

Welcome to the

Future of Hermitage Recreation Ground

community feedback event

Thank you for taking the time to give us your views

Our vision

- **Invest** in Hermitage Recreation Ground
- Create a **visitor destination** that links to the new Whitwick and Coalville Leisure Centre
- Develop options for the **old leisure centre site**
- £250,000 **ecology** enhancement



Current position

- Whitwick and Coalville Leisure Centre fully opened on 14 February 2022
- Hermitage Leisure Centre was vacated and made safe and secure
- £250,000 secured from development site for ecological improvements (grassland, habitat enhancement)

Current costs

- **£114,000** each year to manage the recreation ground
- **£26,000** of this is for the car park
- The existing recreation ground and facilities need about **£200,000** one-off investment to keep them going (pavilion, astro-turf, fencing)

Doing nothing is not an option

We need to decide what will happen to the building and whether we can invest in better recreation facilities on the site for the community with the money available.

The old leisure centre

The building is deteriorating and is in extremely poor state of repair.

Independent estimates following condition survey put the repair bill at around £2.1 million + VAT (just for basic repair).

Councillors will be given the survey reports, and an options paper, including the feedback from this event and online surveys.

Subject to councillor approval, the old leisure centre building will be demolished.

"The property is considered to be in poor condition with significant defects evident to the structure, external envelope and engineering services, requiring either major work or replacement in the immediate to near future."

Previous feedback

Our previous consultations and conversations have told us people want

Outdoor focus

Football, walking, cycling, running, nature, water sports, outdoor sport and leisure facilities

Free parking on site

For people visiting the site, and for local businesses and residents

Other ideas include

A community facility (bookable space, café), street sports, skate park, parkour



Vision: In full

Using the feedback, our consultants created a future vision with three key development zones

- Ecological park and lake
- Active community zone
- Reimagined leisure centre site



Vision: Ecological park and lake

Enhancements to improve the ecology and biodiversity of the lake and woodland area, including:

- Significant tree planting
- Footpaths, natural footpaths and boardwalks
- Activity 'nodes'
- Running trails
- Perimeter fencing with gated community access, balancing wildlife and community access
- Lakeside planting



*Balance logs, nature panels,
natural play features, walkways
and active access to nature*

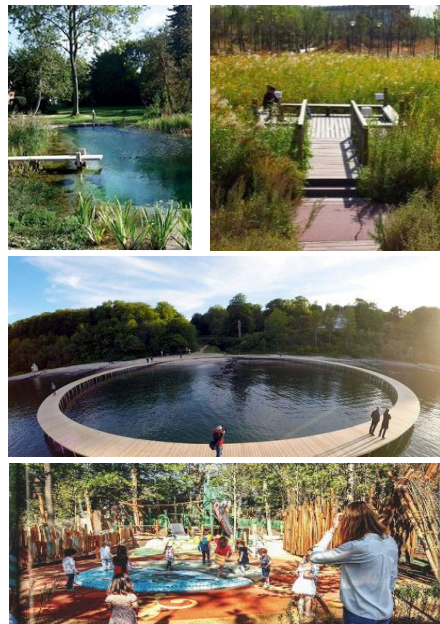
The cost of this vision

Vision item	Cost	Notes
Ecological park and lake zone		
Species rich meadow grass planting, pond creation, bee protections, aquatic planting and general habitat enrichment(Ecological Enhancements)	£250,000	Funding secure for the investment and ongoing maintenance
Semi mature native tree planting, soft landscaping, wetland planting(Vision)	£345,000	<u>Funding required</u> although funds for trees from Earth Watch, LCC and National Forest
Nature trails / paths, running circuit, activity nodes and information points (Vision)	£257,250	<u>Funding required</u>
	£852,250	£602,250 without £250k eco funds

Vision: Active community zone

Encouraging people to be active in the outdoor environment

- New children's active play
- Seesaws, swings, merry go rounds
- Creative play for older / adults
- Royal British Legion 100 tree community orchard / larder
- Wildflower planting
- Improved landscaping
- New community / visitor centre
- Retained fishing and railway clubs



The cost of this vision

Vision item	Cost		Notes
Active community zone			
Community orchard	£10,000		<u>Funding required</u> (Working with Royal British Legion to implement and manage celebrating 100 years)
Alternative management options for the pavilion, grass pitches and floodlit synthetic turf pitch	£27,000		<u>Funding required</u> to invest in the assets
New children's active play, creative play for older / adults, wildflower planting, lakeside pier, retained fishing and railway clubs (Vision)	£490,000		<u>Funding required</u>
New community / visitor centre building (Vision)	£1,050,000		<u>Funding required</u>
Total	£1,577,000		

Vision: Reimagined leisure building

An activity centre, with a range of 'street sports

- Skateboarding
- Biking
- Parkour
- Street dance
- Street art
- One on one basketball or football



Vision includes commercial leisure provision e.g. Tag Active and housing on part of the car park for 39 one or two bedroom homes, to provide income.

The cost of this vision

Vision item	Initial cost	Notes
Reimagined leisure building		
1. Knock down and landscape the site either temporarily for future works or permanently	£300,000	<u>Funding required</u> although mothballing costs £130,000 per year
2. Demolish and develop for residential / commercial development	+ £1.5 million	The funds would be delivered from the value of the site and could be invested in the park
3. Demolish and new build street activity centre	£2.5 million	Building would be modern and low carbon and meet modern day standards
4. Repurpose the existing building and use for community use as per proposals from local community	£3.3 million	Retaining sports hall block, new changing block with other buildings demolished
5. Retain part of the existing building and deliver Street Activity Centre to deliver the vision, retaining building V4 Vision	£2.5 million	Relies on housing capital receipt of £1 million

Overall conclusions

- The expected initial cost of the **full** future vision is over **£4.6 million**
- That in itself is not problematic, as high spend capital projects can be viable if they generate income
- But potential income from the site would not fully cover the estimated running costs
- This means the full future vision would require a significant subsidy
- The council is not in a position to do this
- There is no cost benefit to keeping the old leisure centre given its end of life condition - it must be demolished
- The new community building and associated outdoor play plans could embrace some of the street sport ideas
- Developing affordable council homes could generate £1 million+ which could be invested in the park

Options

Minimal

Invest £250,000 in the Ecological Park Zone – grassland and habitat enrichment

Maintain existing facilities, including sports pitches and fishing lake

Demolish the leisure centre building and landscape the site

No further investment in the site

Preferred

Invest the £250,000 in the Ecological Park Zone – grassland and habitat enrichment

Maintain existing facilities, including sports pitches and fishing lake

Develop affordable council homes on the leisure centre site (£1 million+ potential receipt)

Invest this £1 million + in the recreation ground, including a visitor centre and community orchard

Possible

Invest the £250,000 in the Ecological Park Zone – grassland and habitat enrichment

Maintain existing facilities, including sports pitches and fishing lake

Sell the site on the open market (loss of control).

Invest money from the sale in the recreation ground.

Next steps

The options report and your feedback (from tonight and online) will be considered by councillors at two key meetings:

29 June | Community Scrutiny Committee

19 July | Cabinet

Following these meetings, depending on decisions, it is likely:

- Options for housing be developed (using this feedback)
- Options for recreation / community facilities developed (using this feedback)

More community consultation will take place before any decisions are made about what goes on the leisure centre site / investment in recreation