

BURSLEDON, HAMBLE-LE-RICE AND HOUND LOCAL AREA COMMITTEE

26 July 2018

CAPITAL AND REVENUE PROJECTS AND GENERAL UPDATE

REPORT OF THE LOCAL AREA MANAGER

Recommendation(s)

It is recommended that:

- (1) The committee approves the use of £125,000 of future developer contributions as a grant to Hampshire County Council for capital improvements at Hamble Sports Complex that will support youth services.

Summary

This report details a number of projects and schemes to improve the prosperity, environment and wellbeing of residents in the Bursledon, Hamble-le-Rice and Hound area. The Local Area Committee's support is sought to enable their implementation.

Statutory Powers

Section 1 of the Localism Act 2011 i.e. the Local Authority's general power of competence, including power to act for the benefit of its area or persons resident or present in its area.

Strategic Implications

1. The works outlined below contribute to the following strategic priorities:
 - Local First. The project supports the neighbourhoods and communities within the Bursledon, Hamble-le Rice and Hound Local Area Committee Area.
 - Healthy Communities – Enabling health lifestyles.

Hamble Leisure Complex

2. The Hamble Leisure Complex forms part of the Hamble School Campus and is owned by Hampshire County Council. The school is responsible for the day to day management of the complex and directly employs staff.
3. Over the past 10 years the school has suffered from financial difficulties running up a budget deficit of £1.7million. A significant element of this deficit is due to the sports complex.

4. Over the past 2 years the school have been taking a number of proactive steps to stop the deficit increasing. A new sports centre manager has made significant efficiencies but restrictions imposed by the ageing site mean that he has been unable to make significant reductions in the deficit.
5. In order to reduce the deficit the County are proposing that management of the sports complex be passed to a specialist external partner who can utilise their greater expertise and economies of scale to reduce the deficit over a 15 year contract period. The alternative is that the leisure complex be closed with only limited services being offered.
6. In order to make the proposal viable, significant upfront capital investment (£350,000) in the facilities is required. This would include expansion of the gym and the provision of a new studio. It would mean the new partner would have a more attractive offer to increase membership numbers.
7. Hampshire County Council has approached Eastleigh Borough Council requesting assistance with the capital contribution. They have requested a grant of £125,000.

Discussion

8. The Hamble Leisure Complex is the only such facility within the peninsula. Given its location at the school and its proximity to areas of relative deprivation such as Pilands Wood and parts of Netley, it is an important community asset and helps support Eastleigh Borough Council's priorities around community health within the BHH area:
 - To reduce physical inactivity in adults in Eastleigh.
 - Addressing the challenges of an ageing population.
 - Promoting good mental health.
 - Tackling excess weight in adults and children.
9. On that basis supporting the ongoing success of the complex is important. However it must be noted that the complex is not the responsibility of the Borough Council and that the significant financial deficit is of major concern. The Borough must balance the benefits to the community with the risk to any financial contributions.
10. In order to justify this level of contribution to a County owned and run facility, BHH must ensure that the borough council's priorities are supported.
11. It is proposed that any grant is made with the following conditions:
 - The County and the new commercial partner must enter into a Community Use Agreement for a minimum period of 10 years.
 - If the Community Use Agreement is broken within the 10 years the grant will be paid back at a rate of £12,500 for each of the remaining years of the agreement.

- The Community Use Agreement will be monitored through the existing Community Management Committee.
- The Community Use Agreement to include the following elements
 - i. Youth services
 - ii. Older People Services

The exact details will need to be negotiated, but it is envisaged that it will include the use of rooms and sports pitches, subsidised coaching and classes and active partnership work.

Financial Implications

12. Youth Services at Hamble School has been identified as a project on BHH's list of Community Improvement Projects which this grant would contribute to through the Community Use Agreement.
13. The BHH LAC does not currently have available capital budgets to grant the £125,000 requested. However there is a case to allocate 'future' Developer Contributions *at our own risk (see paragraph 16)*.
14. Given the benefits to the whole BHH community infrastructure, contributions are being negotiated from the following developments.

O/17/80899	Land adjoining 4 Brookfield, Providence Hill, Bursledon
O/17/81166	Land off Providence Hill, Bursledon
F/17/82001	Osbourne Quarters Police Training Centre, Royal Victoria Country Park

15. Members must be clear that these applications have either not yet been permitted and/or the developer contributions have yet to be negotiated. However the community infrastructure elements of these developments would more than cover the requested amount.
16. The initial grant would be funded by prudential borrowing until the developer contributions are available

Risk Assessment

17. There is a risk that if the planning applications are refused or if the developments do not come forward that the future developer contributions will not materialise. If that happens the BHH LAC will have to underwrite the grant from elsewhere in its budgets, although this could be done over a number of years.

Equality and Diversity Implications

18. The Equality Act is not relevant to the decision in this report as the decision does not relate to eliminating discrimination, advancing equality of opportunity, or fostering good relations between different people. An Equality Impact Assessment has not been carried out.

Conclusion

19. These recommendations are now submitted for Members' final approval from the Local Area Committee's reserves.

MATT BLYTHE
LOCAL AREA MANAGER

Date: 6 July 2018
Contact Officer: Matt Blythe
Title: COMMUNITY INVESTMENT PROGRAMME, REVENUE
PROJECTS AND GENERAL UPDATE
Tel No: 023 8068 8311
e-mail: matt.blythe@eastleigh.gov.uk
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LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

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