

**Report to:** Cabinet

**Date of Meeting:** 4<sup>th</sup> March 2019

**Report Title:** Bohemia Leisure and Cultural Facilities Study

**Report By:** Kevin Boorman, Marketing & Major Projects Manager

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### **Purpose of report**

To recommend undertaking a comprehensive feasibility study to identify the scale and location of the new leisure and cultural facilities in the Bohemia area, and to enter into a contract with East Sussex County Council to carry out associated feasibility works and studies

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### **Recommendation(s)**

- 1) Cabinet agrees to spend £100k to fund the commissioning of feasibility reports and related studies for the development of leisure, culture and open spaces within the Bohemia area (£10k of this to come from Arts Council England, and external funding sought; the remaining up to £90k required will be funded through existing budgets and an approved growth item of up to £19k)
- 2) Delegation is given to the Director of Operational Services or his nominee to agree the final contractual deliverables and outputs with the appointed consultant.
- 3) Delegation is given to the Director of Operational Services or his nominee to enter into contractual arrangements with East Sussex County Council to carry out feasibility works and studies as per the One Public Estate bid.

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### **Reasons for recommendations**

- 1 and 2) Our vision for the new Bohemia Quarter is to develop a distinct leisure and cultural destination and create a new living quarter for Hastings. The ambitions are considerable: new homes, new hotel(s), new leisure centre, new cultural facilities, re-vitalised outdoor leisure facilities, gardens and public spaces. The studies will focus on developing concept proposals for housing, leisure and cultural facilities in the Bohemia area.
- 3 The 'One Public Estate' grant/loan funding is awarded through East Sussex County Council

## Background

1. Our vision is to reinvigorate the Bohemia area through key initiatives:
  - Build a new distinctive destination which will be an attractive and enjoyable place for residents, visitors, employers, and their staff;
  - Build new high quality homes to respond to local housing need and demand;
  - Provide new cultural, leisure and tourism activities;
  - Improve links between St Leonards, Bohemia, the town centre and the seafront;
  - Provide opportunities for employment, training and business development for local people.
2. Over the past year, officers have been developing the plans for the area, pursuing proposals and discussions with different types of potential partners (private and public) who may assist with the delivery of the plans.
3. With the council having a pivotal role to play in the transformation of the area as facilitator and planning authority and crucially as a significant landowner, it is essential that we take a leading role in its development.

### Developing proposals for new leisure and cultural centre(s) in Bohemia

4. Officers have been working with Sport England to prepare a brief to complete a 'RIBA' 1 feasibility/options appraisal on both leisure and cultural elements of the project. Sport England has funded the development of this brief and are keen to work with the council to address local sporting and health objectives.
5. The brief is based on the likely scale of developments for a large indoor/outdoor leisure facility and performance venue, and the potential sharing of some/many facilities (from car parking through to front office/back office/management).
6. Sport England has estimated it will cost approximately £100k to carry out the feasibility and options appraisal contained in the brief. Officers are exploring external funding opportunities to contribute towards the cost. For example, officers have met with Arts Council England ('ACE') to support the development of the brief and engage in the feasibility and options appraisal study, and ACE has now offered £10k towards the study, and is keen to become a partner in the project.
7. The outstanding up to £90k required will be funded through existing budgets and an approved growth item of up to £19k.
8. If the recommendation is supported, the feasibility/options appraisal will be completed by this autumn and will provide options and estimated costings for the type of leisure and cultural centre deliverable in the area, alongside an outline business case.

## One Public Estate development study proposal

9. The council has been working with South East Coast Ambulance Service (SECAMB) and the 'SPACES' programme to consider options for improved facilities for the service both locally and elsewhere. This has led to a joint funding application to the One Public Estate programme to conduct a feasibility study to assess the viability and cost of relocating the 'make ready' element of the ambulance station to a larger site in the area. SECAMB is also considering the provision of an operational base for ambulance crews between calls and on break at the East Sussex Fire & Rescue Service fire station in Bohemia Road. We have been advised that the funding application has been successful and have been awarded £75k in grant and £100k in loan funding. This is awarded via East Sussex County Council.
10. Relocation of the ambulance station will enable the council (subject to negotiations with SECAMB) to bring forward housing development proposal on this site and, ultimately, the vacated existing leisure centre site too, once the new leisure centre site is built.

### Timetable of Next Steps

Action	Key milestone	Due date (provisional)	Responsible
Completion of outline proposal and business case for leisure & cultural centre	<ul style="list-style-type: none"> <li>Tender live</li> <li>Consultant appointed</li> <li>Proposal and outline business case work complete</li> </ul>	<p>March 2019</p> <p>May 2019</p> <p>September 2019</p>	Marketing & Major Projects Manager
Completion of feasibility studies and surveys as detailed in the OPE application	<ul style="list-style-type: none"> <li>Tender live for feasibility and survey for identification of new Make Ready centre</li> <li>Tender live for feasibility &amp; design activity for ambulance response post</li> </ul>	<p>Mid 2019</p> <p>Mid 2019</p>	Marketing & Major Projects Manager

## **Policy Implications**

### **Equalities and Community Cohesiveness**

Developing the Leisure and Cultural facilities proposals and its implementation will create opportunities for new jobs and services for the benefit of all residents in Hastings.

### **Crime and Fear of Crime (Section 17)**

The development and design process of all facilities in the area will take into account crime and fear of crime issues.

### **Risk Management**

A detailed risk register will be produced once the project has had approval and the partnerships / projects are understood.

### **Environmental Issues**

Environmental assessments/studies will be conducted during the full development phase of the project after the actual concept proposals are understood.

### **Economic/Financial Implications**

The economic and financial implications are at this stage difficult to detail until the proposals are developed further.

### **Organisational Consequences**

Development of the Bohemia area generally requires additional resources and this has been set out as above.

### **Local People's Views**

Consultation on the Area Action Plan provided positive responses on Bohemia White Rock Area Masterplan.

### **Anti-Poverty**

Implementation of the Bohemia White Rock Area Masterplan offers the opportunity to create new homes, jobs, and access to improved leisure facilities which could improve local people's wellbeing.

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## **Wards Affected**

All

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## Implications

Relevant project tools applied?

Project tools will be developed for the Leisure and Cultural facilities as part of the tender returns and the feasibility study report.

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	Y
Crime and Fear of Crime (Section 17)	Y
Risk Management	Y
Environmental Issues	Y
Economic/Financial Implications	Y
Human Rights Act	
Organisational Consequences	Y
Local People's Views	Y
Anti-Poverty	Y

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## Additional Information

N/A

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## Officer to Contact

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