

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 10 OCTOBER 2017

Title:

INDOOR LEISURE FACILITIES STRATEGY 2017-2027

[Portfolio Holder: Cllr Jenny Else]

[Wards Affected: All]

Summary and purpose:

The purpose of this report is to present the Indoor Leisure Facilities Strategy 2017 – 2027 to the Executive. The strategy sets out Waverley’s vision for future leisure facilities in the borough and the strategic objectives that form the basis of the action plan that is proposed for implementation. The delivery of these objectives will help develop a more modern, efficient and sustainable range of community based sport and leisure facilities that Waverley requires.

The strategy will inform the Council’s approach to placeshaping whether this relates to indoor leisure facilities provided by the Council, schools, private sector providers or facilities managed by community groups, such as community halls. It focuses on ensuring that the network of leisure facilities in the borough will be of sufficient quality, quantity and accessibility to support the delivery.

The strategy sets out a clear direction to all partners with regard to facility provision in the borough and underpins the requirement of developer contributions in order to secure new or improved leisure facilities infrastructure in the borough. By adopting a clear strategy the Council will be able to maximise the Community Infrastructure Levy (CIL) and the Section 106 (s106) developer contributions. The strategy also underpins the capital programme for the leisure services and the Executive is invited to endorse the proposed strategy for adoption.

How this report relates to the Council’s Corporate Priorities:

The wellbeing and prosperity of our communities is a priority for the Council and the provision of leisure and recreational facilities will enable residents to be active and healthier and where appropriate take forward their sporting ambitions.

Any investment on future new or improved leisure facilities will be based on robust feasibility assessment that offers value for money to the Council. External funding and developer contributions will be sought to supplement any capital cost.

Financial Implications:

The strategy does not address in detail how proposals and recommendations will be funded. As specific projects are identified they will be fully costed and funding options put forward for consideration which may include a combination of investment from the Council, external funding and developer’s contributions.

Legal Implications:

There are no direct legal implications in relation to this report. Contractual legal support would need to be provided if there are any specific projects planned in the future.

Background

1. Waverley adopted a Sports and Leisure Facilities Strategy 2007-2012 in December 2006. Since then a Leisure Facilities Procurement Strategy was put in place to deliver improvements to the existing leisure facilities. The Procurement Strategy also included provision to review the procurement of a leisure management contract of the Council's leisure facilities. In 2008 DC Leisure (now Places for People) took over the management of all five Waverley leisure centres for a 15 year period.
2. Since then the Council has delivered significant investment into leisure facilities including a new Godalming leisure centre at £5.8 million, the refurbishment of Cranleigh (£1.7million), Farnham (£3.5 million) and Haslemere more recently at £4.1 million. Since 2008 the leisure management contract cost overall has turned a cost to the Council of almost £700,000 to a net income of approximately £470,000 in 2016/17.
3. Due to the projected increase in population in the borough over the next 20 years it was deemed necessary to develop a strategy that would consider the need and availability of indoor leisure facilities in order to plan the future demand. Knight Kavanagh and Page Ltd (KKP) were appointed to carry out a needs assessment analysis and produce an Indoor Leisure Facilities Strategy for the next 10 years. The strategy is attached at Annexe 1 for consideration and approval.

The Indoor Leisure Facilities Strategy

4. The strategy is based upon Sport England's five year strategy "Towards an Active Nation" which targets the 28% of population that do less than 30 minutes of exercise each week. A needs assessment analysis was also carried out; and the conclusions of the analysis have shaped the contents of the strategy.
5. Waverley's vision is to provide accessible high quality indoor leisure and sports facilities in the borough that encourage an active lifestyle, increase participation and help improve health and wellbeing. This vision will be achieved through the delivery of three strategic objectives:
 - Objective 1: **Protect** the current stock of facilities in order to meet the sport and physical activity needs of the local residents
 - Objective 2: **Enhance** the borough-wide approach to programming and management at all sites with a view to improving sports development aspirations and increasing physical activity outcomes, based on identified strategic need.
 - Objective 3: **Provide** a coherent range of good quality, accessible facilities that serve key current and future communities across Waverley.

Facility assessment analysis

6. A facilities assessment analysis was carried out that provides a detailed assessment of the current provision of indoor built facilities and their condition. It also identifies current and future demand. It was produced by applying the principles and tools identified by Sport England. The assessment report took into consideration the projected population growth within the borough, sports participation information locally and nationally and the unmet and latent demand.
7. The facilities assessment report is a detailed document that can be made available on request and makes the following conclusions:
 - Health and wellbeing should remain a key strategic priority which will ensure the active remain active and the inactive become active, especially those in more rural areas of the Borough.
 - Waverley-owned facilities should contribute to reducing health inequalities and are fully accessible to people from harder to reach communities as well as older people.
 - The Cranleigh Leisure Centre is likely to have increased maintenance costs and difficulty in replacing parts over coming years due to its age.
 - There is value in exploring the feasibility of developing a new sports facility to accommodate indoor sports in Cranleigh, in the context of the uncertain lifespan of the current leisure centre,
 - It is important to support other leisure facility developments, subject to relevant planning considerations, in order to increase the levels of sport and physical activity offering in the wider community.
 - Developing and maintaining relationships with a range of leisure and community providers/partners is essential to make facilities more accessible to the community especially during the day time.
 - It is essential that the planned increase in housing in the area has sufficient infrastructure in place to meet the increasing demand in sports facilities.
 - There will be value in exploring how enhancements to Farnham and Godalming leisure centres can contribute to increasing participation and addressing the wider health, wellbeing and ageing population agendas.

Funding

8. Despite the financial challenges that face the Council over the next few years, it is committed to explore investment in leisure facilities that offers value for money. The strategy has not addressed the detail on how projects will be funded. A combination of the Council's capital investment, external funding and developer contributions will be considered as a means to fund future projects.
9. Developer contributions will play a key role in making the delivery of this strategy viable. Both the new CIL and the s106 contributions will allow the Council to secure new or improved leisure infrastructure in the area.
10. Following an in-depth review of the Council's leisure centre management, an options appraisal for future leisure investment has been carried out. The conclusions of the options appraisal will be presented to members later in the year. The options considered include a more enhanced facility offering for Godalming and

Farnham leisure centres, as well as options to significantly upgrade Cranleigh leisure centre.

Conclusion

11. Both nationally and locally there is a clear recognition of the importance of encouraging our communities to have an active lifestyle. Physical activity undoubtedly has a positive impact on the health and wellbeing of individuals, as well as social and economic benefits. This strategy demonstrates Waverley's commitment in providing sufficient, good quality indoor facilities to encourage increased participation.
 12. The delivery of the strategy will heavily rely on working closely with partners to protect, enhance and provide quality indoor sports facilities in the Borough.
 13. The draft Local Plan sets out the expected housing growth in the borough for the period until 2032. The provision of new leisure infrastructure could be provided through both S106 and CIL developer contributions.
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Recommendation

It is recommended that the Executive:

1. adopts the Indoor Leisure Strategy 2017-2027 in order to provide a clear direction in the provision of indoor sport facilities in the Borough; and
 2. asks officers to bring forward an options appraisal for future investment in the Council's Leisure Centres that reflects the needs identified in the Indoor Leisure Facilities Strategy.
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Background Papers

Leisure Facilities Assessment Report May 2017

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