

Eastwood Park Leisure Centre

Posted by RM64 - 24 Aug 2017 12:56

Information from from East Renfrewshire Culture and Leisure Ltd - 24th August 2017 -

Q. Please give details of any contact and/or discussions since January 2017 with East Renfrewshire Council or other parties regarding Eastwood Park Leisure Centre and the points made in your email of January 2017.

A. We have had discussions with the council regarding a building condition survey of Eastwood Park Leisure Centre which the Council has commissioned. My understanding is that this is being withheld at present pending publication by the council sometime in the next 3 months.

Information from from East Renfrewshire Culture and Leisure Ltd - 2nd August 2017 -

Q. Can you give a more positive response as to when a further update will be available -

What meetings are proposed?

Who with?

When?

Have any further reports been commissioned?

If so, please give details.

Will any further reports be commissioned?

If so, please give details.

A. As I said last time I do not think there will be an update until Autumn at the earliest.

EASTWOOD PARK LEISURE CENTRE

Information from from East Renfrewshire Culture and Leisure Ltd - June 2017

As at June 2017 There is no change to the position outlined below.

When will an update be available?

.....do not know at this point, but it is unlikely to be before the autumn.

EASTWOOD PARK LEISURE CENTRE

Information from from East Renfrewshire Culture and Leisure Ltd - January 2017

‘.....We discussed this at the Information and Consultation Centre in December, The centre is scheduled for closure in 2019 for major maintenance and repairs, and the Council approved £6M for this in 2014.

We are currently working with council colleagues to look at options around this, as the £6M falls somewhat short of the amount required, and other approaches may allow us to leverage external funding; and realise new facilities whilst refurbishing Eastwood Park too.

However, other than for the necessary works, we do not envisage closing it.

We are currently looking at significant programmes for developing and growing our gym membership, swimming lesson take-up and theatre sales at Eastwood.

However, most of our money comes through sport and it is the case that Eastwood struggles to meet the needs of the communities, and we face increased competition, especially in gyms and fitness, that Eastwood cannot at present compete with due to scale, condition and design.

A report by Tuner Townsend was commissioned by the Council in 2014 into Eastwood Leisure Centre.

It noted that it was at that point tired and nearing a point of criticality, with a £1.3M backlog of maintenance.

This maintenance was also just that –remedial works, not improvements to maintain competitiveness.

The report proposed three options.

Option 1

was to do nothing and allow the centre to close.

The second option of the two

was to invest £6.5M to address the immediate maintenance issues.

However, the report noted that “Even by spending £6.5m under Option 2 to keep the facility open, this still does not address the step change in facilities that is necessary to compete with local competition and retain / expand the customer base.”

(The third option was costed at £10M. The Council responded by identifying £6M in the Capital plan for 2019/20.)

One of the options we are looking at is whether we could keep the existing centre, but refurbish it as theatre/gymnastics/fitness/performing arts/function suite, and build a new centre nearby, leveraging the council’s capital with external funding to create a long-overdue new centre for East Renfrewshire (three of our four leisure centres are 30+ years old), together with a centre of excellence in Eastwood Park.

That very much depends on finding a suitable site nearby.

However, this is at an early stage and in either case we do not propose that the Eastwood Centre close (other than for works to be done).....‘

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Re: Eastwood Park Leisure Centre

Posted by RM64 - 11 Sep 2020 15:49

Eastwood House

Potential Orangerie

An orangery could provide potential for larger events.

It could potentially also accommodate council chambers and existing area in

Eastwood House could become facilities for elected members and other council services alongside existing community uses.

The floor area of the orangery shown adjacent is 400sqm which is similar in scale to the existing council chambers.

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Re: Eastwood Park Leisure Centre

Posted by RM64 - 11 Sep 2020 15:54

Programme

Preliminary Programme

A high level programme has been developed to allow discussion around key considerations.

Delivery of the project is a priority as the existing facilities are aging.

They are inefficient to run, often closed for maintenance and not providing the quality of facilities which are available elsewhere leading to a gradual

decline in customer numbers and impacting on essential services that can be provided such as swimming lessons.

The high level programme indicates the earliest timescale is likely to be 3 years to completion of the leisure centre and theatre.

In essence, 1 year for design and 2 years for construction.

The demolition of existing facilities and making good of landscaped areas would follow this.

There are a number of key aspects which affect these timescales.

Many of the studies informing the design stage are seasonal such ecology studies.

These timescales could accommodate a variety of procurement routes, although some are better suited than others where efficient delivery timescales are critical alongside the need to deliver a high quality of design within a

sensitive setting.

