

Report for: Decision
Item Number:



Contains Confidential or Exempt Information	No
Title	Furze Platt Community Leisure Facility Proposal
Responsible Officer(s)	Christabel Shawcross, Strategic Director of Adult & Community Services, 01628 796159
Contact officer, job title and phone number	Kevin Mist, Head of Leisure Services 01628 796443
Member reporting	Cllr E. Quick, Lead Member for Leisure & Libraries
For Consideration By	Cabinet
Date to be Considered	24 April 2014
Implementation Date if Not Called In	Immediately
Affected Wards	Furze Platt
Keywords/Index	Leisure, community, Maidenhead

Report Summary

1. This report deals with a proposal to develop a leisure facility at Furze Platt Senior School (FP) for the shared use by both the school and the local community
2. It recommends that this project is added to the 2014/15 capital programme and that the Strategic Director of A&CS and Lead Member for L&L is authorised to:
 - a) undertake a tender process for the construction of the facility;
 - b) let the contract to the lowest acceptable tenderer
 - c) conclude a facilities agreement with FP Senior School
 - d) include the operation of the facility within the negotiations for a concession contract in respect of the Councils Leisure Centre
3. These recommendations are being made because the shortage of community and leisure facilities in the Furze Platt area and the availability of s106 funds and School contributions to assist in the financing of the facility.
4. If adopted the key financial implications for the Council are the allocation £1.6m of capital funding for the project, comprising of £950k of S106 contributions, £200k from the schools own funds payable in 4 annual instalments of £50k from 2014/15 onwards, grant funding of £50k and a £400k contribution from the Council's own capital resources.

If recommendations are adopted, how will residents benefit?	
Benefits to residents and reasons why they will benefit	Dates by which residents can expect to notice a difference
Local residents will have access to additional community leisure and sports facilities in the north of the Borough where there is a known short fall in the provision of public recreational and community facilities.	September 2015
School pupils attending Furze Platt junior and senior schools would have access to improved sports facilities.	November 2014
Improved community cohesion could be developed due to increased access for community groups to existing school buildings.	July 2015
The recommended option increases the provision of opportunities to undertake physical activity, addressing the needs identified in the 2013/14 Joint Strategic Needs Assessment (JSNA).	From November 2014

1. Details of Recommendations

RECOMMENDATION that Cabinet;

- 1.1 Add the construction of a “joint use school and community leisure facility at Furze Platt School” to the 2014/15 capital programme with a budget of £1.6m gross, £400k net of grants, S106 contributions and school contributions.**
- 1.2 Authorise the Strategic Director of A&CS and Lead Member for L&L to:**
 - a) undertake a tender process for the construction of the facility;**
 - b) let the contract to the lowest acceptable tenderer**
 - c) conclude a facilities agreement with FP Senior School**
 - d) include the operation of the facility within the negotiations for a concession contract in respect of the Councils Leisure Centres**
- 1.3 Approve a press release to be issued confirming the creation of the new community leisure facility in due course.**

2. Reason for Recommendation(s) and Options Considered

Community Requirement

- 2.1 There is a known shortage of community and leisure facilities in the Furze Platt area and some s106 funds have been collected to help fund developments in this area. There is existing demand in the North of Maidenhead for additional community, outdoor and indoor sports facilities. With access to improved and accessible local leisure and sports facilities there will be improved health and wellbeing outcomes for local Furze Platt residents and school pupils.

School Requirement

- 2.2 The Furze Platt Senior Academy School has an existing sports block with changing rooms, 4 badminton court sports hall, dance studio, and 2 drama studios along with land available for outdoor grass, all weather and hard court sports which it is offering for public use, outside of school term times.

Proposed Facility

- 2.3 The creation of this new facility open to the public outside of school hours follows a known project plan implemented successfully at Charters and Cox Green Schools. The new facility could be opened in a phased programme over a 2 year period to minimise disruption to the school whilst offering access for public use of existing facilities at an early stage of the project. The project will provide; a new floodlit All Weather Pitch £440k, a floodlit 4 court MUPA £100k, an artificial cricket wicket £10k, 4 cricket nets £40k, sports field drainage £50k, car parking and an extension and refurbishment to the existing sports block to house a 60 station gym, reception and small café £960k, all of which will be available for public use.

