



CABINET

Tuesday 3 September 2019

FELIXSTOWE LEISURE CENTRE REDEVELOPMENT OPTIONS

EXECUTIVE SUMMARY

1. This report outlines the options appraisal undertaken by The Sports Consultancy (TSC) for the redevelopment of Felixstowe’s leisure centres. This is the fourth project of the overarching programme of works to redevelop the former Suffolk Coastal District Council’s six ageing leisure facilities. There are two facilities in Felixstowe, Felixstowe Leisure Centre and Brackenbury Leisure Centre.
2. Cabinet is asked to endorse the option to pursue and explore a new destination Felixstowe Leisure Centre in North Felixstowe to replace the existing two facilities.
3. Pulse Design and Build (Rock Merchanting Limited), were procured in 2014 as the Council’s development partner for the leisure centre redevelopment programme. Cabinet is requested to authorise officers to provide a New Project Notice to Pulse Design and Build for a new Felixstowe Leisure Centre to replace the two ageing facilities.
4. Cabinet is requested to ask officers to complete a business plan for a new ‘destination’ Felixstowe Leisure Centre, including a full build programme and a 20 year business case to support the project.

Is the report Open or Exempt?	Open
Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	

Wards Affected:	Eastern Felixstowe, Western Felixstowe, Orwell and Villages
------------------------	---

Cabinet Member:	Councillor Letitia Smith Cabinet Member with responsibility for Communities, Leisure and Tourism Councillor Stephen Burroughes Cabinet Member with responsibility for Customer Services and Operational Partnerships
------------------------	---

Supporting Officer:	Tim Snook Commercial Contracts Manager - Leisure 01394 444210 tim.snook@eastsoffolk.gov.uk
----------------------------	---

1 INTRODUCTION

1.1 On 2nd April 2013, a Leisure Facilities Options Review was taken to Cabinet (CAB12/13) as the contract with the then Suffolk Coastal District Council's existing leisure partner, to operate the Council's four leisure centres, was due to expire in March 2014. Cabinet agreed that the Council's leisure centres were not fit for the next 15-20 years of service and, if they were not refurbished or significantly upgraded, would be a significant financial drain on the Council's resources moving forward. To this end it was agreed that a Leisure Programme Board would be formed and given delegated responsibility for the phased programme of works that was to follow. The phases in this programme were:

- **Phase One:** Procure a leisure operating partner;
- **Phase Two:** Procure a leisure development partner to assist with the redevelopment of the districts four aging leisure centres;
- **Phase Three:** Develop a programme of works to redevelop the Council's four leisure centres;

1.2 Phases One and Two have been completed. For Phase One, Cabinet approved the appointment of Places for People Leisure to operate the Council's four leisure centres in November 2013 (CAB50/13), delivering an annual operational saving of £500k. For Phase Two, Pulse Design and Build (Rock Merchanting Limited) were procured in 2014 as the Council's development partner for the leisure centre redevelopment programme.

1.3 The leisure programme is now in Phase Three with the Leisure Redevelopment Programme to the south of the district split into three distinct projects: Deben Leisure Centre; Leiston Leisure Centre; and Felixstowe Leisure Centres.

1.4 The Deben and Leiston Leisure Centres are now complete and opened in June 2018 and June 2019.

1.5 The first two projects, Deben and Leiston Leisure Centres, cost circa £3.5m and £4.2m and are facilities that generally service the local community. With the merger of Suffolk Coastal and Waveney District Councils, Bungay Leisure Centre is also being redeveloped, with a £3.4m ten month programme commencing on 16th September 2019. Attention is now focused on the redevelopment options for the Felixstowe facilities, i.e. Felixstowe Leisure Centre and the Brackenbury Leisure Centre. The Felixstowe Leisure Centre is a facility of significant size, with which comes significant running costs. This, coupled with the fact that operating two separate sites within Felixstowe means that costs are also duplicated, has raised the option that there is potential to deliver a single destination facility in the town, which will serve the community and also attract people from further afield.