Significant changes in programme also have a significant impact on budget with the impact of inflation.

END ++++++

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Re: Eastwood Park Leisure Centre

Posted by RM64 - 11 Sep 2020 17:10

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NO DETAILS OF COSTS?

BUILDING COSTS?

RUNNING COSTS?

MAINTENANCE COSTS?

CONSULTANT COSTS?

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The Working Group and the Leisure Trust DO NOT HAVE TO PAY FOR THIS !!

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EAST RENFREWSHIRE COUNCIL TAX PAYERS WILL HAVE TO PAY !!!

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£40m - £60m? plus Running Costs + Maintenance Costs + Consultant Costs

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Re: Eastwood Park Leisure Centre
Posted by RM64 - 12 Dec 2020 09:04

Full Council Meeting Wednesday 16 December 2020 at 7.00 pm.

AGENDA ITEM 10

EAST RENFREWSHIRE COUNCIL

16 December 2020

Report by Director of Environment

EASTWOOD LEISURE CENTRE AND EASTWOOD PARK MASTERPLAN

PURPOSE OF REPORT

1. The purpose of the report is to advise on the current position with regard to the development of an Eastwood Park Leisure Centre and Theatre and an Eastwood Park MasterPlan.

RECOMMENDATIONS

2. It is recommended that the Council:-

(a) note the attached briefing and feasibility study as an ambitious vision for Eastwood Leisure Centre and Theatre and Eastwood Park more generally;

(b) approve the proposal that the priority in the short to medium term is to progress the Eastwood Leisure Centre and Theatre as opposed to the wider masterplanning issues;

(c) note that a further report specifically with regard to the Leisure Centre and Theatre options, costs and potential phasing of costs will be submitted to the Council for consideration in February 2021;

(d) note that the existing provision of Â£12.85 million for 2021/22 is sufficient for that year; and

(e)note that a further report with regard to the wider masterplanning issues in Eastwood Park will be submitted to the Council at some time in the future.

BACKGROUND

3.The Council in June 2019 considered a report on the Eastwood Leisure Centre and Eastwood Park master planning exercise.

4.Taking into account the outcome of a consultation exercise reported to the Council in September 2018, the full discussion at the Council meeting in October 2018 (when there was general consensus to explore first in further detail the possibility of a new leisure centre and theatre being constructed in Eastwood Park before making any final decision on the preferred location).

The Council;

(a)approved Eastwood Park as the preferred site for a new Eastwood Leisure Centre and theatre;

(b)agreed that the Director of Environment report back as soon as possible with options and costs with regard to the new leisure centre and theatre;

(c) noted the progress being made with the Eastwood Park master planning exercise and that the Director of Environment would report back on the wider issues and opportunities/possibilities in due course; and

(d) noted that as a result of Eastwood Park being identified as the preferred location Shawwood and Broomburn Parks would remain as protected urban green spaces in terms of the Local Development Plan.

5. In December 2019 the Council considered a further report on these matters by the Director of Environment (appended to the report was the consultant's latest main report).

Key points in the report included

â€¢ This has been a major piece of work requiring considerable technical background research and option development/modelling.

â€¢ Since the preparation of the previous Council report there have been further detailed discussions between the Director of Environment and the consultants with regard to the various possibilities and the detailed potential implications of each of them.

â€¢ The report is much wider than simply a proposal for the leisure centre and theatre and Eastwood Park.

It is aspirational and considers the vision and identity for Eastwood Park in the future including potential options for all the buildings and land within Eastwood Park to optimise the future of the Park.

In particular the report identified four main options regarding the leisure centre along with a separate list of enhancement opportunities within the Park.

â€¢ These were only options from the consultants for the Council to consider.

They were not firm recommendations and none of the four main options were mutually exclusive.

A range of options could be selected or indeed alternative options selected.

â€¢ A recommendation that given the complexity of the issues a cross party member and officer working group be established to consider the consultantâ€™s report and report back to the Council in due course with the recommendations on the way forward with the priority being for the working group to make recommendations to the Council around the leisure centre and theatre with wider masterplanning issues following at a later date if necessary.

6. The Council noted the current position, approved the proposal to establish a joint member/officer working group with a remit as outlined above and nominated elected member representatives (along with the Chief executive of the Trust) to the group.

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Re: Eastwood Park Leisure Centre

Posted by RM64 - 12 Dec 2020 09:05

REPORT

7. Since that time considerable progress has been made despite the difficult circumstances created by the Covid pandemic.