Tenders for Construction

- 2.4 Phase one: Tenders for the construction of the All Weather Pitches, Cricket Nets, MUPAs (Multi-Use Play Areas) and car parking will be sought from specialist suppliers for work to commence as soon as practically possible. Following the necessary procurement and planning requirements. The second phase: Construction of the building – gym, reception and refurbishment of the changing rooms will be undertaken in conjunction with Building Services. The project plan would commence on site in Easter 2015 with a project completion in September 2015.

Governance & Operating Arrangements

- 2.5 It is proposed that the new community leisure facility would be operated under similar facility agreements for Cox Green and Charters Leisure centres. A procurement process is currently underway to transfer the operation of these two leisure centres along with the Magnet and Windsor Leisure Centre to an external provider. Negotiations are under way with the new RBWM Leisure Trust to agree a concession contract to operate these four Leisure facilities. Therefore a future Furze Platt Leisure facility would be included in this concession contract.

Under this contract the operator, expected to be the “RBWM Leisure Trust” would contribute towards the revenue cost of operating the centre and retain revenue income from charges for use of the facility outside of the time it is required for school use. The operator would pay a “rental” sum to the Council for the use of the facility as part of its Leisure portfolio.

Active People Survey & Joint Strategic Needs Assessment

- 2.6 Modelled estimates based on data from the Active people Survey 3. Suggested as little as 13.5% of adults in Furze Platt were participating in 3 x 30 minutes of moderate intensity physical activity per week- the lowest in the Borough.

One of the relatively deprived areas in the borough according to Health profile 2008 & 2013. 21.9% of adults classified as obese according to local Health data, it has one of the highest levels of obesity in the Borough.

Joint Strategic Needs Assessment shows 26% of the local adult population in RBWM is obese, with the highest occurrence of obesity being in Furze Platt.

Option	Comments
To construct a joint use community leisure facility on the Furze Platt school campus in partnership with Furze Platt Senior School This is the recommended option	This would allow public access to existing and new leisure and community facilities in the North of Maidenhead
Not to proceed with the creation of a joint use community leisure facility at Furze Platt School.	The public would not be able to access improved community and sports facilities in the North of Maidenhead

3. Key Implications

Defined Outcomes	Unmet	Met	Exceeded	Significantly Exceeded	Date they should be delivered by
Additional community leisure facilities would be available for residents	The facility is not opened to the public	All the new facilities are opened to the public in September 2015	All the new facilities are opened to the public in August 2015	All the new facilities are opened to the public in July 2015	1 st September 2015
Additional rent income of £35k is paid in 2016	No rent paid	£35k rent paid	£40k rent paid	£50k rent paid	April 2016/17
Increase in % of Furze Platt residents participating in physical activity according to Active People Survey	Remains at 13.5%	Increase to 15%	Increase to 17.5%	Increase to 20%	2015/16 Active People Survey Publishing Date?

4. Financial Details

a) Financial impact on the budget

	Year1 (2014/15)	Year2 (2015/16)	Year3 (2016/17)
	Capital £000	Capital £000	Capital £000
Addition	1.2m	0.4m	0
Reduction	1.0m	0.2m	0

	Year1 (2014/15)	Year2 (2015/16)	Year3 (2016/17)
	Revenue £000	Revenue £000	Revenue £000
Addition	0	0	15k
Reduction	0	0	-50k

The capital budget for the project comprises of:

- £200k from Furze Platt School, paid in 4 x £50k annual contributions from 2014/15.
- £150k from Youth and Community S106 funds.
- £200k existing and £50k anticipated indoor sport s106 funds, £380k existing and £170k anticipated s106 funds for outdoor formal sport.
- £50k grant for pitch drainage.
- £400k from RBWM capital.

There will be a rent payable by the new operator, the RBWM Leisure Trust. This is estimated to be £35k from 2016/17.

