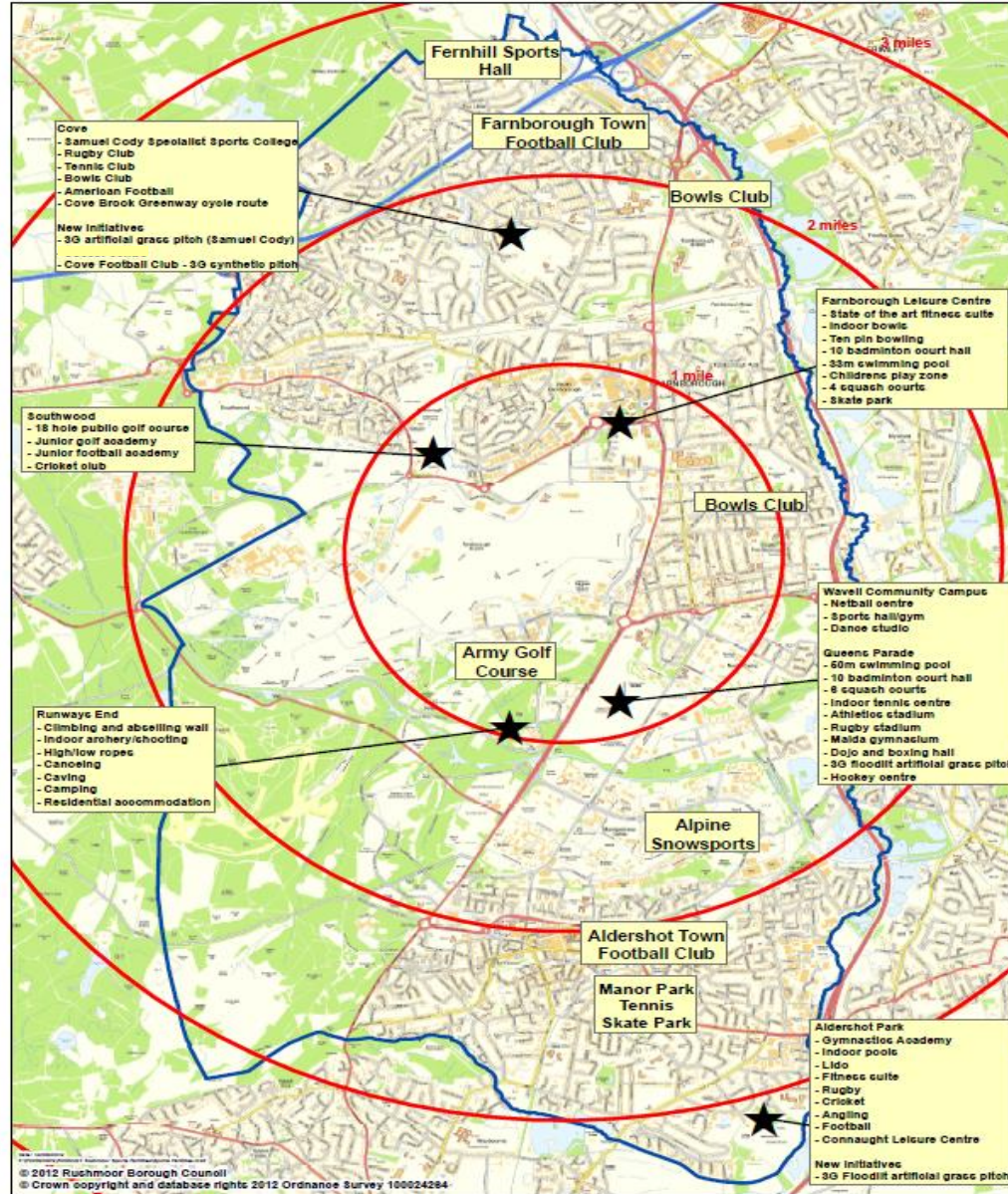


Leisure Provision

- Current Leisure Offer
- Work to date on procurement of new arrangements
- High Level Outcomes
- Current Performance & Facility Mix
- Management Options
- Procurement
- Extension
- Consultation approach
- Considerations