1.6 The existing Felixstowe Leisure Centre was built in 1985 and consequently is reaching the end of its intended life. Brackenbury Leisure Centre was taken on by the Council in the early 1990s. The two existing facilities in Felixstowe include the following:

Felixstowe Leisure Centre:

- 25m x 6 lane Swimming Pool
- 96m square Leisure Pool
- 12m x 3 m Learning Pool
- 41 station Health and Fitness Gym
- Activity Hall
- 4 rink Indoor Bowls Hall
- 1 Dance Studio

Brackenbury Sports Centre:

- 5 Court Sports Hall
- Studio
- Squash Courts
- Tarmac floodlit/football/netball area

- 1.7 The Felixstowe Leisure redevelopment programme has progressed in parallel with the Council's separate promotion of development opportunities in North Felixstowe as part of the draft Suffolk Coastal Local Plan.
- 1.8 This was first through the production the 'Felixstowe Leisure Vision' in October 2017 as part of the draft Local Plan Issues and Options consultation. Through a masterplanned approach, involving surrounding land and connections with the town, this work set out the concept of redevelopment of existing facilities and the opportunity for a new facility in the north of the town, surrounded by housing, community facilities and open spaces.
- 1.9 In September 2018 the draft Local Plan progressed to the regulation 18 and regulation 19 stages of the Local Plan process with consultations seeking to refine draft allocations in the plan down to preferred sites, this included the preferred strategic allocation of 2,000 homes in north Felixstowe led by the delivery of a new Leisure Centre. The Local Planning Authority titled this draft allocation as the 'North Felixstowe Garden Neighbourhood'.
- 1.10 The Council as a landowner responded to this consultation with further masterplanning and evidence of the deliverability of development of this scale across our own land and third party land. This further refined the possible location and scale of a new Leisure Centre and how that may sustainably relate to the existing community and new areas of development, particularly focussing on the creation of strong pedestrian and cycling links. The draft Local Plan has now been submitted for examination by the Planning Inspectorate, taking place between 20th August and 20th September this year and it should then be adopted in early 2021.
- 1.11 The pace of the Council's promotion of the North Felixstowe Garden Neighbourhood and Leisure Centre relocation is slightly ahead of the Leisure Strategy for the town and is guided by the progress of the Local Plan Review and its consultations. North Felixstowe Garden Neighbourhood documents already published have made some assumptions on the potential to accommodate a leisure centre in north Felixstowe.
- 1.12 These documents have been clear that a position on Leisure Redevelopment programme has yet to be confirmed and the Council's potential location for such a facility would be informed by evidence and engagement, including the conclusions reached through this Cabinet report. The evidence includes the work done by the Sports Consultancy and studies of walking and cycling connectivity and vehicular access options, which are essential to a deliverable and sustainable proposal. This has fed into an informed masterplan which will enable the Council to plan comprehensively leisure, residential and other community uses sustainably for the town.
- 1.13 The draft Local Plan, based on information and plans promoted by the Council as landowner also addresses the re-development opportunities for the existing Seafront and Brackenbury sites. The draft Local Plan also allocates these sites for redevelopment and proposes uses which could take place in those locations and the scale of development which could be achieved. For all three areas, the Council will need to prepare and submit detailed planning applications for development, and prior public engagement, after the adoption of the Local Plan.

2 REDEVELOPMENT OPTIONS

- 2.1 In May 2017, The Sports Consultancy (TSC) was appointed by the Council to undertake an initial options appraisal for the proposed redevelopment of Felixstowe Leisure Centres. The

Council wishes to exploit the potential tourism opportunity that a new leisure centre could bring, using the centre as a “gateway” for further activities within Felixstowe.

