

ARUN DISTRICT COUNCIL

REPORT TO ENVIRONMENT & LEISURE WORKING GROUP ON 7 NOVEMBER 2019

PART A : REPORT

SUBJECT: Littlehampton Leisure Centre

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DATE: October 2019

EXTN: 37946

PORTFOLIO AREA: Neighbourhood Services

EXECUTIVE SUMMARY:

Recent reports have provided updates on the progress of the delivery of the new Leisure Centre. This report provides a final update on the completion of the project.

RECOMMENDATIONS:

This is an information paper.

1. BACKGROUND:

1.1 Introduction

In February 2016 the Council embarked on the delivery of a new leisure centre for Littlehampton following Cabinet Decision C/047/080216 which approved the project proposal, resources for the project and delegated authority to enable the award of contracts for professional and technical fees. Previous decisions had approved the location of the new leisure centre and the facility mix. Design and build contractors Willmott Dixon Construction were appointed by means of a competitive tender process through the Southern Construction Framework.

1.2 Project Objectives

The project proposal approved by C/047/080216 defined the scope of the project, setting out the project objectives, deliverables and key milestones which were used to monitor progress. The following summary demonstrates how these have been met:

a. Delivery of operational leisure centre by April 2019

The pre-construction phase programme, April 2016 to June 2017, encompassed design development, planning approval and the procurement process. An enabling works package followed in June 2017 to prepare the site for the building works, including setting up site hoarding, demolition of the sports dome and installation of the piling mat. The construction phase of the project commenced in September 2017 and Littlehampton Wave was opened to the public on 29 March 2019. The project has accommodated the approved facility mix and delivered a fully accessible leisure centre containing:

- 80-85 station gym
- 1 dance studio (50 capacity and capable of being divided into 2 spaces)

- 1 cycling studio (25 capacity)
- 8 lane, 25 metre pool
- Learner pool (moveable floor)
- Café (30 covers)
- Multi-purpose room for parties, meetings, etc.
- A four-court sports hall

As well as the approved facility mix a sauna and additional spectator seating were included following feedback from public consultation.

The building has been constructed to Sport England standards and representatives from Sport England were fully involved during the design and construction phase. They will continue to monitor the facility now it is in use.

b. Demolition of existing leisure centre by December 2019

Following the opening of Littlehampton Wave a new contract, awarded to GBM Demolition, for the demolition of the former centre commenced in early April 2019. The building was demolished and debris cleared from site by July 2019.

c. Reinstatement of existing site to public open space by April 2020

Work to reinstate the site to public open space is currently underway and incorporates paths, open grass areas and planting. It is expected to be complete by the end of November 2019. Additional car parking has been included as part of the reinstatement phase in response to the increase in customer visits to the new leisure centre.

1.3 Operator and Customer Feedback

The operator, Freedom Leisure, has been extremely encouraged by visitor numbers since Littlehampton Wave opened to the public. The increase in customer visits has been sustained over the first six months and the following figures show a comparison with statistics for the same period in 2018:

	2018	2019	Difference
April - June	102,755	140,485	+ 37,730
July - September	103,977	145,877	+ 41,900

Freedom Leisure has also reported positive feedback from customers using the new building. The centre has an enhanced provision for users with disabilities which has been reflected in the numbers of people choosing to use the leisure centre. Wide circulation space ensures visitors with wheelchairs and mobility scooters can access different areas of the building. The wet change areas have been fitted with larger cubicles and also a specially designed changing places room for customers with limited mobility. Transfer wheelchairs and lifts help swimmers with disabilities access the two pools.

