

TRAFFORD COUNCIL

Report to: Executive
Date: 20th March 2023
Report for: Decision
Report of: Executive Member for Culture, Leisure and Strategic Partnerships

Report Title

Levelling Up Fund 2 – Partington Sports Village.

Summary

The Council has been allocated grant funding by DLUHC from the Levelling Up Fund (LuF2) to support the delivery of the Redevelopment of Partington Sports Village.

This report seeks approval to enter into an agreement with DLUHC to secure grant funds of £18.3m. The scheme also includes an additional £1.2m match funding from the Council's approved Leisure Investment Programme capital budget and £1.25m match funding from external stakeholders. This will support delivery of a programme of improved leisure facilities in Partington including the refurbishment of Partington Leisure Centre, Cross Lane Changing Rooms, Pump Track, Trim Trail and improved public realm.

Recommendation(s)

That the Executive:

- i) Approves that the Council enters into a grant agreement with the DLUHC to access grant award from the Levelling Up Fund to support the delivery of the programme of works.
- ii) Delegates authority to the Corporate Director for Place, in consultation with the Director of Legal and Governance and Director of Finance and Systems, to agree the terms and conditions of the grant funding agreement.
- iii) Delegates authority to Director of Legal and Governance to enter into the grant agreement required to finalise the transaction.
- iv) Delegates authority to the Corporate Director of Place to negotiate and award any contracts which may be required to implement this decision.
- v) Notes that the outcomes of the RIBA Stage 2 report for Partington Leisure Centre will be presented to the Executive prior to submitting a planning

application in 2024.

Contact person for access to background papers and further information:

Name: Jamie Lees
Contact: Jamie.lees@trafford.gov.uk

Background Papers: None

Implications:

Relationship to Policy Framework/Corporate Priorities	It supports implementation of the Council's Corporate Plan (2021-24), including the priority to reduce health inequalities and addressing climate crisis.
Relationship to GM Policy or Strategy Framework	The decision relates to the GM Moving strategy in terms of the aim to increase physical activity levels, Pivot to Wellbeing regarding leisure outcomes and GM Gear Change in relation to Active Travel.
Financial	The DLUHC has agreed to provide grant funding of £18.3m to support delivery of Levelling Up in Partington. There is also £1.2m match funding in the Council's capital programme approved in February 2023 and a further £1.25m from external stakeholder contributions. The outcomes of the programme will contribute to improved health and wellbeing and energy efficiencies and associated costs post-delivery, expected from March 2025. The refurbished facilities will also improve financial outcomes for the operator for this site, (Trafford Leisure CIC), which will be reinvested to finance the Council's match funding element.
Legal Implications:	The Council will have to abide by the terms of the grant agreement. It will need to undertake a robust lawful procurement exercise and will need to enter satisfactory contracts and appointments, which manages cost and delivery risk within budget.
Equality/Diversity Implications	An updated Equality Impact Assessment (EIA) will be developed as part of the Programme. The redevelopment proposals will improve accessibility.
Sustainability Implications	The scheme is designed to reduce energy demand by replacing the current gas-based system which is operating at 80°C with a new Air Source Heat Pump solution that reduces the optimised flow temps to 45°C.
Climate Change / Carbon Reduction Implications	In line with the Councils Carbon Reduction policy, we will be looking towards a gas free solution on site with Air Sourced Heat Pumps, Water Sourced Heat pumps and Solar PV supplied to reduce grid requirement.

	<p>To support this cost, an application to the government's decarbonisation programme (PSDS 3b) has been submitted, with an outcome expected in March 2023.</p> <p>Designs will incorporate secure cycle storage with bike hire options. This will provide improved access to the Active Travel network and connections to public transport hubs.</p> <p>We are looking to partner with BE.EV to supply EV charge points.</p>
Resource Implications e.g., Staffing / ICT / Assets	<p>Kier Construction have been procured to deliver the scheme refurbishment of the leisure centre as part of the leisure improvement programme, whilst additional PM resource, identified and funded within the grant offer will be procured to support the delivery of the additional schemes identified.</p>
Risk Management Implications	<p>The delivery of the schemes will be supported by a risk plan setting out the key risks to delivery and proposed mitigation measures.</p> <p>There are financial risks associated with inflation and market conditions, including the potential for supplier time lags associated with getting the project to construction commencement and meeting deadlines in the grant funding agreement. This will also include the financial impact on Trafford Leisure and the ability to maintain business continuity of service provision during the works through a robust displacement programme.</p> <p>The scheme risk can be mitigated by investing in good design and surveys early and have contractor engagement to design within budget. The budget itself also has appropriate levels of contingency built in.</p>
Health & Wellbeing Implications	<p>Investment into Partington Sports Village including the Leisure Centre, the Cross Lane Changing Rooms and surrounding infrastructure will provide a local facility mix that encourages physical activity and improves health and wellbeing, including the mental health of Partington residents. This will be achieved by providing facilities and tailored programmes of engagement that target inequalities in Partington and create opportunities to reduce the levels of inactivity and develop employable skills.</p>
Health and Safety Implications	<p>Health & Safety will continue to be a priority. The investment into the leisure centre and wider site will support a fit for purpose offer.</p>

1 Background

- 1.0 In March 2022 the Government Department of Levelling Up, Housing and Communities (DLUHC) invited applications for Levelling Up Fund Round 2. Trafford Council's application under the 'Cultural' theme was submitted in August 2022.
- 1.1 In January 2023 Trafford Council received confirmation that the application had been successful for £18.3m. There is an additional £1.2m match funding in the Council's capital programme approved in February 2023 and a further £1.25m from external stakeholder contributions to support the scheme giving a total fund of £20.75m.
- 1.2 The DLUHC are currently conducting subsidy control checks. Trafford Council are awaiting confirmation that the benefits of the bid will not amount to subsidy control.
- 1.3 On a satisfactory completion of subsidy control checks the MOU is to be received. This is forecasted for March 2023.
- 1.4 The Terms and Conditions of the Levelling Up Fund currently assume delivery of the scheme will take place from 1st April 2023 and to be completed by 31st March 2025.
- 1.5 The purpose of this report is to seek approval to enter into a grant agreement with DLUHC to secure grant monies to implement works at Partington Leisure Centre, Cross Lane Changing Rooms and other landscaping and highways projects in Partington to improve the accessibility and infrastructure in Partington to support the improvement of the health and wellbeing outcomes for the local community.

