

STEVENAGE BOROUGH COUNCIL INDOOR SPORTS FACILITIES STRATEGY

STRATEGY REPORT

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PART 1: INTRODUCTION

This is the Stevenage Borough Council (SBC) Indoor Sports Strategy and Action Plan for the period 2025-2031. It builds upon the conclusions identified in the comprehensive indoor sports strategy needs assessment report which was researched and produced by KKP. This is accompanied by the borough's playing pitch strategy (PPS) which is also being delivered by KKP.

SBC is committed in its corporate plan to transform the town through regeneration. This involves the development of more social, affordable and good quality homes, the addition of green spaces and the creation of more opportunities for culture and leisure. At the heart of the transformation will be sustainability, to limit the effects of climate change.

The regeneration of Stevenage includes a £1 billion investment program led by the Council and private sector partners. The aim is to revitalise the town centre with a mix of residential, retail, and leisure spaces, including a public services hub. Part of the Stevenage regeneration programme includes the development of a new public leisure centre, which will bring all borough public leisure provision under one roof.

SBC is committed to increasing levels of physical activity as a means of improving health outcomes in the Borough via implementation of the Hertfordshire Health and Wellbeing Strategy. In its Public Health Annual Report (2022/23), it recognises the need for attractive, affordable and accessible sport and leisure provision, acknowledges the value of 'active places' and confirms the role that they are to play in improving public health outcomes for residents. This notes the specific context of the increasing proportion of over-65s in the authority which will, between 2018-2031, have grown by 18.4%.

Based on the needs assessment, the Council is well-positioned to make informed decisions to ensure that facilities of the right type are located in the right places to enable the maximum number of local people to take part in regular, meaningful physical activity and sport. This strategy describes current supply and future demand for facility provision over the next six years. It builds on the clear evidence base and makes recommendations for future development and/or consolidation.

Appendix 1 provides a summary of the Needs assessment findings. Appendix 2 is a planning gain toolkit for SSCC to use when developing sports facilities, including the cost breakdown for sport halls. Appendix 3 provides a summary of the indicative costs of developing new provision, and appendix three details an extended breakdown of the findings of the needs assessment document.

1.1 SBC Local Plan

SBC adopted its local plan in May 2019. This covers the 20-years from 2011-2031. Over the period of the Local Plan, SBC is committed to delivering 7,600 new homes in the borough.

The Local Plan confirms the importance of three key elements which need specific attention to improve the lives of local people:

- ◆ Regeneration – Stevenage is the most deprived local authority in Hertfordshire.
- ◆ Housing provision – there is a lack both of affordable housing and of more expensive houses to attract higher earners.

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- ◆ Employment growth – remodelling of Gunnels Wood and Park (the largest employment area in the County) to ensure that it remains fit for modern businesses.

A partial update of the Local Plan is currently being carried out with a view to carrying out a full new Local Plan in the future. .

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1.2 Current and future facility requirements

Headline findings

SBC's contractually managed indoor leisure provision currently comprises two town centre sites, Stevenage Swimming Centre will close and the Sports facilities at Stevenage Arts and Leisure Centre will transfer to the new public leisure facility opens (scheduled for early 2028). The Stevenage Arts and Leisure Centre contains an 8-court sports hall, a 125-station health and fitness suite, three studios, three squash courts, and a 6-rink indoor bowls facility. Stevenage Swimming Centre contains 400m² of water space. They will be replaced by a new facility, containing the following:

- ✦ 6-court sports hall.
- ✦ 10-lane, 25m pool, with additional training pool and interactive splash pad.
- ✦ A 200-station health and fitness suite.
- ✦ Four studios.

This process will result in the net loss of two badminton courts (due to the reduced size of the new sports hall), three squash courts and the 6-rink indoor bowls facility. It will create additional pool, health/ fitness and studio space plus a soft play area. The new venue will also have a modern changing village, a poolside spectator area and a reception/cafe. SBC's current contractual agreement with Everyone Active (EA) will remain in place, running until 2033 with the option of two 5-year extensions.

The public leisure stock is supplemented by a combination of education and commercial providers. Whilst the general supply of school provision is dated, the modernised leisure centre will be a key strategic facility for Stevenage residents continuing, by virtue of its town centre location and given that all sport and leisure provision will be under one roof, to provide strong accessibility.

In terms of the current supply and demand picture, needs assessment findings show that drivetime accessibility to sports hall, swimming pool and health and fitness provision is strong. This illustrates that the current facility mix is well located to meet demand both currently and when factoring in additional population growth over the strategy period.

Access to swimming pools and health and fitness provision will improve but sports hall accessibility will decline, and public squash courts will not be available when the replacement leisure centre opens in 2027.

Sports halls

There is a reasonable supply of sports hall provision in Stevenage. More than 90% of Stevenage residents reside within one mile of a 3+ court sports hall. As noted above, the 8-court hall at Stevenage Arts and Leisure Centre is due to be replaced with a smaller (6-court) hall at the new leisure facility. Both KKP's audit and Sport England Facilities Planning Model (FPM) findings suggest that this reduction will create some problems – in particular for sports such as netball, pickleball and basketball.

It is recommended that SBC should actively collaborate with schools and Herts Sport & Physical Activity Partnership (HAP) to look to extend school (4+court) sports hall community use options, tenure, the number of hours per week and the number of weeks of the year during which they are open to the community. It should also ensure that any new school based sports hall provision delivered over the period of the strategy is

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designed and operated to maximise the potential for community use - to counterbalance the loss of existing provision at SALC.

Consultation with schools and leisure operators evidenced some spare capacity across nearly all sites. Only one school-site based sports hall (Marriotts Sports Centre) is presently operating above the FPM 'comfortably full' threshold.

A review of management and programming should be carried out to ensure that current and future demand can be catered for. Netball and pickleball demand, in particular, should be monitored given the planned reduction in capacity to accommodate these sports at the new Stevenage leisure centre. This point made, the central venue netball league (which runs at Stevenage Arts and Leisure Centre) presently only utilises one of the two netball courts on offer.

In addition, to offset the net loss of sports hall courts and cater for future demand led by housing growth, there is a need to support the development of sports hall space at school sites during the Strategy period provided they are made available for community use.