- 2.2 The Council feels there is an opportunity in Felixstowe to develop its leisure facilities to become a destination of choice for both residents and tourists, offering the best and appropriate facilities to meet their needs, which also creates an income revenue stream for the Council. A range of options were considered under this remit, including a new combined facility and the refurbishment of the existing sites.
- 2.3 The scope of work was based on an initial (RIBA Stage 1) options appraisal study. This enables the options to be developed and refined to the point where the feasibility can be tested at a reasonable level of detail. In particular, design, capital costs and revenue implications can be refined, meaning that risks to the Council can be mitigated, giving greater cost certainty. This approach reduces the Council’s exposure to potentially abortive professional fees that would be incurred if it went straight to more detailed design and cost work.
- 2.4 The brief from the Council set out the overall aspirations for the preferred option:
- Provide a financial return to the Council;
 - Offer additional revenue opportunities on the site(s) – from both leisure activities and wider opportunities;
 - Take into consideration that the Council wishes leisure facilities in Felixstowe to be destination site(s);
 - Offer activities for all age ranges, with particular emphasis on family entertainment for ‘rainy’ days; and
 - Take into consideration the needs of the main sports bodies and clubs locally (football, swimming, bowls etc.).
- 2.5 As part of the options appraisal, TSC also undertook initial consultation with a number of key stakeholders, including the Council’s operator (Places Leisure), Development partner (Pulse Design and Build), Suffolk Sport, Felixstowe Town Council, Sport England and three national governing bodies (Swim England, England Netball and Badminton England). In addition, TSC also reviewed the Council’s built facilities assessment and playing pitch strategy and commissioned a health and fitness Latent Demand Report from The Leisure Database Company.
- 2.6 Following consultation with the Council at the outset of the project, the six options (a mix of refurbishment and new build) that formed the basis of the study were as follows:
- A: Do nothing;
 - B: Refurbishment of Felixstowe Leisure Centre and Brackenbury Leisure Centre;
 - C: Rebuilding of Felixstowe Leisure Centre on the existing seafront site (and closure of Brackenbury Leisure Centre);
 - D: Rebuilding of Brackenbury Leisure Centre on the existing site (and closure of Felixstowe Leisure Centre);
 - E: New build leisure centre at Eastwood Ho! and closure of Felixstowe Leisure Centre and Brackenbury Leisure Centre; and
 - F: New build leisure centre at North Felixstowe and closure of Felixstowe Leisure Centre and Brackenbury Leisure Centre.
- 2.7 For the new build options, TSC assessed three facility mixes, ranging from a minimum replacement of the existing provision to a destination venue. The analysis took into account the consultation undertaken, a review of existing Council policies and strategies, the Latent Demand Report, the estimated likely capital cost, long-term revenue implications and overall

affordability position. It settled on the maximum facility mix as the preferred facility mix. For clarity, it is as follows:

- 25m, 8-lane swimming pool (can be reduced to 6 dependent upon cost)
- 15m x 8.5m learner pool with moveable floor
- 6-court sports hall (can be reduced to 4 dependent upon cost)
- 100-station gym
- 2 x dance studios
- 1 x spin studio
- 1 x multi-purpose room
- Thermal suite (sauna and steam)
- Café for 40–50 people.
- Full sized 3rd generation football pitch
- 250 free car parking spaces

2.8 It was also subsequently further tested the options through engagement with Sport England and the commissioning of an updated Facilities Planning Assessment modelling exercise from them. Sport England has also outlined its new Strategic Planning Guidance for sports facilities, which the Council will need to demonstrate they have followed if they wish to be considered for funding by Sport England. Much of the work already undertaken will support the evidence base required for any such funding application. An illustration of the process Sport England recommend can be found in Appendix 1.

2.9 Having established the six options to be assessed and the preferred facility mix for the new build options with them, an appraisal was undertaken against a series of common criteria as follows:

- Capital cost
- Ongoing revenue cost
- Site capacity
- Strategic fit
- Council ownership and availability
- Accessibility (Private Car)
- Accessibility (Public Transport)
- Continuity of service for existing facilities' users
- Planning issues
- Visibility of the site/potential frontage
- Synergies with surrounding land use/activities
- Future extension potential
- Delivery of a long-term solution

2.11 A summary of the evaluation is presented in Section 3. Further details can be found in Appendix 2.

3 OUTCOME OF OPTIONS

3.1 Option A – Do nothing

Pros:

- It would incur a lower up-front cost than all of the other options.
- The facilities are already operational, so there would be no disruption to service.

