

Brighton & Hove City Council

Place Overview & Scrutiny Committee

Agenda Item 33

Subject: The King Alfred Leisure Centre Regeneration Project

Date of meeting: 22nd September 2025

Report of: Chair of Place Overview & Scrutiny

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Ward(s) affected: (All Wards);

Key Decision: No

For general release

1. Purpose of the report and policy context

- 1.1 This report presents the Place Overview & Scrutiny Committee with the forthcoming (25th September) Cabinet report seeking agreement to progress the King Alfred Leisure Centre Regeneration project from its current concept design stage through to spatial coordination and technical design including submission of the planning application.
- 1.2 This paper sets out an overview of the emerging concept design and associated cost plan. The concept design phase has now concluded, and the current floor plans and images of the interior and exterior can be accessed in Appendix 1. Results of engagement with key stakeholders including sports clubs can be accessed in Appendix 2 and 3 and a sustainability brief in Appendix 4.

2. Recommendations

- 2.1 That Place Overview & Scrutiny Committee notes the plans for the King Alfred Leisure Centre Regeneration Project and makes comments on these proposals to Cabinet if it so chooses.

3. Context and background information

- 3.1 The delivery of a new facility to replace the existing King Alfred Leisure Centre is central to the Council's Sports Facilities Investment Plan 2021-31 (SFIP). The SFIP was approved by Policy & Resources Committee in July 2021 and is the strategic plan for improving the city's sports facilities.
- 3.2 At its July 2024 meeting Cabinet considered a paper setting out options for replacing the existing King Alfred Leisure Centre with a new facility. The

paper explained why a refurbishment of the existing facility would not be viable and then went on to set out options for delivering a new facility.

- 3.3 Having considered the site options, the business case outcomes, and the results of the resident engagement, Cabinet agreed the recommendations set out in the paper:
- To develop design proposals for a new facility on part of the existing site,
 - To agree delegated authority to the Corporate Director to approve the procurement of the associated professional team and to progress the project to planning application stage.
- 3.4 The design team have been working closely with officers to develop the design proposals for the new facility, together with outline master- planning work for the whole site. The outcomes of this work are set out in the Cabinet report. The paper also presents the financial viability of the project, commercial arrangements with UK Leisure Framework and the marketing of the residential part of the site. Paragraph 4.41 shows the indicative timeline.

4. Analysis and consideration of alternative options

- 4.1 Place Overview & Scrutiny Committee can make specific comments to Cabinet if they wish and the draft minutes of the scrutiny meeting will be shared with Cabinet members to inform their decision making.

5. Community engagement and consultation

- 5.1 Close and regular public engagement has been a key priority of the project since its inception in Autumn 2022. The programme of engagement including feedback gathered can be accessed in section 5 of the Cabinet report. Appendices 2 and 3 present a summary of the most recent engagement with stakeholders including sports clubs.

6. Financial implications

- 6.1 There are no direct financial implications arising from the recommendation of this report. Detailed financial implications are contained within the King Alfred Regeneration project report to Cabinet.

Name of finance officer consulted: James Hengeveld Date consulted: 02/09/2025

7. Legal implications

- 7.1 There are no direct legal implications arising from the recommendation in this report. Legal implications with respect to the King Alfred Regeneration project are contained within the Cabinet report.

Name of lawyer consulted: Siobhan Fry Date consulted: 05/09/25

8. Equalities implications

8.1 None specifically for this report. See the Cabinet report for more details.

9. Sustainability implications

9.1 None specifically for this report. See the Cabinet report for more details and Appendix 4 for the Sustainability brief.

10. Health and Wellbeing Implications:

10.1 None specifically for this report. See the Cabinet report for more details.

Other Implications

11. Procurement implications

11.1 None specifically for this report. See the Cabinet report for more details

12. Crime & disorder implications:

12.1 None specifically for this report. See the Cabinet report for more details

13. Conclusion

13.1 Place Overview & Scrutiny Committee is asked to note the paper on the King Alfred Leisure Centre and provide any comments it chooses to Cabinet

Supporting Documentation

Appendices

1. General Arrangement drawings and images for the new King Alfred Leisure Centre
2. Public Stakeholder Engagement Report
3. Summary of key messages from July sports clubs engagement
4. Sustainability brief for the King Alfred Regeneration Project
5. Red line drawing of area of be demolished as part of the enabling works