Swimming pools

Needs assessment findings, which incorporate both facility operating data and FPM analysis demonstrate that while only a small percentage (29.3%) of all Stevenage residents live within a 1-mile walk of a swimming pool, all live within a 20-minute drive. There is limited spare capacity at Stevenage Swimming Centre, hence the need for a larger (10-lane 25m) pool.

Stevenage Swimming Centre is of below average quality, evidencing the need for improved public pool provision. KKP audit and FPM findings support the need for a newer pool of the scale planned, which will increase accessibility for Stevenage residents and attract users from neighbouring authorities. It is expected that the new pool will be used to full capacity, both currently and when factoring in population growth to 2031.

Health and fitness

Needs assessment findings confirm that Stevenage has a relatively good level of supply and a good distribution of health and fitness facilities, including a significant commercial gym presence in the town centre. Health and fitness provision will be further enhanced by the opening of the new leisure facility which will, relative to the venue it is replacing (Stevenage Arts and Leisure Centre) contain 75 additional stations.

Overall, a high proportion (86%) of Stevenage residents live within a one-mile walk of a fitness facility. When factoring in population growth, the assessment concluded that the borough will continue to be in surplus in 2031 in terms of the number of fitness stations.

A full breakdown of needs assessment findings can be found in appendix one.

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PART 2: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

SBC recognises the need to keep investing in sports facilities in Stevenage to ensure that they meet the needs of a 21st century client base. This includes creating welcoming, clean, and attractive spaces that are flexible, offer a broad range of programs, and are cost-effective to manage and operate (e.g., providing opportunities to learn to swim). These improvements, if used effectively, are expected to boost participation and promote a more active borough.

This strategy is based on the need to maintain and improve the overall quality of contracted facilities while maximising revenue generation and increasing community access to other facilities, such as those on school sites. It strikes a balance by catering to all age groups, ensuring that the needs of the borough's older residents, people living in poverty and young families are met, while also continuing to provide appropriate provision for current leisure centre users.

As noted, the current public leisure stock (in conjunction with the planned replacement facility) is geographically well placed to meet the current and future needs of residents. Future housing growth is likely to be within a reasonable travel time of both new and existing public leisure site(s). The strategy, thus, needs to deal with the challenge of making spaces for sport and physical activity (both council and non-council) more attractive, accessible and capable of accommodating future demand emanating from the housebuilding which is to take place in and adjacent to the town centre.

The current leisure contract with EA expires in 2033, with two options to extend it by a further five years. Replacement of the two existing leisure centres with the one larger venue (with all provision under one roof) will take place during this initial period, highlighting the importance of a continued strong working relationship between the Council and EA.

SBC's vision for sport and leisure provision in the area until 2031 reflects a clear ambition to ensure that facilities are attractive, accessible and fit for purpose with a wide range of programming and sufficiently flexible pricing and membership models to meet the needs of all residents. It is:

To create and maintain high quality, sustainable leisure/sports facilities which meet community need, increase participation, improve physical and mental health and wellbeing, help tackle age-related issues and provide accessible, inclusive activities for Stevenage residents, workers and visitors, as part of an active lifestyle.

2.1: Overarching strategic recommendations

Ensure that the replacement leisure provision caters to the needs of local people.

The development of new leisure provision is a high priority. The new facility will provide a modern, attractive and accessible venue and deliver significant benefits, particularly to the Council's learn to swim and health and fitness offer, however, the loss of existing provision should also be recognised.

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Losing two badminton courts in the sports will potentially impact club users. This is likely to have the most significant impact on the central venue netball league currently hosted at Stevenage Arts and Leisure Centre albeit that it currently only uses one of the two netball courts technically available. The reduced number of courts and revised layout at the new site will result in the League having to book the entire 6-court hall, as opposed to the 4-courts (half of the hall) it currently hires. This will, if not addressed, cause significant increased expense for the League.

In addition, whilst the League currently only has access to one of the two netball courts at the Stevenage Arts and Leisure Centre, the new facility will only feature one court. This may limit the future growth of netball in Stevenage. Pickleball will also be significantly affected, with Stevenage Pickleball Club losing access to two courts, of which it currently uses six times per week. The Council should utilise the findings of the needs assessment audit and the FPM to better gauge the effect of the loss of two badminton courts.

If this is not possible – which is the present position, it should work closely with schools and the Herts Sports and Physical Activity Partnership to ensure that community use hours at (3+ court) school sports halls are as extensive as possible by, for example, extending tenure, community use options, the number of hours per week and the number of weeks of the year during which they are open to the community. It should also support any plans to develop provision at school sites where community use can be accommodated during the Strategy period.

Furthermore, regular users of the squash and indoor bowls facilities at Stevenage Arts and Leisure Centre should be supported to find and access alternative provision or opportunities. For example, users of the existing squash provision at Stevenage Arts and Leisure Centre could be helped to relocate to Active Fitness Club (Stevenage). The programming of the new leisure centre will be central to this, ensuring that club users, pay and play users and members have access to an appropriately broad range of activities e.g., short mat bowls.

Work with and school sites to maintain and extend the volume of all year-round sports hall provision they offer so that they can continue to accommodate existing facility usage levels and encourage higher take up.

Needs assessment findings highlighted available capacity within sports hall provision at most of the school sites in the authority.

A notable issue with the sports hall stock in Stevenage is their generally low quality, particularly those at school sites. Four of the five school sports halls (those at John Henry Newman School, Barnwell School, Thomas Alleyne Academy and Marriotts Sports Centre) are of poor or below average quality and need investment to upgrade and subsequently maintain them. Improvements to the changing facilities are also required at all these sites.

The currently disused lido at Barnwell School has potential to be brought back into community use. The school is exploring options with regard to how to do this. The facility could accommodate club use and would supplement the offer made by the new 10-lane public leisure facility, which is likely to be well used.

SBC should work alongside HAP (which can provide specialist expertise in this work area) to consider how to engage with schools with a view to diagnosing the type and range of support needed (e.g., advice and/or additional resource to enable/improve marketing/administration of community bookings). Investigation into whether and how school sports halls can be better utilised during school holidays and periods when school

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examinations are taking place (when they are regularly unavailable for community use) should be conducted.