Cons:

- It would not address the existing long-term revenue cost of the two existing facilities.
- It would not meet any of the Council's aspirations or objectives for leisure.
- It would continue the inefficient provision of two separate facilities in the town.
- It would not accommodate the additional future demand from a growing population.
- It would not address the known accessibility/disability access issues at both existing centres.
- It would not address the known issues with energy efficiency at both existing centres.

Option B – Refurbishment of Felixstowe Leisure Centre and Brackenbury Leisure Centre

Pros:

- While a refurbishment option would improve the existing facilities to some extent, given their age, it would not provide a long-term solution for the Council.

Cons:

- It would not meet the Council's long-term objective for leisure facilities.
- It would continue the provision of two facilities in the town. This is not an efficient way to deliver facilities and is not supported by Sport England.
- Refurbishment would also inevitably entail some disruption to service at both sites.
- Although it might address them in part, it is unlikely to be able to address in full the known accessibility/disability access issues at both existing centres.
- Although it might address them in part, it is unlikely to be able to address in full the known issues with energy efficiency at both existing centres.
- Refurbishment schemes by their nature carry a much higher risk than new-build projects.

Option C – Rebuilding of Existing Felixstowe Leisure Centre on the existing seafront site (and closure of Brackenbury Leisure Centre)

Pros:

- It would deliver a new build facility, which would improve the quality of provision in the town.
- It would significantly improve the long-term revenue position for the Council compared to the existing facilities.
- It would address the known accessibility/disability access issues at both existing centres.
- It would address the known issues with energy efficiency at both existing centres.
- The site is owned by the Council, so there would be no land purchase costs.
- There is the potential for a capital receipt from the sale of the Brackenbury site, which would then contribute to the overall project cost.

Cons:

- As a seafront site, it is not ideal in that the potential catchment area for this site is reduced in size (one side of it is the sea).
- The site is not easily accessible for those travelling from the north of the town.
- The size of the site is constrained and it is unlikely that the Council's full facility aspiration could be accommodated.
- Given the constrained nature of the site, there would inevitably be disruption to service while the development takes place. It is likely that this could be for approximately 18 months to 2 years.

Option D – Rebuilding of Brackenbury Leisure Centre on the existing site (and closure of Felixstowe Leisure Centre)**Pros:**

- It would deliver a new build facility, which would improve the quality of provision in the town.
- It would significantly improve the long-term revenue position for the Council compared to the existing facilities.
- It would address the known accessibility/disability access issues at both existing centres.
- It would address the known issues with energy efficiency at both existing centres.
- The site is owned by the Council, so there would be no land purchase costs.
- The location of the site away from the sea front would increase the catchment population, bringing the centre within reach of a greater number of people.
- The site is large enough to accommodate the Council's full facility aspiration and future expansion potential.
- There is the potential for a capital receipt from the sale of the Felixstowe site, which would then contribute to the overall project cost.

Cons:

- The location of the site within a residential area away from the main routes into/out of Felixstowe means that it would not have visual presence within the town, something that is considered crucial to attracting members.
- There would be no scope to generate a capital receipt from the Brackenbury site.
- As development would be on one of the two existing facility sites, continuity of service would be difficult to achieve.

Option E – New build leisure centre at Eastwood Ho and closure of Felixstowe Leisure Centre and Brackenbury Leisure Centre**Pros:**

- It would deliver a new build facility, which would improve the quality of provision in the town.
- It would significantly improve the long-term revenue position for the Council compared to the existing facilities.
- It would address the known accessibility/disability access issues at both existing centres.
- It would address the known issues with energy efficiency at both existing centres.
- Being a new site, continuity of service could be achieved.

