

Halesworth Campus Project

The Master Plan for the site

This development will bring vital health and care provision to Halesworth and the surrounding area and will deliver top quality sports, fitness and education facilities and opportunities for local people.

The Campus facilities, designed around community needs, will be self- supporting and owned and overseen by the local charity – Halesworth Campus.

We are working with our partners for this project, Pulse, Sentinel Leisure Trust, Halesworth Health and Construction Training Specialists to ensure that priority is given to local needs. This will bring a strong sense of local ownership and accountability.

We have illustrated on this Master Plan our intentions for the site, and it is our ambition to deliver this exciting project over the next 5 years to 10 years.

As with any major project, it is important to set out what we believe is achievable in the short term and what we will all need to work hard to achieve over the next few months and into the future.

What's happening at the moment?

In the short term (until October 2017)

In order to release the land for the development of the Health and Care facilities Halesworth Campus is in advanced and final negotiations with Castle Meadow Care to sell 6.2 acres of the former Halesworth Middle School site. The capital receipt from the sale will go towards funding phase one of the sports and leisure developments.

We will also be exercising due diligence and satisfying ourselves that all steps we take are in accordance with charity law.

We have commissioned experts to look at opportunities to further develop the Skills Centre into a single provision that will cater for some of the sports provision, as well as continuing to meet education/training needs.

With the sale of part of the site to Castlemeadow Care, Halesworth Campus is seeking to acquire additional land to ensure there is sufficient space for all phases of the project. Discussions have started with an adjoining landowner for a land swap that would give Halesworth Campus around 2 hectares of extra land. We are pleased to report that these discussions are progressing very well and we anticipate an early completion.

Next Steps

First comes the planning application. Following this public exhibition, we plan to submit the application in July. We and our partners will be completing the planning application process with Waveney District Council for the entire scheme. We anticipate that the process of gaining planning permission will take approximately 3 to 4 months.

This Master Plan will show all elements of the sports and fitness facilities;

Outdoor sports

- 3 x Junior football pitches/mini soccer pitches
- Full size 3G all weather artificial pitch with floodlights, incorporating markings for 3 x 7-a-side pitches and junior /mini soccer (also suitable for rugby training).
- Improvements to access road and suitable car and bicycle parking provision for the whole site
- Changing rooms for outdoor pitches
- Outdoor children's play area (within 3 years)
- 3 x tarmac tennis courts with markings for netball (provision for floodlights, within 3 years)

Indoor sports

- 50-75 station fitness studio
- Spin/class studio/flexible space
- Reception, kitchen/bar, lounge area
- Changing rooms
- Sufficient storage space
- Sports hall (3 x badminton court size)
- Swimming pool (20x8m)

Education

- Suitable classroom and teaching space for health, sports and leisure students
- Suitable classroom space for construction training
- Suitable practical classroom facilities for construction services
- Complimentary facilities for practical leisure and health vocational services

The Delivery Plan

A project of this size and scale will require significant resource planning. Our available budget for the project at this stage is around the £2.2 million mark. Initially this will not achieve all that is indicated on the Master Plan; however it will go a long way to meet the majority of the initial needs, which is a great start.

Our aspirations are much higher than that, which is why as a team we are urgently seeking further funding opportunities. This process will continue throughout the delivery phase, allowing us to bring forward additional elements of the project as and when funding streams come on line.

As we firmly believe this is a once in a lifetime opportunity to provide essential health and sports facilities for the local community, and this will be the catalyst for us to deliver our wider aspirations, we have determined the best way to move forward is to deliver the project through three phases.

Phase 1

Phase 1 will take up to 18 months after planning permission is granted. Priorities will include the conversion of the skills centre during the first 12 months, followed by the completion and installation of a full sized 3G football pitch.

We intend the following to be delivered during the Phase 1 programme. The selection of what is built exactly when will be based on four main criteria:

1. The nature and scale of local demand for sports, leisure and training
2. What we can afford to build
3. The facility/activity mix that on balance will be self-sufficient in terms of operating costs and repairs and maintenance
4. The activities/facilities for which there is significant external funding available.

Outdoor sports

- 3 x Junior football pitches/mini soccer pitches
- Full size 3G all weather artificial pitch with floodlights, incorporating markings for 3 x 7-a-side pitches and junior /mini soccer (also suitable for rugby training).
- Improvements to access road and suitable car and bicycle parking provision for the whole site
- Changing rooms for outdoor pitches
- Outdoor children's play area (within 3 years)
- 3 x tarmac tennis courts with markings for netball (provision for floodlights, (within 3 years)

Indoor sports

- 50-75 station fitness studio
- Spin/class studio/flexible space
- Reception, kitchen/bar, lounge area
- Changing rooms
- Sufficient storage space

Education

- Suitable classroom and teaching space for health, sports and leisure students
- Suitable classroom space for construction training
- Suitable practical classroom facilities for construction services
- Complimentary facilities for practical leisure and health vocational services

Over the next few months and throughout the formal planning process we will further refine this scheme in order to meet the needs of the project.

Phase 2

Phase 2 will be the delivery of the sports hall. The price to deliver the sports hall to our requirements as shown on the Master Plan will be in the region of £1- £1.25 million. We will approach this with the same methodology in principle as the swimming pool.

Phase 3

Phase 3 will be the swimming pool. The cost of delivering the pool to our requirements as shown on the Master Plan will be in the region of £1.75m- £2.25 million. We would also need to be able to fund a replacement programme (for plant and equipment infra structure) and ongoing operational running costs. We continue to actively explore external funding opportunities and innovative ways of completing this as a priority within 5 to 10 years.

High Level Plan indicating milestone dates

Element	Target date for completion	Comments
Pre-planning, public survey and meetings	From 2014 to July 2017	Several events and programmes completed to date
External funding opportunities	Ongoing	Actively explore options to support phase 1 and accelerate delivery of Phases 2 and 3
Planning application to be submitted and achieved	July- October 2017	Final stages and on target
Agree scheme final design	October 2017	Planning and design changes to be made through consultation
Agree final scheme, Phase 1, operational costs and building feasibility costs	October 2017	This will allow certainty of scheme and budget for tendering
Tendering process of final scheme and necessary planning changes	October – December 2017	These two elements can run together
Phase 1 construction starts	January 2018	Work starts on site
Phase 1 completion	June 2018	May be possible for a phased opening of facilities
Site Opens	July 2018	Target long stop date
Phase 2 Sports Hall	July 2018 (date moves back or forward and dependant on funding being secured)	Starts when suitable funding secured and business plan approved. Allow six months lead in for any Planning amendments and tendering of works
Phase 2 Sports Hall	Start on site December	Rest of site to remain open with limited disruption and closure

	2018	
Phase 2 Sports Hall completion	December 2019	Allow 12 months maximum
Phase 2 Opens	January 2020	Long stop date
Phase 3 Swimming Pool	January 2020 (date moves back or forward and dependant on funding being secured)	Starts when suitable funding secured and business plan approved. Allow six months lead in for any Planning amendments and tendering of works
Phase 3 Swimming Pool	Start on site January 2020	Rest of site to remain open with limited disruption and closure
Phase 3 Swimming Pool completion	February 2021	Allow 12 months maximum
Phase 3 Opens	March 2021	Long stop date