Barclay School has previously stated an aspiration to develop sports hall provision on site. It is currently the only secondary school in the Borough without a sports hall. If feasible, the Council should support any planned developments to build a new hall to offset the loss of the courts at Stevenage Arts and leisure Centre and cater for future demand led by housing growth set out in the Local Plan.

In line with SBC's Corporate Plan, ensure that existing facilities are made as energy efficient as possible and that the new leisure centre (and all future SBC leisure facilities) make energy efficiency a high priority.

SBC has a target, in the Stevenage Climate Action Plan, to encourage businesses and residents to reduce carbon emissions with a view to achieving net zero emissions by 2030.

It should, thus, continue to decarbonise its leisure facility stock, making use of available funding such as future iterations of Sport England's Swimming Pool Support Fund. The proposed new leisure centre will be more carbon efficient as a consequence of utilising renewable technologies such as solar panels and air source heat power.

Ensure that pricing and membership options within SBC contracted facilities are accessible to the widest possible section of Stevenage residents.

It is essential that borough residents who face barriers to accessing services, such as those with low incomes, disabilities, or long-term health conditions, receive the necessary support to make starting or returning to activities as easy as possible.

EA does offer some concessionary rates and a credit/debit card-based 'pay and play' option in addition to its membership packages. However, the fact that it operates a cashless system means that all users must register online to access activities.

Programming and price points at the new public leisure facility are crucial to meeting local demand. Consultation with potential users is necessary to help SBC gauge the additional support needed to strengthen the connection between the facility and its community.

This could involve allowing 'on-the-day' cash payments for people living in households without full digital inclusion, offering more visible and larger membership fee discounts, or engaging with local groups to extend discounted membership access and exercise referral. Once these measures are identified, it is recommended that Everyone Active's published pricing options about the availability of these options should be made substantially easier to find on its website and in related publicity.

Development of the new public leisure centre is an opportunity to substantially extend the current GP referral offer. Contractor-led programming should, going forward clearly and measurably reflect the needs of local people and integrate access to healthcare choices and links with related services with the new centre at the heart of the town.

Support sports clubs in the Borough to engage with NGBs to deliver improved facility access and continued growth.

Traditional sports hall-based clubs may be impacted by transition from the two existing sports facilities to the new town centre leisure centre.

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Several clubs (in particular those in badminton, swimming and gymnastics) are operating at close to, or already at, full capacity. These include Marriotts Gymnastics Club, which currently operates out of Marriotts Sports Centre despite the expiration of its lease agreement. It has plans for a new lease agreement with the school whereby it can expand the current facility to accommodate additional trampolines and reduce its waiting list.

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Stevenage Badminton Club is keen to access the new leisure facility when it is available to the public.

Stevenage Swimming Club is currently operating at capacity and has been unable to secure further time at Stevenage Swimming Centre. Aqualina Artistic Swimming also utilises Stevenage Swimming Centre, however, it does not expect to continue hiring pool space in Stevenage when the new centre is built as it does not expect the pool to be sufficiently deep.

SBC should work with sports clubs and NGBs to secure investment to deliver improved club-based facilities. This may involve consideration of whether new dedicated gymnastics provision could form part of leisure centre redevelopment proposal. CIL/S106 contributions accrued via town centre residential development should also be considered as a means of delivering new dedicated provision.

Consider forming a cross-border strategy implementation group with NHDC and EHDC.

Needs assessment findings highlighted a high level of cross-border reliance in respect of Stevenage residents accessing sports facilities in East Herts and North Herts and vice versa. Given the presence of the same leisure operator in all three, a working group comprising representatives from each authority and Everyone Active should be created to consider cross-border issues in relation to the implementation of their indoor and built facility strategies. This could examine issues such as:

- ◆ Alignment of respective programming and discounted pricing and membership arrangements across the whole facility stock.
- ◆ A collective response to FPM findings and analyses.
- ◆ A collective and holistic approach to securing full levels of all year round and full peak time community access to school sports halls.
- ◆ Working jointly with key sports such as netball and basketball to ensure that full adult, junior and specialist programmes can be affordably delivered to serve the wider local area.

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2.2 Action plans

The following action plan contains two sections:

- ◀ Overarching recommendations.
- ◀ Indoor and built sports facilities action plan.

As above, in respect of timescales, short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these 'headings' are as follows:

- ◀ **Protect-** to protect the right opportunities in the right places.
- ◀ **Enhance** - to enhance opportunities through better use of existing provision.
- ◀ **Provide-** to provide new opportunities to meet the needs of current and future generations.
- ◀ **Overarching** – roughly works across all three of the above.

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2.3: Indoor built facilities action plan

SBC should adopt the following strategic recommendations. NB: Responsibility for actions set out in the plan are not solely the Council's responsibility and are assigned to a number of agencies including SBC, schools, Herts Sport & Physical Activity Partnership, NGBs and sports clubs. This reflects the fact that that, while the strategy was commissioned by SBC, it requires a partnership approach to deliver its recommendations.

2.3.1: Overarching recommendations

Strategic objective	Action	Timescale	Responsibility
Ensure that the replacement leisure provision caters to the needs of local people. Enhance / Provide	Ensure that new leisure centre programming and pricing accurately reflects commitments made to meeting the needs of all local people. Engage with Swim England, England Netball, the netball league and relevant clubs (such as Stevenage Pickleball Club) to ensure that they can affordably access suitable spaces to enable maintained participation and continued growth.	Short/medium term	SBC, EA, HAP, NGBs
Ensure that displaced users are properly supported and catered for. Enhance / Provide	Actively counterbalance the impact of the loss of certain facilities by: - Supporting squash and indoor bowls users to source alternative provision within the authority or in neighbouring boroughs/districts. - Prior to and during the development of the new site, ensuring that the necessary investment is made in both leisure centres to ensure that they remain fit for purpose until the point of closure and transfer of use.	Short/medium term	SBC, EA, HAP, NGBs
Support sports clubs in the Borough to engage with NGBs to deliver improved facility access and continued growth. Support / Enhance	Ensure that clubs currently operating close at or at capacity within the existing leisure centre facilities gain a suitable level of time at the new facility. Collaborate with Marriotts Gymnastics Club, Marriotts School and British Gymnastics to investigate opportunities to further develop existing gymnastics provision at Marriotts Sports Centre or existing public leisure provision.	Short / medium term	SBC, EA, British Gymnastics, Marriotts School, sports clubs.

