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| To: | Cllr Des Keers, Cabinet Member for Community Services |
| From: | Stephen Gregg, Leisure Services Manager |
| Director: | Robert Styles, Director of Street Scene, Leisure and Technical Services |

BRIEFING NOTE: EXECUTIVE - NON-KEY DECISION

REPLACEMENT ANGEL CENTRE ADDITIONAL FEASIBILITY WORK-CONSULTANT SELECTION

Summary: As part of the Council's work to replace the Angel Centre in Tonbridge, further feasibility is required in relation to the business case detailing the anticipated operational costs of the replacement leisure/community facility.

Recommendations:

- (1) Alliance Leisure Ltd be appointed to undertake additional feasibility work for a replacement Angel Leisure Centre in Tonbridge, as outlined below and
- (2) the work be funded from the Tonbridge Town Centre Reserve.

1 Background

At Cabinet on 5 December 2023 it was resolved that the existing Angel Leisure Centre facilities should be demolished, and replacement facilities would be considered at an alternative location. This was subsequently called in at the Overview & Scrutiny Committee on 10 Jan 2024 where the following recommendation was agreed '*In principle, the Angel Centre be demolished and replacement leisure and community facilities be provided in Tonbridge and, in principle, all options be kept on the table for the future location and nature of such replacement leisure and community facilities within Tonbridge*'.

Cabinet subsequently requested that works on a Feasibility Study be progressed and Alliance Leisure Ltd be appointed to deliver this stage of the project (RIBA Stage 1).

The feasibility report was presented by Alliance Leisure Ltd to the Tonbridge Town Centre Programme Board on 26 September 2024.

On 12 November 2024, the Tonbridge Town Centre Programme Board discussed the importance of ensuring that there is a robust business case in place for the replacement facility and, therefore, it was proposed that Alliance Leisure Ltd be re-engaged using the UK Leisure Framework to undertake further liaison with the Council and the Leisure Trust to develop a business case detailing the anticipated operational costs of the replacement leisure/community facility. This work will incorporate any future reductions in annual running costs as a result of the proposed

sustainability enhancements. It will also provide an opportunity for Alliance Leisure to support the development of the East of High Street masterplan work.

The further engagement of Alliance Leisure Ltd ensures that previous work undertaken can be built upon.

2 Further feasibility outputs

A brief was developed and discussed with Alliance Leisure Ltd regarding the next stage of work required and the outputs identified, at a cost of £25k, will be:

- . Management of the consultant team and delivery of the agreed work
- . Liaison with the Town Centre master planning team
- . Attendance at meetings as necessary
- . Detailed 10-year income and expenditure projections, informed by close consultation with Tonbridge and Malling Leisure Trust, local and national benchmarking
- . A list of assumptions that inform the projections
- . Sensitivity analysis, showing a range of possible outcomes
- . A summary of funding and affordability
- . Overall conclusion and next steps.
- . Review sustainability from site specific design
- . Summary report collating the above information

3 Legal Advice

The matters set out in this briefing note are considered routine or uncontroversial.

4 Financial and Value for Money implications

The submitted fee proposal value for the delivery of the business case detailing the anticipated operational costs of the replacement leisure/community facility is £25k and it is suggested that this be funded from the Tonbridge Town Centre Reserve.

Value for money has been demonstrated by ensuring that there is a robust business case in place for the replacement facility and therefore it is suggested that Alliance Leisure be re-engaged using the UK Leisure Framework to undertake further liaison with the Council and the Leisure Trust to develop a business case detailing the anticipated operational costs of the new leisure/community facility. This work will take into account the capital costs and any anticipated borrowing costs, incorporating any future reductions in annual running costs as a result of the proposed

sustainability enhancements. It will also provide an opportunity for Alliance Leisure to support the development of the East of High Street masterplan work.

5 Risk Assessment

If the next stage of feasibility work is not undertaken it will delay the Council's work on bringing forward proposals for the replacement Leisure facility in Tonbridge linked to the area east of High Street, identified as one of the Council's priorities in the Corporate Strategy.

A replacement Angel Centre Programme Risk Register has been developed identifying the impact and likelihood of risks associated with the project and any relevant mitigation strategies to accept, reduce or transfer the risk.

6 Public Sector Equality Duty

We do not consider there to be any equality related issues in this matter.

7 Consideration by Overview and Scrutiny

We do not consider that this matter needs to be considered by O&S / SSC before a decision is made.

8 Communications

Tonbridge Town Centre Programme Board Members have been consulted and are in agreement with the proposed way forward.

9 Conclusion

We recommend that:

- (1) Alliance Leisure Ltd be appointed to undertake additional feasibility work for a replacement Angel Leisure Centre in Tonbridge, as outlined above and
- (2) the work be funded from the Tonbridge Town Centre Reserve.

10 Annexes

N/A