5. Legal Implications

- 5.1 A facilities agreement would be required between Furze Platt School, RBWM and the RBWM Leisure Trust, this would be based on the existing agreements with Cox Green and Charters schools. A concession arrangement would be entered into with the new RBWM Leisure Trust to operate the centre and site on the same basis as Cox Green Leisure Centre.
- 5.2 The provision of leisure facilities is a discretionary power awarded to RBWM.
- 5.3 The collection of s106 funds for indoor and outdoor sports is undertaken through the councils planning process and is targeted at providing funds for this type of project which aims to increase public capacity.

6. Value For Money

- 6.1 Dual use facilities are known to provide excellent value for money as they are used by school pupils during term time and the public out of term time.
- 6.2 The project will use existing buildings already provided on the school site which require minimal improvement to bring them up to public use standard. The capital cost of delivering similar facilities on a new site has been estimated at £2.8m. Using the building services standard estimating cost.

7. Sustainability Impact Appraisal

None

8. Risk Management

Risks	Uncontrolled Risk	Controls	Controlled Risk
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Contractor issues mean delay in build or opening	High	Procurement process followed and control measures within contract	Low
School timetables affected by building works	High	Tendering and contract timetable planned and specification will ensure contractor timings will all meet school needs	Low

9. Links to Strategic Objectives

If the recommended option is approved the links to our strategic objectives will be:

- Encourage Healthy People and Lifestyles
- Work for safer and stronger communities
- Increase non-Council Tax Revenue
- Deliver Effective Services

10. Equalities, Human Rights and Community Cohesion

11. Staffing/Workforce and Accommodation implications:

11.1 All operational staff would be part of the RBWM Leisure Trust. There would be no increase in RBWM staffing.

12. Property and Assets

12.1 The assets would be subject to a legally binding facilities agreement between RBWM and the Academy School.

12.2 Full planning application would be submitted in due course.

13. Any other implications:

13.1 The recommended option supports the needs identified in the 2013/14 JSNA which indicates that there are relatively higher levels of obesity among children in this ward so improving opportunities to increase levels of physical activity would be a most appropriate action to take.

15. Timetable for Implementation

15.1 The project could be delivered in 3 phases, the All Weather Pitch and MUPAs in November 2014, the pitch drainage, cricket wicket and cricket nets in Jan 2015 and the Bodyzone gym extension and refurbished changing rooms in September 2015

16. Appendices

- Appendix 1: Draft site plan proposals

17. Background Information

None

18. Consultation

- 18.1 Furze Platt school staff and governors have been fully consulted and are very supportive of the project and will contribute financial capital to it.
- 18.2 Local elected members have worked closely with the team to develop the project and area fully supportive.
- 18.3 Public Health team have been consulted and are very supportive.
- 18.4 Local residents will be consulted as part of the planning process.
- 18.5 The report will go to the Leisure, Culture & Libraries Overview & Scrutiny Panel on April 8th and panel comments will be added as necessary.

Name of consultee	Post held and Department	Date sent	Date received	See comments in paragraph:
Internal				
Cllr Burbage	Leader of the Council			
Mike McGaughrin	Managing Director			
Maria Lucas	Head of Legal Services			
Christabel Shawcross	Strategic Director of Adult & Community Services	20/02/14	20/02/14	
Andrew Brooker	Finance partner	20/1/14	20/2/14	
External				
Police, voluntary Organisation, AN Other etc	Furze Platt School	20/2/14	20/2/14	

