

<b>Report of:</b>	Director of Regeneration; Richard Horniman Executive Member for Communities and Culture; Mick Thompson
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<b>Submitted to:</b>	Executive Sub Committee for Property, 20 <sup>th</sup> of February 2019
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<b>Subject:</b>	East Middlesbrough – Future Community Facility
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**Summary**

<b>Proposed decision(s)</b>
That Executive notes the outcome of the community consultation exercise and approves the emerging design for the proposed community facility.

Report for:	Key decision:	Confidential:	Is the report urgent? <sup>1</sup>
Decision	Yes, effects more than two wards and is over £150k.	No	No

<b>Contribution to delivery of the 2018-22 Strategic Plan</b>		
<b>Business Imperatives</b>	<b>Physical Regeneration</b>	<b>Social Regeneration</b>
The development of a community facility will be designed to have low running costs and meet the needs of the local community. The design will also take into account the need to have facilities which can generate a self-sustaining income.	The demolition of the existing centre and the construction of a new community facility to provide greater opportunity for both local and Middlesbrough wide participation in community / sporting activities.	The new fit-for-purpose community facility will provide a modern, cost effective facility which will provide greater local community access to education, health and recreational activities.

<b>Ward(s) affected</b>
Park End and Beckfield, Berwick Hills and Pallister, Brambles and Thorntree.

**What is the purpose of this report?**

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1. To inform Executive of the outcome of the community consultation to date and to progress from consultation to the delivery of a new community facility.

### **Why does this report require a Member decision?**

2. The decision to develop the Southlands site as a community hub with football / associated sports activities impacts on more than two wards in respect of the location of the Southlands as well as freeing up other sites for housing development elsewhere in Middlesbrough. The development of the site both in terms of the capital expenditure and potential capital receipts / council tax from releasing other housing sites will be in excess of the £150,000 threshold i.e. a key decision.

### **Report Background**

3. Executive Sub Committee for Property on the 20<sup>th</sup> of April 2018 agreed to the closure of Southlands by the 15<sup>th</sup> of November 2018. This was followed by a further decision on the 26<sup>th</sup> of September 2018 to proceed with the construction of a new fit-for-purpose community facility, refurbishment of the existing artificial grass pitch on the site and the demolition of the existing Southlands buildings. It was also agreed that a further report will come back to Executive Sub Committee for Property in December 2018 setting out proposals for the remainder of the site. A further report was considered on the 19<sup>th</sup> of December 2018 where Executive Sub for Property approved the use of the remainder of the site for football / other sports provision.
4. The overall project is being managed through the Council Project Management Office (PMO) and associated project framework and governance.
5. The Council has consulted with the local community on the design of the new fit-for-purpose community facility. The consultation commenced on the 22<sup>nd</sup> of October 2018 and was concluded at the end of January 2019. Consultees comprise, local schools, community groups, community councils, local councillors and partner organisations.
6. Appendix I sets out in detail the scope of the consultation and the associated questionnaire. The second stage of the consultation has, in addition to confirming the appetite for a new community facility, provided the following preferences:
  - each of the following areas / facilities received broadly similar levels of support: sports hall / meeting space / kitchen / café / social & circulation and space changing facilities;
  - internal decoration should be a combination of primary and more muted colours;
  - external decoration would be broadly neutral with the potential for a mural letting people know more about what happens in the building;
  - key activities which reinforce the findings from the first stage consultation were: Youth provision, Sports & fitness, Social groups & meeting areas, NHS, Advice & Support Services; and,
  - that the facility should be open across the week and weekend enabling everyone to get access.

7. Detailed scheme design for the fit for purpose community facility have been produced as a result of the consultation exercise (see Appendix II & III) and the revised cost estimate for the scheme is for capital investment of £1.513 million. The scheme design will be further developed into working drawings with a view to going out to tender on the scheme by May 2019.  
It is anticipated that the project will take approximately 6 months to complete with a start on site in August 2019 and with completion of the building by end of Feb 2020, (see Appendix IV).
8. Additional office/community rooms have been provided as a result of consultation with community organisations who advised that these would help support a more sustainable self-managed model for the centre. The scheme will also take into account best practice in terms of accessibility as well as adhere to the principal of a dementia friendly facility.
9. The scheme has increased in cost due to accommodating the wishes of the local people expressed during the consultation and enhancing the overall design / specification, however these can be currently accommodated within the existing £2.5 million budget envelope.
10. Running alongside the tender process the Council will invite expressions of interest from community organisations who are interested in running the new facility. The likely operating model will be based on the community asset transfer scheme which provides for a 25 year lease supported by a detailed self-sustaining business model. Hopefully an operator will be appointed prior to completion of the building and will be in a position to fit out and operate the building on or shortly after handover.
11. Costings are also being obtained to remediate the demolished site to playing field standards including associated drainage.
12. It was agreed by Executive Sub for Property on the 19<sup>th</sup> of December 2018 that the remainder of the site would be utilised for football and associated sporting activities. This would allow the Council to develop higher value sites elsewhere and in connection with the new fit for purpose community facility create a community / football / other sport facility hub.

### **What decision(s) are being asked for?**

13. That Executive notes the outcome of the community consultation and approves the emerging design for the proposed fit for purpose community facility.