2 Application

- 2.0 The Investment into Partington Sports Village will safeguard the future of leisure facilities in the town and support the delivery of health outcomes through an offer that connects sport, leisure, physical activity, and green space with the local community. The scheme includes:
 - 2.1 Partington Leisure Centre - Upgrading the current leisure centre through a full refurbishment.
 - 2.2 Pump Track - Improved BMX pump track and associated facilities for public usage.
 - 2.3 Cross Lane Changing Rooms – Full renovation of changing rooms at Cross Lane Park.
 - 2.4 Trim Trail and Public Realm – Introduction of path around park to enhance access and support walking and running in the area. This will be supported by landscaping work to provide better linkage across the site.
 - 2.5 The investment will also be complimented by a new 3G pitch facility at Broadoak School.

3 Outcomes

3.0 Outcomes identified as part of the consultation and market research prior to submitting the application included:

- Safeguard the future of the leisure centre for the local community.
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- Increased footfall and visitor economy in Partington.
- Increased employment, skills, and training opportunities.
- Improved physical and mental health in the area, narrowing the gap in levels of health deprivation in Trafford.
- A healthier workforce, reducing absence rates and increasing productivity.
- Improved physical and mental wellbeing.
- Community cohesion and sense of community ownership and engagement.
- Improved safety on site and a reduction in anti-social behaviour.
- A reduction in costs of health and community safety services.
- Support and encourage the use of electric vehicles in the area.
- Carbon reduction from a more efficient leisure centre.
- Promoting active travel around the leisure centre and surrounding facilities.
- Increased numbers of residents with skills training.

4 Risk

4.0 The final grant award conditions have not been confirmed to date.

4.1 The main risk identified to date is that all schemes identified within the application are currently expected to be delivered by March 2025, in line with the original bid timetable. There are financial risks associated with inflation and market conditions, including the potential for supplier time lags associated with getting the project to construction commencement, and hence meeting the deadlines and financial budgets in the grant funding agreement. This will also include the financial impact on Trafford Leisure and the ability to maintain business continuity of service provision during the works through a robust displacement programme. The scheme risk can be mitigated by investing in good design and surveys early and have contractor engagement to design within budget. The budget itself also has appropriate levels of contingency built in.

4.2 An extension can be applied for under specific criteria, yet to be defined. Failure to adhere to these grant conditions may result in additional contributions from the Council to complete the schemes on time and the remaining works would need to be funded from the current approved Capital Programme. Whilst time pressures will

need to be managed carefully these can be mitigated through early procurement and effective project milestone management.

5 Consultation

- 5.0 Public consultation to support the bidding process was completed in June 22.
- 5.1 Further public and key stakeholder engagement will take place to inform the design process specifically for the refurbishment of Partington leisure centre and the improved infrastructure. Designs will be shared with users of the facilities (members, as well as those who 'pay and play') and non-users from across the local community prior to any planning application(s).
- 5.2 Planning approval would be required for the Roof Solar panels. The proposal supports the Council's investment strategy.
- 5.3 In addition, consultation will take place through the design and build process with key stakeholders from Public Health, MFT, Trafford Leisure, Broadoak School, Greater Manchester Youth Federation, ICB, Partington GP Practice, BeEV, Registered Housing Providers and representatives from the third sector to inform opportunities for external programmes.

6 Other Options

- 6.0 Do nothing – Doing nothing means ultimate closure of the leisure centre as usage continues to decline due to the extremely poor condition of the existing facilities. During the decline, the Council will incur increasing annual revenue costs to subsidise Trafford Leisure CIC as a going concern over several years and will still need to undertake significant essential health and safety capital works during the same period. Strategic outcomes will not be delivered, and this option would directly impact on the Council's ability to directly address health inequalities and climate crisis.
- 6.1 Undertake short term ongoing maintenance works with associated costs required to ensure the centres can remain open. However, this wouldn't drive key outcomes such as health and wellbeing or provide a revenue opportunity but would provide some maintenance cover for a zero-to-five-year lifespan. This has the same financial pressures as above and would lead to ultimate closure as capital and revenue costs escalate.
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- 6.3 A reduction in the number of leisure centres would reduce the overall level of investment required for the refurbishment programme and ongoing running costs. Any capital receipt could be re invested in the programme. Reducing the leisure asset base would limit the delivery of key strategic health and wellbeing outcomes. Closure costs would still need to be met including any redundancies incurred,

building security and utilities required subject to securing the long-term future of the asset.

7 Reasons for Recommendation

7.0 The Council is required to enter into a grant agreement with DLUHC in order to access grant monies to support the immediate implementation of the works within the timeframe of the grant agreement.

Key Decision

This is a key decision currently on the Forward Plan: Yes
If key decision has 28-day notice been given? Yes

Finance Officer Clearance: PC

Legal Officer Clearance: TR

CORPORATE DIRECTOR'S SIGNATURE *(electronic)* 

To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

Appendix

Appendix 1 - Site plan