

ANGEL LEISURE CENTRE REPLACEMENT PROJECT

All Member Briefing
Tuesday 29th July 2025

Welcome and Introductions

- Welcome by Councillor Adem Mehmet
- Introduction of presenters
 - Key Members
 - Key Officers
 - Leisure Trust
 - Alliance Leisure
- Purpose of presentation/outcomes

Presentation Format

- Background
- Alternatives Considered
- Project Objectives
- Progress to Date
- Project Timeframe
- RIBA Stage 2 Update
- Finance
- Public Engagement
- Next Steps
- Questions

RIBA – Abbreviation for Royal Institute of British Architects

Background

- Reports and approvals

Cabinet (5 Dec 23) – Considered and resolved the following:

that the Angel Centre be demolished and replacement leisure 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 facilities within Tonbridge.

Extraordinary O&S (10 Jan 24) – called in and recommended the following amendment:

That 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

Extraordinary Cabinet (10 Jan 24) – approved amended recommendation from O&S Committee as above

Alliance appointed RIBA Stage 1 (5 Feb 24)

Cabinet (4 Mar 25) – approved procurement route

Cabinet (1 Apr 25) – approved site location and appointment of Alliance Leisure RIBA Stage 2

Council (8 Apr 25) – approval of capital plan evaluation

Project Objectives

- to provide a fit for purpose, state of the art, carbon neutral facility delivering high quality leisure/community facilities
- to provide the right mix of high-quality accessible leisure/community facilities in the right location
- to ensure the facility can be adapted in the future to meet changes in the market
- reduce ongoing operational costs and generate new income
- to be carbon neutral
- to help facilitate wider development of the area east of the high street