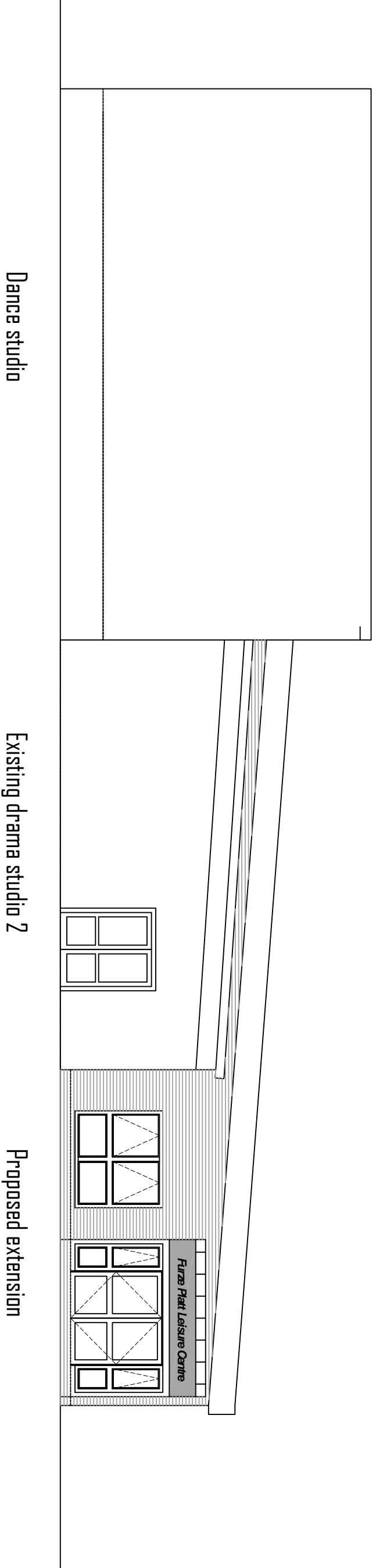
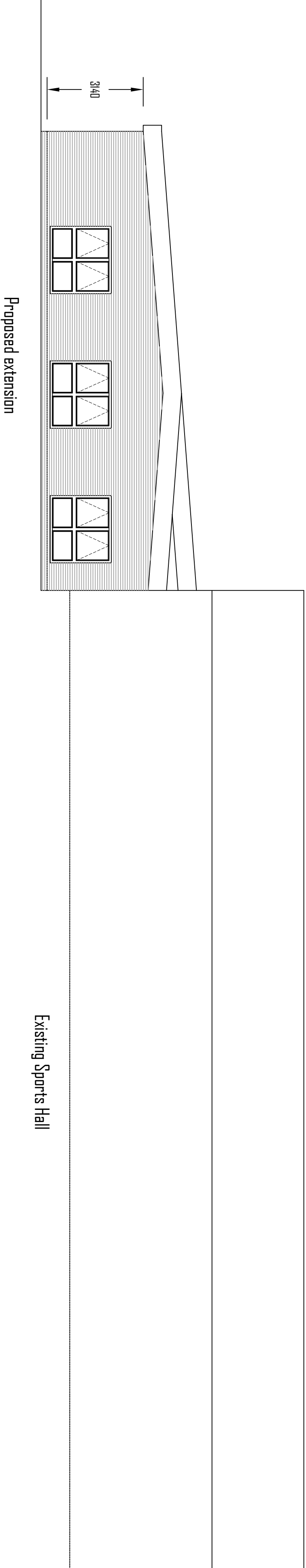
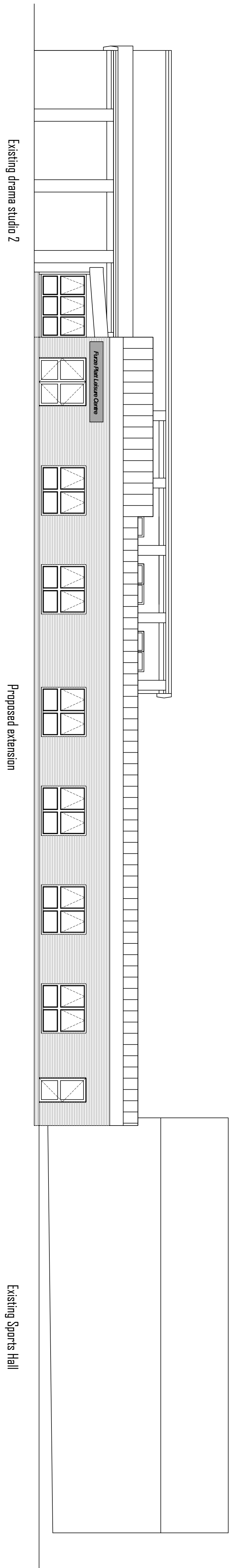
Report History