8. The member officer working group has met twice with the consultants (in March and August 2020) to consider and progress matters and provide feedback particularly in relation to the Leisure Centre and Theatre which as pointed out above were the priority with other wider masterplanning issues to follow in due course.

9. The input from the member officer working group has proved invaluable and allowed the Director of Environment with advice from the group to work with the consultants to accelerate the project in terms of concept, vision and design.

Consultant's Report

10. A copy of the most recent consultant's report (RIBA stage I briefing and feasibility) as endorsed by the member officer working group is attached (appendix 1).

Work is ongoing regarding further detailed design development.

11. The report demonstrates that with regard to the leisure centre and theatre this is potentially a high quality, visually attractive, transformational and state-of-the-art facility that is much more than simply a leisure centre development.

The focus is on customer appeal, future flexibility and income generating opportunities.

12. The initial exploratory options with regard to the rest of Eastwood Park including Eastwood house are at an early stage.

They are simply being flagged up as potential possibilities and will be the subject of a future report to the Council.

Key points since December 2019:

Summary

13. In summary the current position in terms of key points established since December 2019 is that;

• The lead designer, architect and masterplan, St Allan Brand, have led the process with the member officer working group to enable a clear vision to be developed and understood.

• The Leisure Centre and Theatre could be accommodated within Eastwood Park as a tandem build allowing all existing uses to remain operational during construction.

• A specific and preferred site has been established within Eastwood Park which offers significant improvement to the quality of the park space and enhances the setting of Eastwood House and St Ninian's.

• The preferred site is fairly flat which is ideal for a Leisure Centre and Theatre and benefits from being set within attractive mature trees.

• Eastwood Park benefits from existing vehicle access and good access to public transport which the proposals can improve through management and design of the facilities.

• Eastwood Park also benefits from existing drainage and infrastructure which will help avoid additional costs associated with the other sites.

• Locating the new Leisure Centre and Theatre in Eastwood Park optimises the potential to retain existing customers and the benefits to the surrounding area including shops and restaurants whilst recognising this as a potential key civic asset in East Renfrewshire.

â€¢All of the above now demonstrates that given the further detailed consideration carried out in terms of option appraisals the choice of Eastwood Park represents better value than the other potential sites.

â€¢The proposals for the Leisure Centre and Theatre have been developed in more detail involving regular meetings / workshops with the Leisure Trust throughout 2020.

This has enabled development of a clear vision which confirms that a transformational facility which will benefit from the stunning setting can be delivered as a tandem build on the preferred site.

â€¢The proposals have been developed to enable some flexibility in the facilities which can be accommodated inside and outside the building ensuring the customer experience can be optimised and the building is adaptable to change over time (for example, to suit changes in fitness trends in the fitness suite and fitness studios).

â€¢The proposals have identified that some additionality can be accommodated within the building on the preferred site to optimise the benefits.

Key examples include the potential to incorporate a library, agile workspace, studio theatre and outdoor cinema / theatre as well as being able to be suitable to host a wide range of events.

â€¢The proposals establish a clear building functionality diagram which will deliver excellent sustainability credentials including energy efficiency.

â€¢All of this has given the member officer working group confidence to recommend to the Director of Environment that a Project Manager be appointed with an associated design team including engineers and cost consultants as soon as possible and to advance the project at pace where possible.

These measures are now in place.

Turner and Townsend who have in-depth previous experience and knowledge regarding Eastwood Leisure Centre have now been appointed as project manager.

This has allowed the project to be progressed substantially.

They will take the project up to RIBA stage 4.

Consultations were carried out in September with all of the primary and secondary schools in East Renfrewshire to gather ideas which have been taken on board.

A Proposal of Application Notice will be submitted in December 2020 with a detailed planning application at the end of March 2021 and most importantly a target site start of around October 2021.

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Re: Eastwood Park Leisure Centre

Posted by RM64 - 12 Dec 2020 09:14

Costs

14.The Council in February 2020 made provision of £26 million phased mainly over 2021/22 (£12.85 million) and 2022/23 (£12.85 million).

However, it was made clear at that time that this was an indicative allocation of £26m for the provision of leisure facilities in the Eastwood area which would be refined further when a report on options is considered by Council.

15.With regard to the cost options for the Leisure Centre and Theatre alone these are currently being examined and developed.

The potential financial implications and options will be reported to the Council as part of the normal budget setting process including the General Fund Capital Programme in February 2021.

However, the existing provision of £12.85 million in 2021/22 will be sufficient to cover the project for that year.

The report to the Council in February 2021 will address the total cost of the project, its affordability and how any proposed expenditure will be phased in 2022/23 and future years.

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