

Hough End Leisure Centre Expansion

Enhancing this valued community asset to improve sporting provision in Manchester



KEY INFORMATION:

CLIENT: **Manchester City Council**
LOCATION: **Withington**
CONSTRUCTION VALUE: **£10.3m**
CONTRACTOR: **ISG**
START - FINISH DATE: **Nov 2022 – Feb 2024**
SECTOR: **Leisure**
FORM OF CONTRACT: **NEC 3 Option A**
DELIVERY TYPE: **Design and Construct**

PROJECT OVERVIEW

ISG is delivering the expansion of Hough End Leisure Centre to improve its facilities and increase capacity at the popular site.

Hough End Leisure Centre is a valued community sporting facility, located to the South of Manchester City Centre. Owned by Manchester City Council (MCC), and operated by Greenwich Leisure Limited (GLL), the existing centre was constructed in 2015 and requires redevelopment to maintain its services, increase capacity for its users and meet government decarbonisation plans across public sector buildings. The project scope includes the demolition of the existing, condemned sports field changing facilities and the construction of a new two-storey extension to the existing centre which will accommodate safe, modern changing facilities, a community room, education space, cafe facilities and a health and fitness space to service sport and leisure users on site.

Externally, two 3G artificial turf football pitches will be created under a separate contract, with ISG working closely with the specialist contractor to coordinate their works with improvements to grass playing fields, as well as new car parking that will include cycle parking and electric vehicle (EV) space provision to enhance sustainable travel to the site. Alongside this, plans are in place for highways improvements to neighbouring roads.

The developments will increase participation in all leisure activities, particularly football, as well as benefitting schools, universities and clubs using the site.

A COLLABORATIVE APPROACH

Stakeholder engagement

During pre-construction plans were put on hold whilst we worked collaboratively with MCC, GLL and local groups to address concerns around initial planning proposals. Several comprehensive consultation and engagement events gave us the opportunity to build in local residents and community groups considerations to the final planning application. Measures included further junction improvements, more sustainable car parking, increased measures to improve local biodiversity, reduction in 3G pitch development, inclusion of organic 3G infill pitch solution, and active travel improvements. Following this, the development proposals were resubmitted and approved in March 2022.

Prioritising public safety

The site is located on the busy A5103 Princess Road close to Manchester City Centre and its services will remain operational throughout the demolition and construction period. The team have proactively put measures in place to protect the public and service users. All works will be planned and coordinated with client stakeholders and set out with programme dates, highlighting key milestones. A logistics plan has been developed and phased works included. Public access points have been established and ongoing liaison with the centre management team to provide regular updates and review measures implemented are taking place.

"Since their appointment on the Hough End Sports Village project, ISG have proactively and collaboratively supported MCC in meeting numerous challenges to drive the scheme forwards. ISG's team has been unwavering in its commitment and dedication to working with us through a lengthy planning and consultation process, and I am looking forward to continuing to work with them to deliver the works on site". Rob Renshaw, Project Manager, MCC



SOCIAL VALUE PROMISES:

- A minimum of 70% local employment
- Creation of 1 new job and 3 new apprenticeships
- 79 apprenticeship weeks
- 50 local people employed on the contract (FTE)
- Meaningful work experiences for 8 local students
- A minimum of 6 community activities with local charities and groups.