Wider Leisure Offer

Rushmoor Sports Facilities



Leisure Provision – Current contract

Farnborough Leisure Centre

- 10 court sports hall, 6 rink indoor bowls, 100 station gym and 20 bike spinning studio, well being rooms, 4 glass door squash courts, soft play, 10 lane ten pin, 2 dance studios, multi activity room, 33m main pool , learner pool, spectator seating and café

Aldershot Indoor Pools

- 25m pool, learner pool, spectator seating and 30 station gym

Aldershot Lido

- Irregular unheated pool, 3 flumes, 1m diving board, café, 2 floodlit 5 aside pitches in 9 acres of grounds

Work to Date

- **Aldershot Pools Complex**
 - Lido Review Working Group, Friends of Aldershot Lido and Leisure & Youth Panel – produced vision
 - Lido options appraisal – Sports Consultancy 2014
(facility options, commercial assessment, consultation)
 - Aldershot Indoor Pools and Lido – soft market testing 2017
- **Farnborough Leisure Centre**
 - B3R Architects 2017
(existing provision, feasibility studies on refurbishment, new build, collocations and location on Civic Quarter)
- **Both Venues**
 - Condition Surveys – Latest report due this month
 - Sport and Recreation Study – Continuum Sport & Leisure 2014
(Audit and assessment of need)
 - Places for People – contract performance, opportunities and extension

Leisure Management Contract

High Level Outcomes

- High level outcome from procurement :
 - Reduce Costs
 - Investment in Facilities – refurbishment or new build
 - Increased participation
 - Reduce risk to the Council
 - Well supported by wide consultation
 - A good facility mix

Leisure Management Contract Performance & Facility Mix

Farnborough Leisure Centre	Visits	Income	Floor Area sqm	Build cost @ £2,500 sqm	MRP £50k per £1m
Health & Fitness Inc. wellbeing	200,000	Above	832	£2.08m	£104k
Swimming plus changing	150,000	Above	1260	£3.15m	£157k
Ten pin bowling	55,000	Above	960	£2.4m	£120k
Sports Hall plus changing	28,000	Below	1350	£3.38m	£169k
Soft Play	23,000	Above	112	£0.28m	£14k
Dance Studio*	55,000	Above	320	£0.8m	£40k
Indoor bowling	14,000	Below	1152	£2.88m	£144k
Squash	7,000	Below	258	£0.65m	£33k
Activity room*	4,000	Below	160	£0.4m	£20k
Creche	3,000	Below	125	£0.31m	£16k
Aldershot Indoor Pools					
Health & Fitness	85,000	Above	300	£0.75m	£38k
Swimming	120,000	Above	1,300	£3.25m	£162k
Aldershot Lido					
Total (average)	25,000	Below			

Facility Mix - Industry Position

- Positive supply for water space and sports halls even if Garrison removed.
- Squash courts meet national standards although low demand
- Indoor bowls meet national standard
- **Farnborough Leisure Centre**
 - **Minimum 8 lane pool, teaching pool, spectator seating, 4 court sports hall and gym (increase from 100 to 150 stations)**
 - Provision / demand position regarding: ten pin bowling, soft play, climbing, indoor bowling, crèche, flexible community space and squash. Requires careful consideration through public consultation
 - Currently no interest from health providers or library to collocate.
- **Aldershot Indoor Pools and Lido**
 - Vision (Task and Finish/FOAL/L&Y) - Integrated facility with outdoor heated water, adventure golf, flumes, splash pad / paddling pool, playground and fitness centre (increase from 30 to 40 stations).
 - Review level of water provision.