- The site is owned by the Council, so there would be no land purchase costs.
- The location of the site away from the sea front would increase the catchment population (by about 80,000 compared to the sea front site), bringing the centre within reach of a greater number of people.
- The site is large enough to accommodate the Council's full facility aspiration and future expansion potential.
- There is the potential for capital receipt from the sale of both the Felixstowe and Brackenbury sites, which would then contribute to the overall project cost.

Cons:

- The site is not prominent, being located away from the main A154 into the town and therefore the centre would lack visible presence.

Option F: New build leisure centre at North Felixstowe and closure of Felixstowe Leisure Centre and Brackenbury Leisure Centre

Pros:

- It would deliver a new build facility, which would improve the quality of provision in the town.
- It would significantly improve the long-term revenue position for the Council compared to the existing facilities.
- It would address the known accessibility/disability access issues at both existing centres.
- It would address the known issues with energy efficiency at both existing centres.
- The location of the site away from the sea front would increase the catchment population (by about 80,000 compared to the sea front site), bringing the centre within reach of a greater number of people.
- The site is large enough to accommodate the Council's full facility aspiration and future expansion potential.
- There is the potential for capital receipt from the sale of both the Felixstowe and Brackenbury sites, which would then contribute to the overall project cost.
- The site occupies a prominent position on the main A154 into the town, so the centre would have a very visible presence and be easily accessible to a wide population.

Cons:

- The Council does not own the site, so arrangements to acquire the land informed by the masterplanned allocation need to be negotiated.

3.2 The table below summarises the evaluation scores for the six options. As can be seen, option 6 emerges from it as the preferred option. Option 5 also delivers many of the same benefits; however, the prominence of the location for option 6 is a very important factor in maximising visitors and thus delivering a strong financial outcome to the Council.

No.	Scored criteria (0=no score, as not possible to meet the criteria, low fit = 1, medium fit = 2, high fit = 3)	Option A: Do Nothing	Option B: Refurbishment of Felixstowe Leisure Centre &	Option C: Combined new-build leisure centre on	Option D: Combined new-build leisure centre on	Option E: Combined new-build leisure centre at Eastwood	Option F: Combined new-build leisure centre in North
1	Capital cost	3.0	1.0	2.0	3.0	3.0	3.0
2	Ongoing revenue cost	1.0	1.0	2.0	3.0	3.0	3.0
3	Site capacity	3.0	3.0	1.0	3.0	3.0	3.0
4	Strategic fit	1.0	2.0	2.0	2.0	3.0	3.0
5	Council ownership and availability	3.0	3.0	3.0	3.0	3.0	2.0
6	Accessibility (Private Car)	2.0	2.0	1.0	1.0	3.0	3.0
7	Accessibility (Public Transport)	2.0	2.0	2.0	2.0	2.0	2.0
8	Continuity of service for existing facilities' users	3.0	1.0	2.0	3.0	3.0	3.0
9	Planning issues	3.0	3.0	1.0	2.0	2.0	3.0
10	Visibility of the site/potential frontage	1.0	1.0	1.0	1.0	2.0	3.0
11	Synergies with surrounding land use/activities	2.0	2.0	2.0	1.0	2.0	3.0
12	Future extension potential	1.0	1.0	1.0	2.0	3.0	3.0
13	Long-term solution	1.0	1.0	2.0	3.0	3.0	3.0
	Total	26.0	23.0	22.0	29.0	35.0	37.0
	Ranking	4	5	6	3	2	1

4 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

4.1 The Felixstowe Leisure Centre options would meet two specific actions within the East Suffolk business plan:

- Enhance and re-develop modern Leisure Centre and Sports Hub facilities in the District.
- Deliver greater financial self-sufficiency for leisure services.

4.2 The re-development options would also contribute to two of three of the East Suffolk Business Plan corporate priorities:

Enabling Communities: Develop a quality, modern centre that provide communities with easy access to affordable facilities enabling people to increase their health and fitness in a welcoming, non threatening environment.