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Strategic objective	Action	Timescale	Responsibility
Support school sites to continue to accommodate community use and encourage higher uptake of facilities. Support / Enhance / Provide	Work with and actively influence school and academy leadership teams to: - Improve the quality of sports hall stock to encourage higher rates of community use via delivery of routine maintenance (such as the sanding, resealing and line marking of sports hall floors) that is of the requisite standard. - Reduce the extent to which community access to school sports halls is unavailable as a result of them being used to host exams and other school functions. - Assess the type and range of support needed to, for example, enable/improve the marketing and administration of community bookings).	Short/medium/long term	SBC, HAP, schools
Ensure that existing and new facilities are made as energy efficient as possible. Enhance / Provide	Improve the performance of SBC leisure centres and school sports facilities, working towards the aim to achieve net zero emissions by: - Designing new council-controlled/influenced sport/leisure centre buildings, extensions and refurbishments to achieve net zero emissions. - Delivering ongoing 'invest to save' energy efficiency projects to reduce overall emissions and reduce running costs. - Maximising onsite renewable energy generation opportunities and the level of external funding secured to support this.	Short / medium term	SBC, EA.
Ensure that pricing and membership options within SBC contracted facilities are accessible to the widest possible section of Stevenage residents. Enhance	Ensure that, going forward, leisure centre programming and pricing clearly and measurably reflects SBC commitments to meeting the needs of all local people: - Consider introducing 'on-the-day' cash payments options for people living in households without full digital inclusion. - Offering more visible and substantial membership fee discounts and engage with local groups to extend discounted membership access validation and exercise referral. - When/if undertaken, include clear, easy to find, information in Everyone Active's published pricing options about the availability of these options. - Extend the current GP referral offer.	Medium / long term	SBC, EA.
Form a cross-border strategy group with NHDC and EHDC. Provide	Establish a joint working group with neighbouring Hertfordshire local authorities and EA to streamline access to cross-border sport and leisure provision and services, ensuring that Stevenage residents can benefit from provision available in surrounding areas (and vice versa).	Long term	SBC, NHDC, EHDC, EA. (subject to LGR)

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Strategic objective	Action	Timescale	Responsibility
Planning Protect / Enhance / Provide	Adopt this strategy as an evidence-based document supporting the Local Plan and development management decisions...and act upon Strategy recommendations. The strategy should be used for protecting existing facilities which meet community needs and informing the need for proposals for new/enhanced provision. The Sports Facility Calculator can be used to calculate demand and contributions towards the development of indoor facilities. Appendix 2 (Planning Gain Contributions Toolkit) can be used to achieve this.	Medium	SBC
Monitor and review	Complete a light touch annual strategy review and deliver a complete review within five years of adoption. Keep this strategy relevant and up to date.	Medium	SBC

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2.3.2: Site specific recommendations

Site name	Management/ operator	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Active Fitness Club (Stevenage)	Commercial	An (above average) 40-station health and fitness suite with pay and play access. In addition, there are three studios, above average in quality, also with pay and play access. The two squash courts are below average in quality due to poor lighting and water damage from a leak in the roof. Both courts can be accessed through a registered membership with Stevenage Squash Club.	Continue to maintain the quality of the health and fitness facilities. Undertake necessary upkeep to squash courts (e.g., install LED lighting and repair floor damage caused by a (now repaired) roof leak. Promote access to the squash courts given the pending closure of courts at Stevenage Arts and Leisure Centre. The site provides an opportunity for S106 funding given the importance of ensuring the squash courts remain in use.	Active Fitness Club (Stevenage), Stevenage Squash Club, SBC, England Squash	Medium	Medium
Barnwell School	In house	A 4-court sports hall of below average quality. It opened in 2002 and has had little refurbishment since. The roof is prone to leaks and there is an ongoing issue with the air conditioning. The facility operates just below Sport England's 'comfortably full' threshold and has limited scope to extend community use hours. The 176m ² lido is currently closed. The school is considering options to bring it back into use as a covered facility. It has one above average and one below average quality studios. Both are accessed on a sports club/community association basis.	Undertake investment in the sports hall to meet community need and ensure that use remains high. Carry out a feasibility study to provide an evidence base for bringing the lido back into use. If feasible, revitalise the existing lido to encourage clubs to make use of an enclosed pool space at the school.	SBC, Barnwell School, Swim England, Herts Sport & Physical Activity Partnership.	Short	High
David Lloyd (Stevenage)	Commercial	A 275m ² swimming pool of good quality with good quality changing provision. It opened in 1997 and was refurbished in 2017. It can be accessed via a registered membership. A (good quality) 100-station health and fitness suite with registered membership access. The two (good quality) studios also require registered membership.	Continue to invest in the facility stock to ensure quality remains high.	David Lloyd (Stevenage)	Medium	Medium

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Site name	Management/ operator	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
GlaxoSmithKline	Private	An above average quality 4-court sports hall opened in 1995 and frequently refurbished. It is unavailable for community use. The 50-station health and fitness suite were not assessed and is only available for use by GSK employees. The two squash courts are of above average quality. It has an annual maintenance programme to ensure this.	Consider options to open all facilities for community use, particularly during off-peak times when they are quieter. Promote access to the squash courts given the pending closure of courts at Stevenage Arts and Leisure Centre.	SBC, GlaxoSmithKline.	Medium	Low
John Henry Newman School	In house	A poor quality 4-court sports hall. The flooring is worn and dated, the runoff space surrounding the court limited and the décor is old fashioned and unattractive. The roof leaks during periods of inclement weather. It opened in 1989 and has had limited refurbishment. It operates just below Sport England's 'comfortably full' threshold and has limited scope to extend current community use hours.	Modernise the sports hall - improve the décor, floor quality and carry out patch repairs on the roof. This would attract additional community use. Potentially utilise any S106 funding to ensure sports hall encourages community use.	SBC, John Henry Newman School, Herts Sport & Physical Activity Partnership.	Short	High,
Lister Tennis Club	Sports club	Two indoor acrylic tennis courts of above average quality. The motor pump in the air hall is beyond its end of life. The club has 12 years remaining on its current lease, which is unlikely to be renewed as its private landlord is considering selling the land.	Source a contractor to undertake the necessary work in the air hall. Support the club to extend the current lease period if this is an option. If not, consider alternative sites for indoor court relocation/development.	Lister Tennis Club, SBC, LTA.	Short	High.

