

PROPOSED NEW SPORT AND LEISURE FACILITY IN WEST DRAYTON

Cabinet Member(s)	Councillor Richard Lewis Councillor Jonathan Bianco
Cabinet Portfolio(s)	Central Services, Culture & Heritage Finance, Property and Business Services
Officer Contact(s)	Jenny Evans, Resident Services
Papers with report	Appendix A - Location Plan

HEADLINES

Summary	This report outlines the proposed development of a sports and leisure facility at Rowlheys Place, West Drayton as part of the wider master plan developments in Yiewsley and West Drayton
Putting our Residents First	This report supports the following Council objectives of: <i>Our People; Our Built Environment.</i>
Financial Cost	The 2019/20 General Fund Capital Programme approved by Cabinet and Council in February 2019 included a capital budget for the proposed new sport and leisure facility in West Drayton amounting £31,900k. The scheme currently remains in the feasibility stage and therefore the budget reflects the estimated cost which will be finalised as the development progresses.
Relevant Policy Overview Committee	Corporate Services, Commerce and Communities Residents', Education & Environmental Services Social Care, Housing and Public Health
Relevant Ward(s)	West Drayton

RECOMMENDATIONS

That the Cabinet:

- Approves the development of a sport and leisure facility on Harmondsworth Road/Rowlheys Place, West Drayton.**
- Delegates all future decisions regarding the sport and leisure facility on Harmondsworth Road / Rowlheys Place, West Drayton to the Leader of the Council and the Cabinet Member for Finance Property and Business Services, in conjunction with the Deputy Chief Executive and Corporate Director of Residents Services.**

Reasons for recommendation

The proposed development will facilitate and promote a healthy lifestyle for local residents.

Alternative options considered / risk management

The Council could decide not to progress with providing a new sport and leisure facility, however, there has been strong resident interest in providing such a facility in the local area.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

Background Information

The London Borough of Hillingdon has made a significant investment in Council owned sports and leisure centres across the Borough over the last 10 years. This includes completing the construction of the new build Hillingdon Sports and Leisure Centre and Botwell Green Sports and Leisure Centre as well as the refurbishment of Highgrove Pool. This is in addition to the investment in other sports clubs and leisure facilities such as ongoing capital works on bowling clubs and recently completed upgrade works to Uxbridge Sports Club to make the building more accessible to residents with disabilities, which was funded through the Chrysalis Programme.

Cabinet gave approval in March 2019 to appoint consultants to work on developing the plans for a proposed new sport and leisure facility in the Borough. This facility is one of three master plan developments in the Yiewsley and West Drayton area, which will comprise a mix of sport leisure and community facilities in addition to new housing.

The proposed sport and leisure facility will be located at the junction of Harmondsworth Road and Rowlheys Place, West Drayton as shown on the attached plan. The construction of this new facility will be a continuation of the Council commitment to provide high quality sports and leisure provision for use by all residents.

The outline proposals for this new development include the provision of an eight-lane 25 metre swimming pool, a leisure pool, a sports' hall with four marked courts, a climbing wall and soft play area for younger visitors. Other facilities include a gymnasium, exercise studios, a health suite and cafe and an outdoor sports pitch on the roof of the building. In addition, the provision of a multi-function space is being considered which could be used by local groups.

Work has now started to develop detailed design options for sport and leisure facility ahead of a submission of a planning application later in the year. Subject to planning consent and approval to appoint a works contractor, it is anticipated that construction will commence by early 2020.

Financial Implications

Recommendation one seeks Cabinet approval to progress the development of a sport and leisure facility at the junction of Harmondsworth Road and Rowlheys Place, West Drayton. The 2019/20 General Fund Capital Programme approved by Cabinet and Council in February 2019 included a capital budget amounting £31,900k towards the potential development, funded from a combination of Council resources and S106 developer contributions.

The scheme is currently in the feasibility stage and the budget therefore reflects estimated cost. This will be finalised as the scheme progresses along with the need to review the overall financial viability of the development. Multi-disciplinary and design consultants have been appointed up to RIBA Stage 3 in order to carry out the tasks necessary to prepare full proposals and deliver the sport and leisure facility.

Recommendation 2 seeks approval to delegate all future decisions regarding the sport and leisure facility to the Leader of the Council and the Cabinet Member for Finance Property and Business Services in conjunction with the Deputy Chief Executive and Corporate Director of Residents Services.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities?

The new development will provide additional sporting and leisure facilities to promote a healthy lifestyle for residents.

Consultation carried out or required

Consultation on the proposed development will take place as part of the planning process.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed the report and notes the financial implications set out above. The recommended development will be funded from the 2019/24 approved Capital Programme budget for Yiewsley and West Drayton Pool. The development of the Sport and Leisure facility is at a feasibility stage with the budget and funding to be finalised in due course in line with the continuing review of the financial viability of this Capital Project.