Decision type:	Urgency item?
Key decision	No

Full name of report author	Job title	Full contact no:
Kevin Mist	Head of Leisure Services	01628 796443

Schedule for writing and reviewing report

Stages in the life of the report (not all will apply)	Date to complete
1. Officer writes report (in consultation with Lead Member)	17/02/14
2. Report goes for review to head of service or DMT	20/2/14 & 27/3/14
3. To specialist departments: eg, legal, finance, HR (in parallel)	20/2/14
4. To Lead Member	27/3/2014
5. To Cabinet Policy Officer	27/3/14
6. To the Leader	27/3/14
7. To Overview & Scrutiny, if a cabinet report	08/4/2014
8. To cabinet	24/4/2014



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The Royal Borough of Windsor & Maidenhead
 Leisure Centre
 Furze Platt Road
 Maidenhead, SL6 1RF
 SL6 1ND

Project: Furze Platt Senior School
 Leisure Centre
 Furze Platt Road
 Maidenhead
 SL6 1ND

Client: The Royal Borough of Windsor & Maidenhead
 Town Hall, St Ives Road,
 Maidenhead, SL6 1RF

Project: Furze Platt Senior School
 Leisure Centre
 Furze Platt Road
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 Maidenhead
 SL6 1ND

Client: The Royal Borough of Windsor & Maidenhead
 Town Hall, St Ives Road,
 Maidenhead, SL6 1RF

Drawing: Feasibility for extension to
 Recreation Centre
 Proposed Building Elevations

Drawn: PJS

By: PJS

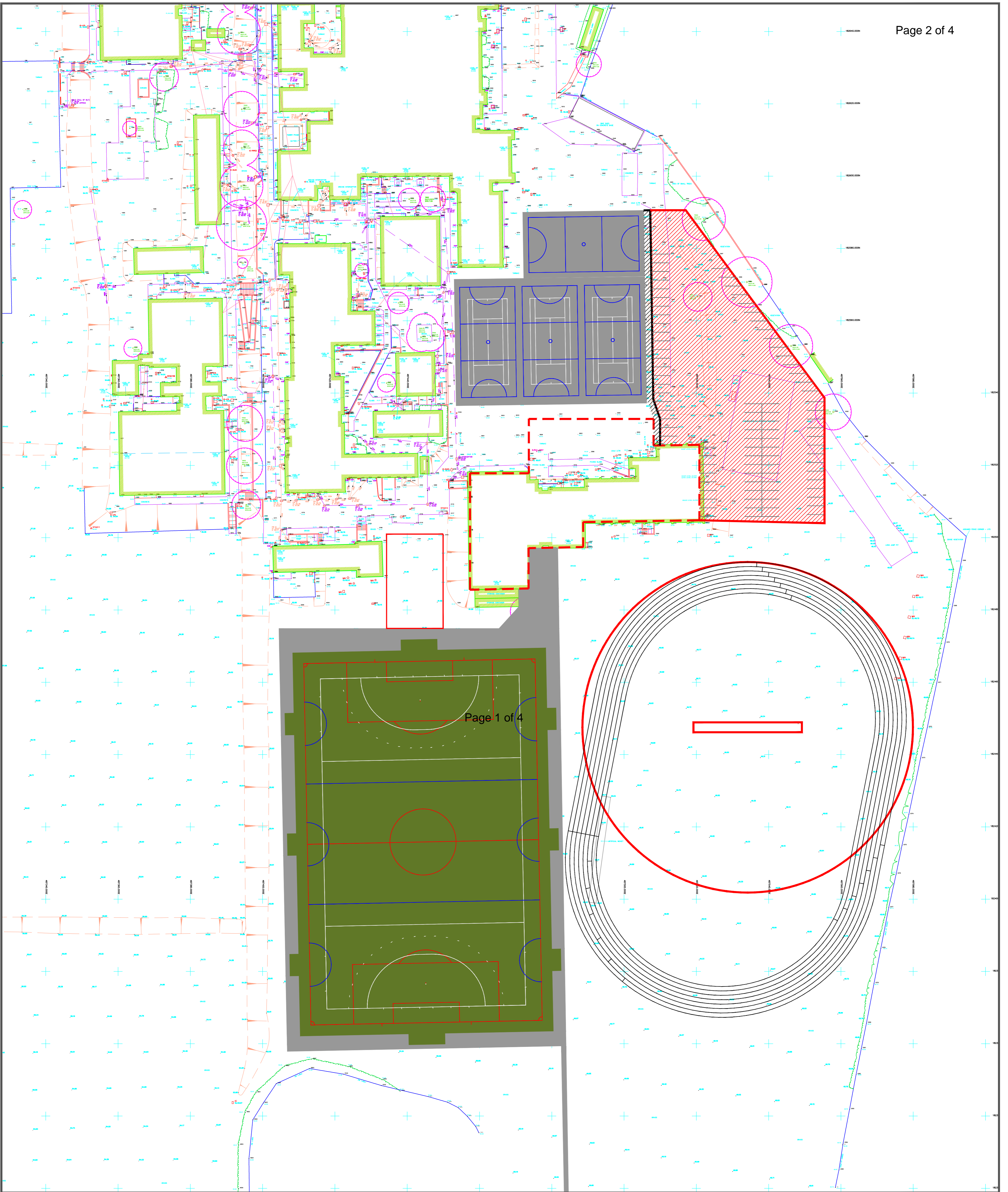
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CDM Ref: 3820 504 F2