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Site name	Management/ operator	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Marriotts Sports Centre	In house	A (below average) 4-court sports hall, opened in 2013 and having had little refurbishment since. The roof is prone to leaks which has had a negative impact on the quality of the floor. It operates at Sport England's 'comfortably full' threshold, however there is scope to increase the number of community use hours. It has the highest used capacity of all sports halls in Stevenage. A below average quality 30-station fitness suite. Registered membership is required to access this. It has two below average quality studios available on a booked pay and play basis. A dedicated gymnastics facility utilised and managed by Marriotts Gymnastics Club. The club and school collaborated (in 2002) to access funding to build the facility. The original lease recently expired, and the club could, technically, lose access to the facility. It has c.1,000 members and a large waiting list and is keen to extend the facility to accommodate additional members.	Undertake necessary repairs to the roof and floor to improve hall quality. Consider extending community hours to encourage additional community use given the high usage rate. Agree and implement a new lease and CUA with Marriotts Gymnastics Club to allow the club to explore options to expand the facility and continue to grow.	SBC, Marriotts School, Marriotts Gymnastics Club, HAP, British Gymnastics.	Short	High
Martins Wood Primary School	In house	Two 1-court activity halls which operate as a non-dedicated gymnastics facility used by Stevenage Gymnastics Club.	Invest in the facilities to ensure that they remain suitable for community use.	Martins Wood Primary School.	Medium	Low
Stevenage Arts & Leisure Centre	Everyone Active	A below average quality 8-court sports hall. It opened in 1975 and was refurbished in 2011. The floor is patched due to wear and tear. It operates at just below Sport England's 'comfortably full' threshold and has no scope to extend community use hours. The 125-station health/fitness suite is of above average quality. It has one spin and two regular studios, all above average quality. The three squash courts are of below average quality due to severe wear and tear and limited refurbishment. They are not scheduled to be replaced at the planned new leisure facility. The 6-rink indoor bowls facility is of below average quality. The carpet is worn partly due to other activities taking place on it. Indoor bowls will not be retained at the new leisure facility. All facilities are accessible on a pay and play basis	Ensure that it remains fit for purpose until the replacement facility opens. Support netball, pickleball and other sports hall users to transition to a smaller facility. Work with regular bowls and squash users to ensure that they gain access to suitable provision elsewhere. Consider alternative uses for the existing space currently occupied by the sports hall when the replacement leisure centre opens.	SBC, Everyone Active, England Squash, EIBA,	Medium	High

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Site name	Management/ operator	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Stevenage Swimming Centre	Everyone Active	The main (6-lane 33m) pool is 396m ² and the learner/teaching pool (12m in length) is 84m ² - 480m ² in total. The main pool is below average in quality with above average changing room provision. It opened in 1961 and was most recently refurbished in 2001. It is the only pay and play swimming pool in the authority. It is scheduled to close when the new leisure centre opens – in 2028.	Ensure that it remains fit for purpose prior to the replacement public leisure facility being opened to the public. Ensure that the current pool users such as Stevenage Swimming Club & Dolphin Swimming Club are accommodated with suitable pool time in the new pool programming.	SBC, Everyone Active.	Medium	High
The Nobel School	In house	An above average quality 4-court sports hall - opened in 2012 and with no major refurbishment since. It operates just below Sport England's 'comfortably full' threshold and offers limited scope to extend community use hours. It functions as a non-dedicated gymnastics facility by Swan Gymnastics Academy.	Maintain facility quality by carrying out routine maintenance to ensure community use levels remain high.	The Nobel School	Long	Low
The Thomas Alleyne Academy	In house	A poor quality 3-court sports hall opened in 1989 and refurbished in 2005. The roof is prone to leaks and the walls are prone to water damage. Décor is dated. It operates well below capacity, because of its poor-quality. There is limited scope to extend current community use hours due to planning restrictions.	Invest in the quality of the sports hall to improve its attractiveness and improve community use.	SBC, The Thomas Alleyne Academy.	Medium	High
Commercial fitness gyms	Commercial / various	The commercially operated health and fitness facilities contribute to the diverse offer of facilities available across Stevenage.	Monitor use/gauge the extent to which they complement other activity in Stevenage.	Commercial operators	Long	Low
Stevenage Sports and Leisure Centre	Everyone Active	The new leisure facility due to open in 2028. The facility will contain: A 6-court sports hall. A 10-lane 25m main/general pool with additional teaching pool. 1,000m ² fitness suite. Three studios and a dedicated spin studio. FPM calculations suggest the sports hall will operate at 100% capacity due to the attractiveness of the facility.	Ensure that the new leisure centre can accommodate as many existing users as possible. Where this is not possible (E.G. indoor bowls, squash) ensure that support is given to find alternative opportunities. Ensure that pricing of public leisure provision is affordable for all residents.	SBC, Everyone Active, Herts Sports and Activity Partnership.	Long	High

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PART 3: MONITORING AND REVIEW

This Strategy identifies and recommends the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for SBC for the period up until 2031.

It is important that it is (and is treated as) a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component contributing to the quality of life of Stevenage residents.

Strategy production is just the start of the process and there is a requirement for all partners to engage in ongoing dialogue and review to ensure that a considered perspective and approach is maintained throughout the strategy period.

It will be important for SBC and its partners to develop a 3–5-year action plan based around the Strategy and for this to be annually monitored and reviewed. This should not only evaluate progress made against the action plan but should identify actual/potential changes in supply and demand in the Authority. This is on the basis that the Strategy is as much about how facilities are used as it is about ensuring that local infrastructure is of a good quality.

The annual review process should include:

- ◆ A review of progress in respect of implementation of action plan recommendations; taking account of any changes required to the priority of each action (e.g. the priority of some may increase/reduce following implementation of others).
- ◆ Lessons learnt throughout the period.
- ◆ New facilities coming on stream (or being made newly available to the community) which need to be taken into account.
- ◆ Any specific changes in the use of key borough sites (e.g., sport specific specialisms of sites, changes in availability, etc.).
- ◆ Any specific changes in demand at/for particular facilities and/or clubs in the area (e.g., reduction or increase in club numbers, new housing growth).
- ◆ New formats of traditional sports that may need to be considered.
- ◆ Any other new or emerging issues and opportunities.