Financial Self-Sufficiency: Invest in modern facilities in order to save the Council operating cost and capital liabilities maintenance fees, whilst developing an offering in which participation will increase, therefore, generating an increase in leisure revenue.

4.3 The business case for redeveloping the Felixstowe Leisure facilities will meet 8 out of 10 of the East Suffolk Business plans Critical Success Factors:

- **Economic Development and Tourism:** *helps develop a dynamic local economy offering by offering communities with more stable, high quality and high value jobs.*
- **Leisure:** *increases access to quality leisure facilities and activities that support the delivery of key services, with increased access for all.*
- **Planning:** *development of a well managed sustainable building that preserves the centres historical and natural surroundings.*
- **Customers:** *a development that puts its customers first, planning the range of services to meet the needs and demands of the local communities. Ensuring information is easily accessible and available through a range of communication channels.*
- **Communities:** *provides communities with a forum to engage with and a centre to find out about community services such as summer holiday activities, volunteer groups etc.*
- **Community Health:** *provides communities with a centre in which to take responsibility of their own mental and physical health and wellbeing, helping them to live active and healthy lives.*

- **Green Environment:** *development of a modern building that makes significant energy and environmental sustainability improvements, drastically reducing the centres current carbon footprint.*
- **Resources:** *development of a facility that has the ability to deliver a more business like approach to management whilst providing the best possible quality and performance to its range of services.*

5 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 5.1 TSC provided initial 20-year income and expenditure projections and capital cost estimates for the three new facility options. These were a new facility costing circa £15m (minimum replacement of existing provision), £17m (enhanced provision) and £20m (leisure destination). If it is agreed to pursue the option for a new facility, officers will provide full design plans and costs along with a business plan and present this to Cabinet at a later date.
- 5.2 Provision has been made in the capital programme for the proposed redevelopment of the Felixstowe's leisure centres. Additional funding would come from the sale of the existing sites, borrowing (financed by the improved management fee for the new centre) and, potentially, grant support from Sport England's *Strategic Fund*. This could be in the region of £1m-£2m and would be a solicited bid. In order to be eligible for consideration, the Council must demonstrate that their plans are the outcome of following Sport England's best practice approach to delivering new sports facilities.
- 5.3 For this reason, the Council has already started the process of engagement with Sport England. In addition, it should be noted that Sport England has already provided support for the Council's developments at Deben. The Council has also promoted the new Leisure Centre site through the draft Local Plan alongside major housing development opportunities on Council owned land and development opportunities on existing sites. Whilst the development income to the Council from its development land cannot be fully appraised at present and the delivery of the funding of the new leisure centre is not reliant on that, it should be recognised that the council is pursuing options which provides the best value to Council.
- 5.4 In order to take the project forward, the next step would be to undertake a detailed (RIBA Stage 2) feasibility study on the preferred option. The estimated cost of this is £250,000. Once completed, officers would aim to present the findings to Cabinet in March 2020 and seek approval to move onto the next stage of the design process (RIBA Stages 3 and 4). The £250,000 will come from the £1m already set aside in the capital programme for 2019/20 for this work.
- 5.5 In addition, to support the ongoing project development and evidence base for the proposals, officers are seeking a budget of £25,000 to enable the updating of the existing Built Facilities and Playing Pitch Strategies.

6 OTHER KEY ISSUES

- 6.1 This report has been prepared having taken into account the results of an Equality Impact Assessment.

7 CONSULTATION

- 7.1 An online public consultation survey was held using a Survey Monkey platform between 19th February and 30th April 2018. 996 individuals completed the survey.
- 7.2 Furthermore, the Leisure Team attended and presented at several events during the same period. The presentations were made to the following groups and organisations: Felixstowe Town Council, Level Two Youth, Felixstowe Society, Felixstowe Sports Council, Felixstowe

Business Breakfast, Felixstowe Chamber of Commerce, Visit Felixstowe Season Launch, Felixstowe Youth Forum and the Felixstowe Rotary.