1.4 Added Value

As well as providing a new leisure centre for the district the project also created a range of wider opportunities for local people during and after its delivery. As part of their social responsibility Willmott Dixon committed to leaving a legacy to the community and delivered the following added benefits:

School Engagement:

- Speaking at school assemblies
- Hosting school visits to the construction site
- Attending interview skills workshops
- Attending STEM (Science, Technology, Engineering and Maths) events
- Arranging work experience for students

Community Projects and Stakeholder Engagement:

- Enhancements to the Arun Youth Aqua Centre
- Refurbishment of Chilgrove House
- Volunteered at the Littlehampton 10K and raised funds for Chestnut Tree House
- Beach clean at Littlehampton
- Assisted with careers initiative at HMP Ford
- Supported Worthing Churches Homeless Project
- Arranged site visits for Women's Institute
- Arranged 'Open Doors' event enabling local people to visit the construction site

The location of Littlehampton Wave on the edge of Mewsbrook Park has enabled enhancements to the green flag park. This has in turn created opportunities for the leisure centre to create links with activities in the adjacent public open spaces including the recently completed extension to the skate park and new parkour facility.

1.5 Finances

At a special meeting on 22 February 2017, Full Council approved Arun's 2017/18 budget, including an estimated £15.1million for the new Littlehampton Leisure Centre. Together with the £0.9m budget already in place, this gave a total budget of £16.0m as a provisional estimate, based on the best information available at the time. Following the procurement of the construction tender Full Council approved a supplementary estimate of £3,455,000 and the budget was revised to £19,489,790. The project final account is not yet concluded however the total project expenditure is on target to be maintained within the allocated budget.

2. PROPOSAL(S):

N/A

3. OPTIONS:

N/A

4. CONSULTATION:

The content of this report is not subject to consultation however Stakeholder Engagement has taken place during the course of the project. Members of the public also had the opportunity to comment on the scheme as part of the planning application process. Non-material amendment applications are not subject to the same consultation process;

however, all documents are available to view on the Planning Portal.		
Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		✓
Relevant District Ward Councillors		✓
Other groups/persons (please specify)		✓
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial		✓
Legal		✓
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability		✓
Asset Management/Property/Land		✓
Technology		✓
Other (please explain)		✓
6. IMPLICATIONS: N/A		

7. REASON FOR THE DECISION: N/A

8. BACKGROUND PAPERS: Leisure and Cultural Strategy 2013 - 28 Full Council 15 May 2013, Final Resolution, Minute 522, Strategy 1, Stage 2 Leisure, Tourism & Infrastructure Working Group (30 June 2014) Cabinet Report (21 July 2014) – A New Leisure Centre for Littlehampton Detailed Feasibility Study 2015 Cabinet Report (16 November 2015) - Capital Prioritisation Programme Cabinet Report (8 February 2016) – A New Leisure Centre in Littlehampton Environmental Services & Community Development Working Group (28 June 2016) Environment & Leisure Working Group (6 September 2016) Cabinet Report (17 October 2016) – Littlehampton Leisure Centre Project Update Environment & Leisure Working Group (1 November 2016) Environment & Leisure Working Group (17 January 2017) Environment & Leisure Working Group (14 March 2017) Cabinet Report (10 April 2017) – Littlehampton Leisure Centre
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[Environment & Leisure Working Group \(27 June 2017\)](#)

[Cabinet Report \(17 July 2017\) - Littlehampton Leisure Centre](#)

[Environment & Leisure Working Group \(29 August 2017\)](#)

[Full Council Report \(13 September 2017\) – Littlehampton Leisure Centre](#)

[Environment & Leisure Working Group \(24 October 2017\)](#)

[Environment & Leisure Working Group \(19 November 2017\)](#)

[Environment & Leisure Working Group \(20 February 2018\)](#)

[Environment & Leisure Working Group \(5 June 2018\)](#)

[Environment & Leisure Working Group \(31 July 2018\)](#)

[Environment & Leisure Working Group \(9 October 2018\)](#)

[Environment & Leisure Working Group \(27 November 2018\)](#)

[Environment & Leisure Working Group \(22 January 2019\)](#)

[Environment & Leisure Working Group \(4 July 2019\)](#)