The outcome of the 3–5-year review will be to develop a new annual and medium-term action plan for indoor and built sports facilities across the Authority.

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APPENDIX 1: NEEDS ASSESSMENT SUMMARY

Sports halls

The audit identified 14 sports halls containing 37 badminton courts in Stevenage. Seven of these sites have 3+ court halls (31 courts). In quality terms, two are rated as above average, three below average and two poor quality.

More than 90% of the population lives within one mile of a community accessible sports hall. All residents live within a 20-minute drive of a sports hall with community use. Six of the seven 3+ court sports halls offer community use, however, only one is operating at Sport England's threshold of 'comfortably full' (Marriotts Sports Centre). Hours at Marriotts Sports Centre could be further extended to accommodate additional demand.

Only one facility, Stevenage Arts and Leisure Centre, provides a pay and play option for Stevenage residents. This should be considered when developing the new programme at the replacement leisure centre, due to open in 2027.

Overall, while the authority has sufficient sports hall courts available and accessible to meet current and future demand, there is a need to improve the quality of sites as a whole to ensure that they meet modern user expectations. Operators should factor in sinking funds to ensure that appropriate maintenance work can be carried out when required, such as regularly sanding and resealing sports hall flooring and improving décor.

The Council should collaborate with schools to ensure community use hours are as extensive as possible.

Swimming pools

Needs assessment findings, which incorporate analysis of Everyone Active operating data and facility visits, suggest that Stevenage Swimming Centre is operating at a reasonably full capacity. Club demand is high, and therefore several clubs access facilities outside Stevenage to meet demand.

29.3% of the population lives within a one-mile walk of a swimming pool 160m²+. This increases to 100% for 20-minute drivetime. Pay and play access is available within a 1-mile walk for 27.7% of residents. The location of Stevenage Swimming Centre in close proximity to the town centre and the centre of the Borough leaves it well placed to reach Stevenage residents. It is the only pool in the Borough to provide a pay and play option.

Stevenage Swimming Centre is to be replaced by a new leisure centre in 2028. This plan is supported by KKP audit findings and the FPM. In addition, there is an opportunity to bring the lido at Barnwell School, which is currently closed, back into use. This would provide a good opportunity for clubs and commercial learn to swim sessions to access pool space.

Health and fitness

KKP's audit identified a strong supply of health/fitness facilities in Stevenage. The ten gyms in the Borough offer 757 stations and 17 studios. Generally, they are located in main settlement areas and on the main arterial routes. Nine of the ten health and fitness suites have 20+ stations, eight offer community use (695 stations).

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86% of Stevenage's population lives within 20 minutes' walk of a health and fitness facility with 20+ stations. All residents in Stevenage live within a 20-minute drive of a community accessible facility with 20+ stations.

Based upon UK penetration rates there is current need for 487 stations in Stevenage. This will grow to 539 stations by 2031, taking into account the comfort factor (particularly at peak times). When comparing the current number of community available stations (695) and accounting for a comfort factor, there is currently a positive supply of 208 stations. This figure will increase to 231 when considering the increased number of stations at the new public leisure site and future demand by 2031.

The new health and fitness provision at the proposed replacement leisure centre will provide an attractive option for local people. Finally, it should be encouraged that providers offer affordable and accessible pay and play options for those who do not wish to commit to registered memberships.

Squash

Stevenage currently has 87,754 people (2018) and seven courts. Whilst this is below the England Squash threshold of one court per 10,000 people, the current supply of squash courts in Stevenage is adequate. When taking future population growth (to 2031) into account there is a theoretical need for nine courts in the Borough on the basis of the ESR ratio.

All Stevenage residents live within a 20 minutes' drive of a facility with squash courts. Five of the seven courts provide community use. This will reduce to two courts when the three courts at Stevenage Arts and Leisure Centre, which are currently the only courts available on a pay and play basis, are not retained in the new leisure provision.

Indoor bowls

There is one dedicated indoor bowls facility in Stevenage, located at Stevenage Arts and Leisure Centre. The facility will not be replaced in the new leisure provision set to open in 2028.

Currently, all Stevenage residents live within a 30-minute drive of the indoor bowls facility at Stevenage Arts and Leisure Centre. Once this facility is lost, this figure will decrease as residents would have to access facilities in Luton, Hatfield, Harpenden or Hitchin, which are all approximately 30 minutes' drive away from the existing facility.

Indoor tennis

Lister Tennis Club is the sole indoor tennis facility in Stevenage; all residents live within a 30-minute drive of it. Its current lease period is due to expire in 2036, and it has concerns regarding the club's ability to extend this.

Support should be given to Lister Tennis Club to extend the lease at the current facility if this option is available. If this is not possible, work with the LTA to identify other potential sites from which the Club can operate.

Gymnastics and trampolining

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There is one dedicated gymnastics site in Stevenage (Marriotts Gymnastics Club) and three non-dedicated sites. Marriotts Gymnastics Club aspires to extend its current space (situated within Marriotts Sports Centre), however, its lease agreement with the school has expired.

Stevenage Sports Acro is also exploring opportunities to develop dedicated provision. It currently uses the sports hall at Marriotts Sports Centre and the dedicated facility used by Stevenage Gymnastics Club when available.

British Gymnastics has indicated that safeguarding existing sites within the Authority was the main priority. A significant barrier faced by clubs and British Gymnastics is the availability of qualified coaches to deliver sessions. British Gymnastics should work closely with the council to ensure coach education programmes are affordable and accessible for Stevenage residents.

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APPENDIX 2: PLANNING GAIN CONTRIBUTION TOOLKIT

Introduction

The purpose of this toolkit is to ensure that planning gain contribution sought from an individual development is based on a tailored approach, using the robust evidence bases provided as part of the Southend-on-Sea City Council Built Facilities Strategy and Action Plan. This will help to clearly justify the needs arising from the development and how they are to be met.