7.3 The analysis of the public consultation can be seen in Appendix C. The questions were designed to understand what was important to the community in a leisure centre, so that this could be added to the initial options appraisal.

7.4 The questions asked were as follows:

1. Do you currently use sports facilities located outside of Felixstowe?
2. What are your top 3 preferred leisure activities?
3. How do you usually travel to the existing leisure centres?
4. How far would you be prepared to travel to a new leisure centre in Felixstowe?
5. What day or days of the week do you typically visit the existing leisure centres?
6. What time of the day do you typically visit the existing leisure centre?
7. How do you typically visit the Council's existing leisure facilities in Felixstowe?
8. Thinking of location, what is most important to you in terms of leisure facility provision in Felixstowe?
9. What would be your most important requirements for a new centre (sports facilities)?
10. What would be your most important requirements for a new centre (other facilities)?
11. What else in your opinion should the Council consider to help improve its leisure provision in Felixstowe?

7.5 Headline outcomes from the survey show:

- 65% of respondents do not use sports facilities outside of Felixstowe.
This underlines the importance of having a facility that is accessible to as many residents of the town as possible (as well as those from further afield).
- The 5 most popular activities were:
Leisure swimming;
Swimming to keep fit;
Gym/health and fitness activities;
Exercise classes; and
Racketsports.
All of these sports are covered by the facility mixes proposed.
- 68% of respondents travel to the leisure centre by car.
This underlines the importance of an accessible site with sufficient space for adequate car parking.
- 48% of respondents would be prepared to travel 5 to 10 minutes to a new leisure centre.
This underlines the need to maximise the reach of the 5-10 minute drivetime catchment.
- 51% of respondents prioritised the proximity of facilities to a free car park with 51% ranking this as the most important. It was not so important for leisure facilities to be located near a school.
- Many respondents felt the current facilities were inadequate.

This underlines the need for a fundamental redevelopment of the Council’s facilities, rather than short-tern upgrades of the existing buildings.

8 REASON FOR RECOMMENDATION

8.1 Officers recommend the following:

- The Council pursues Option 6, the delivery of a new wet and dry destination facility in north Felixstowe.
- Felixstowe Leisure Centre and Brackenbury Leisure Centre are closed when the new centre opens.
- A budget of £250,000 is allocated to enable the design and planning of the new centre to progress through RIBA Stage 2.
- A budget of £25,000 is allocated to enable officers to update the existing Built Facilities and Playing Pitch Strategies.
- That officers report back to Cabinet once the RIBA Stage 2 design work is complete.

8.2 To assist with the financial planning of the East Suffolk capital programme.

8.3 To assist with the delivery of key corporate actions within the council’s leisure strategy.

8.4 To provide quality leisure and health facilities/services that are accessible and available to residents and visitors of the area for generations to come, whilst ensuring the best interests of the council are met.

8.5 To secure the appropriate resources to ensure delivery of the redevelopment of a quality, modern, fit for purpose leisure centre, meeting the needs of local communities and supporting the councils invest to save aspirations.

RECOMMENDATIONS

1. That Cabinet is asked to endorse the option to pursue and explore a new destination Felixstowe Leisure Centre in North Felixstowe to replace the existing two facilities.
2. That Cabinet is requested to provide delegated authority to the Strategic Director to provide a New Project Notice to Pulse Design and Build to provide designs and costs to RIBA 2 for a new Felixstowe Leisure Centre to replace the two ageing facilities.
3. That Cabinet is requested to ask officers to complete a business plan for a new ‘destination’ Felixstowe Leisure Centre, including a full build programme and a 20 year business case to support the project and aim to present to Cabinet in March 2020.
4. That Cabinet agrees the amount of £25,000 for officers to procure the updating of the Built Facility and Playing Pitch Strategies and produce an overall East Suffolk strategy for each.

APPENDICES (List the title of each separate Appendix below)

Appendix A	Sport England Strategic Planning Guidance for sports facilities
Appendix B	Facility Mix Appraisal

BACKGROUND PAPERS: None.