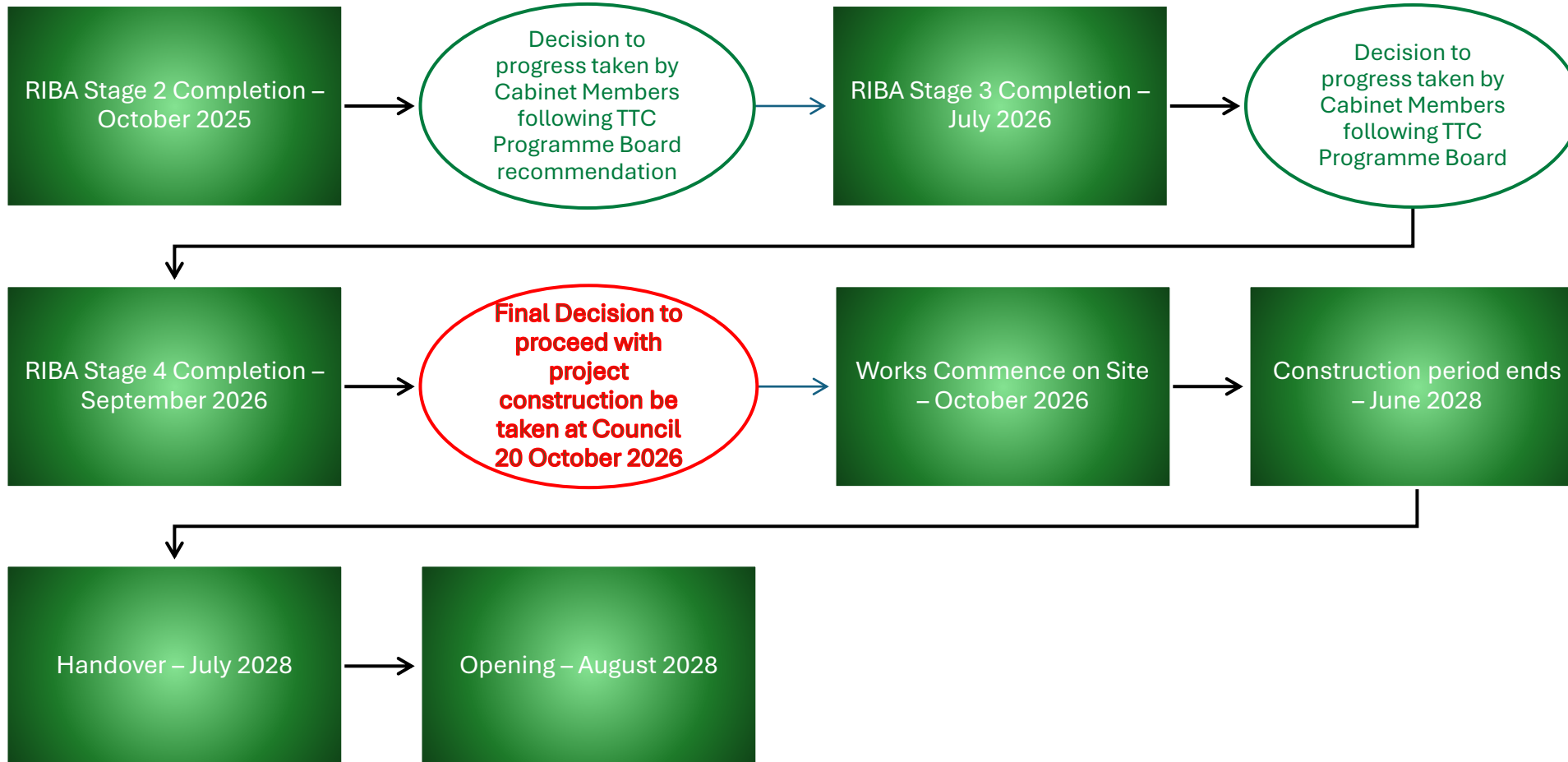
Alternatives Considered

- Replacement and refurbishment options considered by Members in the Finance, Regeneration and Property Scrutiny Select Committee report November 2023
- The report highlighted a number of disadvantages associated with a refurbishment option, including
 - Significant disruption to facility during the course of the work, resulting in customers moving elsewhere and a loss of income
 - Significant challenges to make the building carbon neutral and energy efficient in order to substantially reduce running costs
 - Difficulty in ensuring the existing building can be made fit for purpose to allow additional income to be generated
- The report highlighted a potential refurbishment cost range of £8.6m - £14.58m (mid 2023 prices)

Progress to Date

- Initial reports and approvals
- Links to wider development of East of the High Street
- Established a cross party Tonbridge Town Centre Programme Board (Cllr. Adem Mehmet – Chair, Cllr. Lee Athwal, Cllr. Des Keers, Cllr Garry Bridge, Cllr. Dennis King, Cllr. Mark Hood)
- Appointment of Alliance Leisure (Development Partner)
- Appointment of Leisure Trust (Future Operator)
- Stage 1 Feasibility completed
- Approved location (Sovereign Way Mid Car Park)
- Approval to move to RIBA Stage 2

Project Timeframe



NB. The existing Angel Centre will remain open to customers throughout
RIBA – Abbreviation for Royal Institute of British Architects

RIBA Stage 2 Update

- Proposed Facility Mix
 - Enlarged and enhanced fitness suite
 - Sports/community hall
 - New active wellness hub
 - New soft play offering
 - New dedicated spin studio
 - Three multi-purpose bespoke studios/rooms
 - New café
 - Changing facilities

RIBA Stage 2 Update



RIBA Stage 2 Update



RIBA Stage 2 Update



RIBA Stage 2 Update

- Consultants / Reports / Surveys
 - Structural & Civils Consultant - Appointed
 - Building Services Consultant - Appointed
 - BREEAM Consultant - Appointed and initial assessment undertaken

 - Phase 1 Site Investigation - Completed
 - Phase 2 Site Investigation - Pending concept design sign-off & UXO mitigation
 - Contamination Testing - Pending concept design sign-off
 - Topographical Survey - Under way
 - Utility / Service Capacity Survey - Complete
 - Drainage Survey - Under way

 - Planning Surveys - Pending concept design sign-off

RIBA Stage 2 Update

- Consultee Engagement
 - Planners - Awaiting confirmation of PPA to enable Pre-planning advice
 - Building Control - Initial engagement meeting held and overview of project discussed
 - Leisure Consultant - Sports Consultancy – sight of initial concept designs

Finance

- Capital and Revenue Funding
 - Project costs
 - Existing funds held
 - Leisure Trust contribution
 - Potential Developer Contributions
 - Need for borrowing
 - Repayment of Debt
 - Revenue funding
 - Service Fee Negotiations with Leisure Trust

Public Engagement



In liaison with TA6 and the Leisure Trust



Engagement with current users



Dedicated website



FAQs



Online and paper questionnaire



Timing

Next Steps

- Regular reports to Tonbridge Town Centre Programme Board
- O&S Committee (11 Sep 25)
- Final RIBA Stage 2 report to Tonbridge Town Centre Programme Board and Cabinet Member Decision Notice
- Final RIBA Stage 3 report to Tonbridge Town Centre Programme Board and Cabinet Member Decision Notice
- Report to Full Council prior to scheme approval to progress to construction phases

Questions

