likely to represent a significant uplift in maintenance risk this is not considered a revenue budget pressure for the purposes of this report.

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Signed by
Stephen Baily
Director of Culture, Leisure and Regulatory Services

Appendices:

1. Ground floor plan
2. First floor plan

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Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location