Leisure Management Contract – Soft Market Testing

Aldershot Lido

- Lido to remain in situ due to Lido heritage and consider integration with Aldershot indoor pools
- Retain with price increase and Adventure Golf – possible saving
- Water theme park c£3m - possible saving (higher risk)

Aldershot Indoor Pools

- Retain current building with self funding improvements - possible saving (subject to condition survey)
- New build £7m - possible saving

Godalming Completed
£5m 2012



Leisure Management Contract Facility Options

Development Proposal – Front Elevation

Farnborough Leisure Centre

- Could retain current building with self funding improvements saving short term (subject to condition survey – cost increases and reduced income)
- Refurbishment

New Build

- Size and cost depends on facilities mix e.g.
 - Basic new build (just pools, hall and gym) – up to £11m
 - New build - c£18m – provides majority of activities but will need some compromise on facility mix
 - Full refurbishment c £23m – likely increased cost
- Potential £2m Sport England grant – against new build
- All new investment will need to be backed by borrowing



Leisure Centre - location

- Farnborough Leisure Centre currently in Civic Quarter
 - 600,000 footfall increases viability of town centre providing more leisure and social opportunities through linked trips
 - Excellent transport access (buses, train, Cycleways etc.)
 - Planning define as main town centre use and need to apply sequential test
 - Extensive search of Borough has not identified another viable site
 - New build - preference for clear site and continued operation
 - Enhances Civic Quarter and additional residential will increase footfall

Civic Quarter

- Identified preferred Investment Partner – will be working together on concepts/capacity and agree site specific objectives
- Developing a detailed masterplan – target planning submission July 2019
- Revised timetable identifies stakeholder engagement from October onwards
- Needs to work with Leisure procurement timetable

Leisure Management Contract Management Options

In - House

Strengths –

- Retain profit and benefit from upturn in market,
- Direct control

Weaknesses

- Not recover VAT on income or NNDR relief
- Increased costs as staff would transfer to Councils terms of employment and pension scheme
- Increase in support costs (HR, Finance, health and safety, IT)
- Increased budget risks to Council on income and expenditure particularly any downturn in the market

Leisure Operator

Strengths -

- Will attract competitive bids from experienced operators
- Some risk transfer & greater budget stability
- recover VAT on income and NNDR relief
- Increased economies of scale (procurement, marketing, health and safety)
- Group expertise providing innovation and industry best practice (health and fitness, maintenance, sports development)

Weaknesses

- Reliance on contract and specification to address performance concerns

Leisure Management Contract Procurement Options

– to be confirmed once Civic Quarter Masterplan clear

- **Design, Build, Operate & Maintain (DBOM)**
 - Contractors experience to balance facility mix, build & operating costs.
 - Single procurement, accountability, risk transfer & cost certainty
 - Attract fewer large bidders as complex procurement
- **Design, Build & separate Operate & Maintain (DB/OM)**
 - Need certainty over requirements
 - Two procurements - build and operate with additional costs
 - Separate risk transfers with potential for disputes
 - Attract more smaller bidders for OM
- **Joint Venture Partner (similar to DB/OM)**
 - Maximise land values and easier to integrate design of Farnborough Leisure Centre within Civic Quarter
 - Seek operator for Farnborough Leisure Centre and opportunities for improvements to Aldershot Pools Complex
- **Competitive procedure / dialogue**
 - Retain buildings and seek improvements from contractor.
 - Increased risk transfer to Council due to age of facilities

Contract Extension

- Farnborough Leisure Centre and Aldershot Pools Complex – renewal 1 February 2019
- Civic Quarter revised masterplan timetable requires extension to 31 March 2021 in line with financial year
- Benefits - enables consultation on facilities mix as part of wider public engagement on Civic Quarter site
- Extension with PfP until 2021 still under negotiation.

Consultation

- Policy and Projects Advisory Board indicated they could have a role in shaping consultation approach for Civic Quarter and leisure strategy
- Needs sufficient time and budget
- What other Member involvement needed throughout consultation and contract procurement process

Leisure Provision

Considerations for today

- Overall provision
 - Maintain facilities in both Farnborough and Aldershot
- Wait for Joint Venture input into Civic Quarter
- Facility mix
 - part of Civic Quarter consultation for Farnborough
 - Aldershot requires input from bidders based on vision
- Policy and Projects Advisory Board Role
- Procure based on leisure operator
- Note approach to any Design and Build finalised after Masterplan fixed