Legal

The Borough Solicitor confirms that there are no legal impediments to Cabinet agreeing the recommendation set out in the report. The Council has power under Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 to provide recreation facilities. Further, more detailed legal advice will be provided as necessary as the project develops.

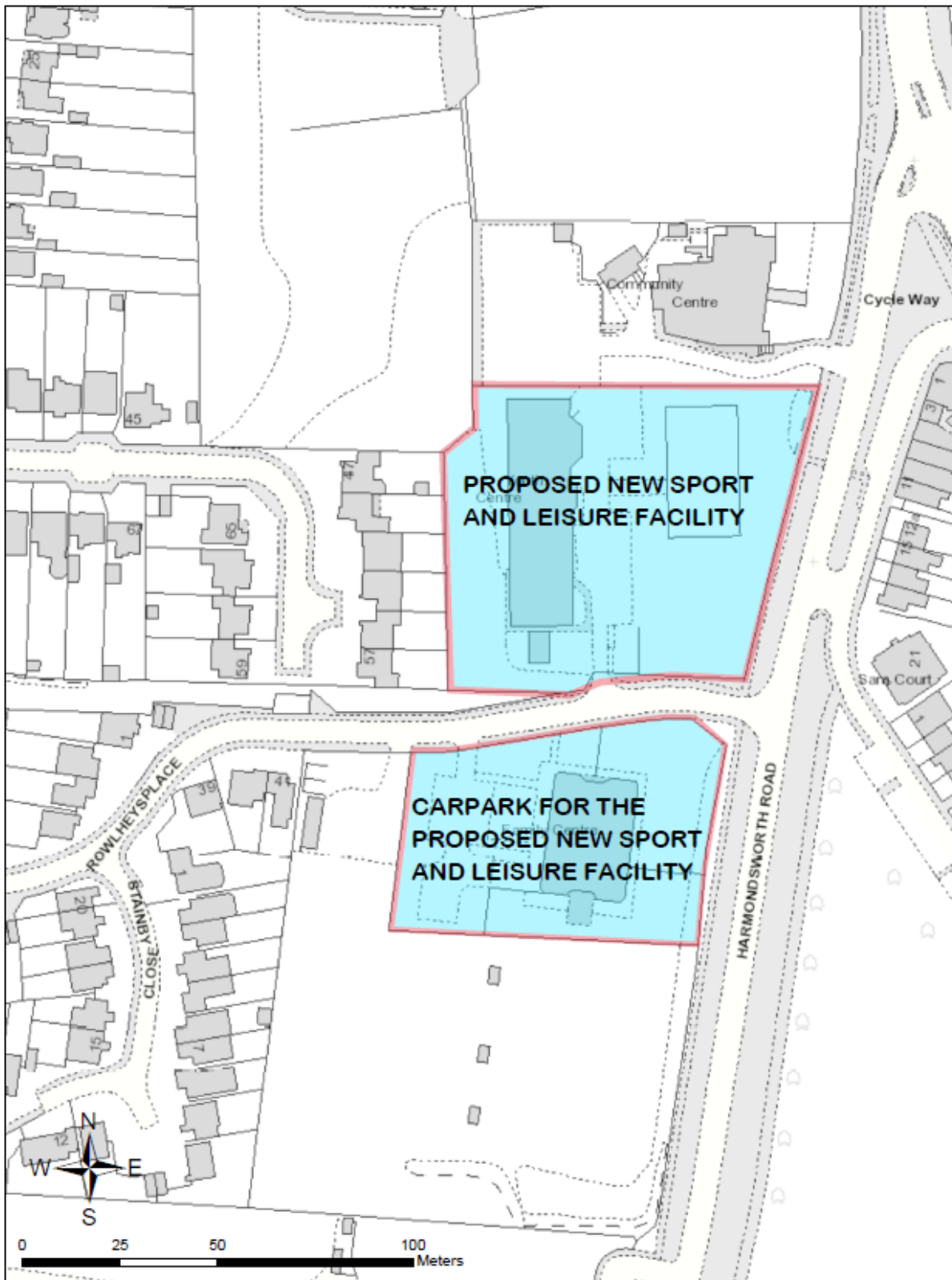
Infrastructure / Asset Management

The majority of the proposed site is occupied by Council services with a small part used by an academy trust under an informal agreement. Further, more detailed property advice will be provided as necessary as the project develops.

BACKGROUND PAPERS

NIL

Appendix A - Location Plan



© Crown copyright and database rights 2019 Ordnance Survey 100019283