Date: Mar 2014

Revisions:

Rev: 1
 Description: Revised for Review
 Date: Mar 2014



nottssport 
 Synthetic Surfacing / Multi-Sports

Technical Services
 Innovation House
 Magna Park
 Lutterworth
 Leicestershire
 LE17 4XH
 United Kingdom

Furze Platt School

**Synthetic MUGA
 Development**

Location Plan

Notes:-

Date 28/03/14

Drawn by JP

Checked by JP

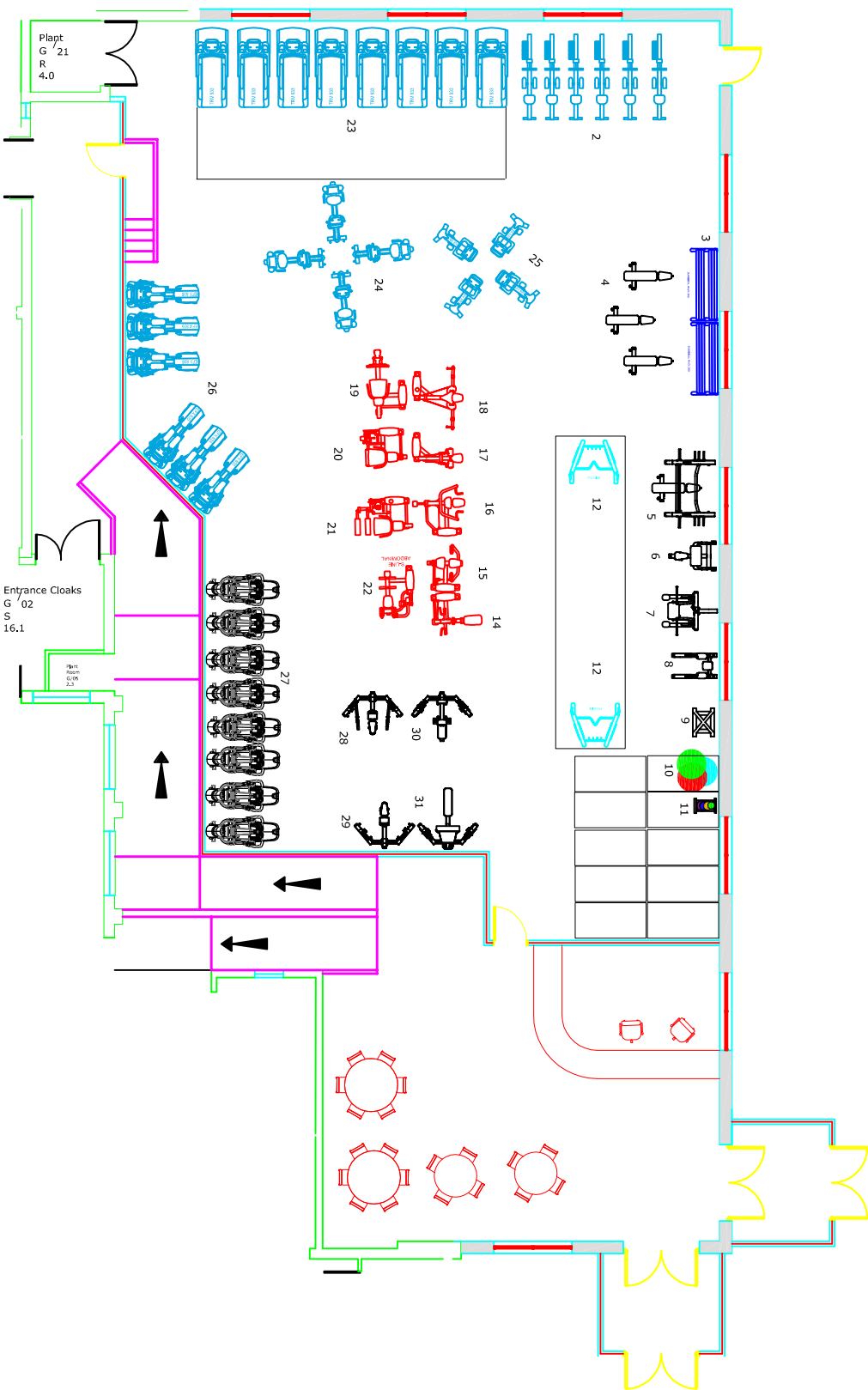
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Client Signature

Date Signed

- KEY**
- 1 Concept 2 Rowers
 - 2 Concept 2 Rowers
 - 3 Dumbbells 2-40kg
 - 4 Precor Superbench
 - 5 Icarian Smith's machine and bench
 - 6 Icarian Preacher curl
 - 7 Icarian ass dip c/h
 - 8 Icarian Knee up
 - 9 Dumbbells 1-10kg
 - 10 S/Ws balls
 - 11 Medicine balls and rack
 - 12 Icarian FTS Glide
 - 13 Stretch area
 - 14 Precor Vitalize Seated row
 - 15 Precor Vitalize Chest Press
 - 16 Precor Vitalize Shoulder Press
 - 17 Precor Vitalize Lat pull
 - 18 Precor Vitalize Pec Fly
 - 19 Precor Vitalize Leg Press
 - 20 Precor Vitalize Leg Ext
 - 21 Precor Vitalize Leg Curl
 - 22 Precor Vitalize Abdominal
 - 23 Precor 835 treadmill
 - 24 Precor 835 Upright Bike
 - 25 Precor 835 Upright Bike
 - 26 Precor 835 EPX
 - 27 Precor 835 AMT Openstride
 - 28 Precor Functional Row
 - 29 Precor Functional Chest Press
 - 30 Precor Functional Overhead Press
 - 31 Precor Functional Pulldown.



Installation Requirements

- Treadmills
 - Standard 220/240 volt power socket, maximum power consumption 3KW.
- Coaxial cable terminated with F-type plug.
- Ethernet connection, Cat-6 cable terminated with Cat-6 plug.
- AMTs, Ellipticals, Bikes & Climbers
 - Standard 220/240 volt power socket, maximum power consumption 40W.
 - Coaxial cable terminated with F-type plug.
 - Ethernet connection, Cat-6 cable terminated with Cat-6 plug.

RBWM - Furze Platt School

Designed by:
 Matt Evans
 Date: March 2014
 File name:
 Furze Platt School .
 Scale: NTS