It provides a step-by-step guide which should be used by those stakeholders which are directly involved in negotiating developer contributions either local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed in order to inform the potential additional demand that a new housing development generates. This sets out the process for leisure facilities.

There is also a checklist summary for the process which should be completed as evidence of working through each step. In terms of social sustainability, a series of questions to explore are provided with possible options to consider.

For all developments (regardless of size) developer contributions should be sought towards social, sport and open space facilities. Where a development may be considered too small to provide a contribution, consideration should be given to where a number of small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

In instances where a development may fall within two or more local authorities it is recommended that the demand from the more urban area or locally reflective area are applied in calculating the requirements. This is in order to reflect the on the ground use of provision in the context of its setting. If provision is to be provided on the outskirts of an urban settlement and therefore is to act as an extension of that settlement, it is justifiable to utilise the demand/standards most appropriate.

The suite of evidence documents which should be used to assess demand includes:

- ◀ Stevenage Borough Council Sports Strategy - Needs Assessment Report
- ◀ Stevenage Borough Council Sports Strategy – Strategy Report

Process

Step 1	Determine the key indoor sports facility requirement resulting from the development	Navigation
	The key tools to assess this are provided within Sport England's Sports Facility Calculator which is accessed via the Active Places Power website. https://www.activeplacespower.com/ This will enable you to determine the demand for sports halls, swimming pools and indoor bowls facilities that the new population from a development generates.	Access to the calculator is restricted and requires a username and password to be set up.

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The Stevenage Borough Council Indoor Sports Facility Strategy Built Facilities Strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks. As the exact number of units are identified from specific housing developments then the Council will need to apply the household occupancy rate to this to determine the total population.

Number of dwellings x household occupancy rate¹ = associated population

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand. The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

- ✦ Location of existing facilities compared to demand.
- ✦ Capacity and availability of facilities (i.e. opening hours, how well they are used).
- ✦ Cross boundary movements of demand.
- ✦ Travel networks and topography.
- ✦ The attractiveness of the existing facility network.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits. For swimming pools, it uses 25m lane equivalents and for sports halls it uses the number of badminton courts.

Registration is required to access Active Places Power (APP) and therefore the SFC. If you are not already registered, you can register for free via the link under the login button on the APP homepage.

Please note the SFC is one tool and should not be used on its own to determine the need for sports facilities from a single development.

Step 2	Determine the other indoor sports and community facilities required as a result of the development	Navigation
	Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC. This should also extend to community centre facilities within the area.	Indoor and built facilities strategy

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development. In this instance, the Indoor & Built Facilities Strategy should be used to determine the need for additional facilities within any specific area within the Authority.

¹ National occupancy rate of 2.3 persons per household is used

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This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified within the Assessment Report are determined by the scope of the study which the Council commissions. This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

Step 3	Demonstrate an understanding of what else the development generates demand for	Navigation
	Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include primary and secondary schools, health centres, library, etc. The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.	Consultation with other council services, partners and developers

In reality, it will take a significantly large development to generate the requirement for a new stand-alone wet and dry leisure centre. Therefore, it is important to identify where other provision may be required as a result of the development in order to determine if this could replace or supplement the need to provide sports facilities or community facilities.

A key example of this is the requirement for primary and secondary school provision as a result of the development. A primary school will require a multi-purpose indoor hall, playground and playing field space to deliver its national curriculum requirements for PE. A secondary school will require at least a three-court sports hall and playing field space in order to deliver its national curriculum requirements for PE.

Therefore, further investigation should be undertaken to identify if there is an opportunity to ensure that community use of school sports facilities can be guaranteed, thus minimising potential duplication.

In this instance the 'contribution' associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g., extend fitness facilities, community access arrangements, etc.).

In relation to other service (e.g. library, health centre, etc) there is a need to consider how these could be co-located with alongside sports and community facilities, thus creating a community hub. This is a key driver for sports facilities in attracting users that might not otherwise use these types of facilities.

The financial, social, and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

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Step 4	Consider whether existing facilities within close proximity could be enhanced or extended to accommodate increased demand.	Navigation
	Further investigation is required to determine if there is an existing facility that is close enough to the development site which, if extended /refurbished / remodelled could accommodate the increased demand generated from the new development.	Facility mapping within the Indoor and Built Assessment Report

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development.

As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

- ✦ Is the facility close enough to the development to accommodate the increased demand?
- ✦ The quality of the facility.....does it need investment?
- ✦ Is there capacity to accommodate increased demand.....how well used is the facility?
- ✦ Are there any restrictions in access to the facility?
- ✦ Are there plans in place to maintain or refurbish the facility?
- ✦ What type of activities are accommodated within the facility?
- ✦ Are the current management arrangements appropriate to accommodate changes or increased demand at the facility?
- ✦ Are there opportunities to co-locate other services alongside or within the facility?

In addition to the above, it will also be important to assess the potential impact of the additional demand on clubs and organisations within the vicinity. As an example, some clubs and organisations may already be at capacity; therefore, there may be no capacity to accommodate increased demand within the existing infrastructure.

Step 5	Consider the design principles for new provision	Navigation
	The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g. NGBs, local authority, advisers, etc.) and community groups themselves.	Sport England design and cost guidance

It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example, this will include aspects such as health and safety, safeguarding, storage, sport specific design features, etc.).

Where an extension or refurbishment of an existing facility takes place, it will be important to ensure that the local community is involved in that design. It will also be important to ensure that continuity of provision is also considered as clubs and organisations will need alternative accommodation during the construction period associated with a refurbishment or extension. This is important in ensuring these organisations continue to exist in the longer term.

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Development of community hubs is a key focus for many organisations as benefits derived from facility co-location are often greater than those derived from stand-alone facilities. There is a need for developers and stakeholders to consider how different facilities may 'fit' together. This could, for example, include the following which may be required as part of a development:

- ✦ Indoor and outdoor sports facilities.
- ✦ Primary and secondary schools.
- ✦ Health centres and GP surgeries.
- ✦ Library.
- ✦ Early years provision.
- ✦ Community centre.
- ✦ Children's play areas.
- ✦ Allotments and community growing areas.
- ✦ Local retail centres.

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community. There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6	Strategic pooling of financial contributions to deliver new provision	Navigation
	Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to a strategic leisure development.	Wider housing growth strategies.