### **Why is this being recommended?**

14. Members on the 26<sup>th</sup> of September 2018 approved in principal the construction of a fit for purpose community facility and this was further endorsed on the 19<sup>th</sup> of December 2018 where it was approved that the site is designated a community / football / associated sporting hub.

## **Other potential decisions and why these have not been recommended**

15. Consideration could be given to a modular solution in respect of a new community facility which could be erected more quickly and may be a more cost effective solution. However at this stage we are developing the scheme on a purpose built basis and will evaluate this option further prior to tendering the project.
16. A potential second phase is being explored in respect of changing facilities to support additional football activity on the site. Funding for this second phase will be dependent on securing additional monies from other sources i.e. grants etc.
17. Toilet facilities for pitch users will be provided in the new building and current arrangements for changing facilities are considered adequate for users of the current pitches. In the event that wider pitch provision is agreed, provision has been made within the design to add further changing facilities should they be required. This maximises the space available within the building for community use.

## **Impact(s) of recommended decision(s)**

### ***Legal***

18. The recommendations do not create any specific legal issues, although the actions recommended and any subsequent steps would all need to be undertaken within the Council's legal framework.

### ***Financial***

19. As outlined in paragraph 7 the construction of the new community facility has been estimated at £1.513 million capital investment (excluding the changing facility) with the capital cost of refurbishing the existing artificial grass pitch estimated at £263,000. The cost of demolishing the existing building, agreed in decision of the Sub-committee for Property of 26<sup>th</sup> of September 2018 is £577,127 of capital investment, based on the tender and subsequent contract which is exclusive of fees and contingencies and is potentially less than previously anticipated. Funding of £2.5 million has been approved within the current capital programme to finance the project (see Appendix V). The project is currently within the overall cost envelope of £2.5 million, however should costs increase due to unforeseen issues during demolition (additional asbestos/ contaminated materials) or increased construction costs a further report will come before members.
20. The closure and demolition of the existing buildings will ensure that the annual revenue savings of £210,000 are achieved as well removing the projected £1.93 million in backlog maintenance requirement.
21. Consideration will be given within the demolition programme to ensure that the land is remediated to a standard which supports future playing field provision.
22. Any associated costs regarding future artificial grass pitch provision on the site will be funded through future capital receipts from higher value housing sites requiring alternative playing field provision or potential external funding bids.

### ***Policy Framework***

23. The proposals do not require any change to the Council's existing policy framework.

### ***Equality and Diversity***

24. A Level 1 Impact Assessment was carried out in both the 26th of November 2018 and 19<sup>th</sup> of December 2019 Executive Sub Committee Reports, identifying that the proposed recommendations for the site are likely to have a positive impact in terms of diversity and community cohesion. No groups with protected characteristics are adversely impacted by the decision.

### ***Risk***

25. The development of a fit-for-purpose community facility and the refurbishment of the existing artificial grass pitch and creation of a community hub with football / associated sports activity would positively impact on the risks associated with community cohesion, health outcomes and access to Council partners in East Middlesbrough (risk register No 01-045)

26. The proposal to develop the remainder of the site for playing field provision mitigates risks in respect of such provision on higher value sites elsewhere in Middlesbrough. This in turn supports the Housing Delivery Programme to achieve its targets which are reflected in the Council's MTFP.

### **Actions to be taken to implement the decision(s)**

27. The following actions would be undertaken to implement the proposed course of action:

- a. costed designs for a new fit-for-purpose community facility to progress to tender stage with a view to work commencing on site by August 2019 and completion by end of Feb 2020;
- b. specifications and associated costings would be prepared for refurbishment of the existing artificial grass pitch on the Southlands site;
- c. seek expressions of interest for community organisations to run the new facility using the community asset transfer model;
- d. optimise the remaining Southlands site layout with a view to maximising playing field provision in consultation with the Football Foundation and Sports England; and,
- e. continue to work with Ormesby Table Tennis Club to secure external funding for a new purpose built table tennis facility on the site.

28. All of these activities will be delegated to the Director of Regeneration in consultation with the Executive Member for Communities and Culture.

### **Appendices**

Appendix I Community Consultation

Appendix II Detailed Design Scheme (Plans)

Appendix III Detailed Design Scheme (Plans)

Appendix IV Provisional Programme

Appendix V Initial Cost Advice

Executive Sub Committee for Property

<b>Body</b>	<b>Report title</b>	<b>Date</b>
Executive Report	Withdrawal of Sport and Leisure Service Provision from Southlands Centre.	26th of January 2016
Executive Sub Committee for Property	Expressions of Interest for Southlands Centre	15 <sup>th</sup> of June 2016
Executive Sub Committee for Property	Future of Southlands Centre	22 <sup>nd</sup> of March 2017
Executive Sub Committee for Property	Update on Southlands Centre	22 <sup>nd</sup> of November 2017
Executive Sub Committee for Property	Southlands Centre-Future Options	20 <sup>th</sup> of April 2018
Executive Sub Committee for Property	Southlands Next Steps	26 <sup>th</sup> of September 2018
Executive Sub Committee for Property	Southlands Future Development	19 <sup>th</sup> of December 2018

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