If the authority considers each housing growth area in isolation, then it is unlikely that there will be sufficient demand generated from a single development to warrant a new stand-alone leisure provision, especially swimming pools.

As such the Council needs to consider how the cluster of housing developments within the local authority boundary, or relevant cross border area should make a contribution to strategic sport and leisure facilities. As discussed previously, this may be to provide new provision or to enhance existing in order that it can accommodate increased demand.

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development. However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their lives within that specific development.

In order to calculate the contribution from each housing development into a strategic leisure facility fund the Council should use the Sport England Sports Facilities Calculator. Using the population growth and process identified from stage 1 this will

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provide a basis for negotiation with developers on the contribution from each development.

[Active Places Power](#)

[Sport England Design and cost guidance](#)

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Checklist summary

Prompt	Evidence	Navigation
Step 1: Determine the indoor sports facility requirement resulting from the development	-	Active Places Power
Step 2: Determine the other indoor sports and community facilities are required as a result of the development	-	Leisure Strategy
Step 3: Demonstrate an understanding of what else the development generates demand for	-	Consultation with other council services, partners, and developers)
Step 4: Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.	-	Facility mapping within the Sports Facilities Assessment Report
Step 5: Consider the design principles for new provision	-	Consultation Sport England Design and cost guidance
Step 6: Strategic pooling of financial contributions to deliver new provision	-	Active Places Power Sport England Design and cost guidance

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APPENDIX 3: INDICATIVE COSTINGS

Indicative costs

The indicative costs of implementing key elements of the Action Plan are detailed below. (Further detail available on the Sport England website [Sport England facility cost guidance](#)) The costs outlined below are for the development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.

The latest facility costs should be used at the time of calculating contribution.

Facility capital costs

These are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments. Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other Quantity Surveyors. The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

Facility type/details	Area (m ²)	Capital cost (£)
Affordable sports halls		
1 Court (18m x 10m)	382	905,000
2 Court (18m x 17m)	515	1,030,000
4 Court (34.5m x 20m)	1,532	3,005,000
5 Court (40.6m x 21.35m)	1,722	3,260,000
6 Court (34.5m x 27m)	1,773	3,300,000
8 Court (40m x 34.5m)	2,240	4,125,000
10 Court (40.6m x 42.7m)	2,725	4,960,000
12 Court (60m x 34.5m)	3,064	5,465,000
Affordable community swimming pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,685,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,670,000
25m Pool 6 Lane (25m x 12.5m)	1,543	6,155,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	7,335,000
25m Pool 8 Lane (25m x 17m)	1,878	7,420,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,515,000
Affordable sports centres with community 25m pool		
4-lane pool, 4-court hall, 50-station gym, studio	2,879	10,060,000
6-lane pool, 4-court hall, 100-station gym, 2 studios	3,553	11,805,000
6-lane pool, learner pool, 4-court hall, 100-station gym, 2 studios	3,906	13,000,000
8 lane pool, learner pool, 5-court hall, 100-station gym, 2 studios	4,509	14,400,000
Indoor bowls centre		
6 Rink (excludes Club/Function Room)	1,914	2,730,000
8 Rink (includes Club/Function Room)	2,500	3,570,000
Indoor tennis centre		

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Facility type/details	Area (m ²)	Capital cost (£)
3 court	2,138	3,085,000
Extra court	-	1,005,000

NB – The costs for:

- ✦ Affordable sports halls.
- ✦ Affordable community swimming pools.
- ✦ Affordable sports centres with community 25m pool options.
- ✦ Affordable sports centres with 50m pool options.

Align with the costs included within Sport England publications of the same name updated to 3Q2025. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ✦ External works (car parks, roads, paths, services connections etc) are included at an average cost of 12% in addition to the costs of the works.
- ✦ 12 months maintenance/grow in costs for grass pitches.
- ✦ Allowance for fees inclusive of PM, SI, planning, and associated fees.

The costs exclude the following:

- ✦ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ✦ Natural turf pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ✦ Inflation beyond 3Q2023.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime. They include costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

The importance of regular maintenance should not be underestimated nor should the expense associated with maintaining a facility throughout its life.

The table below provides typical annual allowances expressed as a percentage of the overall estimated total project cost per annum based on a 25-year cost model.

Facility type/details	Sinking fund (%)	Maintenance (%)
Multi – use sports hall		
Good quality sports hall – irrespective of size	0.7	0.5
Affordable community swimming pools		

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Good quality community swimming pool, irrespective of size	0.4	1.1
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Sinking Fund

Major replacement costs. Typical items for consideration include:

- ◀ Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- ◀ Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- ◀ Cyclical redecoration.

Maintenance

Day to day repairs and planned preventative maintenance (PPM). Planned preventative maintenance includes the costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/mandatory inspections (i.e. legionella, lift and boiler insurance inspections etc).

Day to day repairs include:

External walls

Repairs to external walls, cladding, glazed screens, external doors and windows. Roofs
Repairs to roofs, roof lights and the like, together with all associated work such as roof flashings, DPC's, gutters and downpipes.

Other items: repairs to ducts, internal doors and frames and the like, fittings and fixtures, repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Other items

Repairs to ducts, internal doors, and frames and the like.

Fittings and fixtures

Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like.
Excludes loose furniture such as chairs, curtains/blinds etc.

Internal finishes

Repairs to internal floor, wall and ceiling finishes.

Plumbing and internal drainage

Repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold-water services; sanitary ware; waste, soil, overflow, and vent pipes; internal manholes, rodding eyes, and access covers.

Heating and ventilation

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Repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment.

Power and lighting

Repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply.

Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/ chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, firefighting equipment, flood lighting and lighting conductors.

External Works

General grounds maintenance, repairs to car parks and external paving.

Exclusions:

Operation, occupancy, end of life costs, fees, and VAT are excluded from the allowances. The definition of these are provided below:

Operation costs: The cost of operating the facility rather than its occupancy excluding maintenance costs. Includes utility costs, administrative costs, overheads, and taxes etc.

Occupancy cost: User support costs relating to the occupation of the facility e.g. security.

End of life: Notional costs payable and credits accruing after 25 years. Includes disposal inspection and reinstatement to meet potential contractual requirements.