



WIRRAL BOROUGH COUNCIL INDOOR AND BUILT FACILITIES STRATEGY

DRAFT REPORT: OCTOBER 2019

QUALITY, INTEGRITY, PROFESSIONALISM

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WIRRAL BOROUGH COUNCIL INDOOR AND BUILT FACILITIES – DRAFT STRATEGY

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PART 1: INTRODUCTION

This is the Wirral Borough Indoor & Built Facilities Strategy (BFS) for the period 2019 – 2036. Recommendations are drawn from the Needs Assessment Report 2019, researched and prepared between April – August 2019 by specialist sport and leisure consultancy, Knight Kavanagh and Page Ltd (KKP). The Assessment Report and Strategy have been prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities - for Indoor and Outdoor Sports Facilities - Guidance) and in consultation with Wirral Borough Council (WBC), Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders.

1.1 Purpose

The overall aim of the BFS is to locate the right sport and physical activity facilities in the right places to ensure that the maximum number of local people take part in regular, meaningful physical activity whilst achieving short, medium and longer-term financial goals. WBC has an aspiration and need to consider its facilities planning, particularly in the context of its current and growing population and the changing economic and demographic profile of the area and particularly through its Local Plan, which will be submitted to the Secretary of State during 2020.

The focus of this Strategy is to provide clear direction to all partners so that, together, they can plan and develop the more modern, efficient and sustainable range of community-based leisure, physical activity and sport facilities that Wirral requires.

These should give residents the opportunity to be physically active and healthier, and to develop their physical, sporting, health and wellbeing ambitions, in their local community.

1.2 National strategic context

Sporting Future: A new strategy for an active nation (December 2015)

The Government's strategy for sport confirms its recognition and understanding that sport makes a positive difference and states its intention that the sector will deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development.

Sport England: Towards an Active Nation (2016)

In Sport England's strategic response to the Government it states that it will invest in:

- ◀ Tackling inactivity.
- ◀ Children and young people.
- ◀ Volunteering – a dual benefit.
- ◀ Taking sport and activity into the mass market
- ◀ Supporting sport's core market.
- ◀ Local delivery.
- ◀ Facilities.

Increasing participation in sport and physical activity and the health and wellbeing benefits delivered are key drivers for Sport England and partners. It places particular emphasis on getting the inactive active and targeting interventions at under-represented groups.

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Sport England's planning aim (2019)

Sport England's aim in working with the planning system is to help provide active environments that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active. This is supported by the planning objectives of Protect, Enhance, Provide:

Table 1.1: Sport England Planning objectives

Protect	Enhance	Provide
To protect the right opportunities in the right places.	To enhance opportunities through better use of existing provision	To provide new opportunities to meet the needs of current and future generations.
Existing provision should be protected unless an assessment has demonstrated there is an excess of the provision and the specific buildings or land are surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the former or current use.	The use of existing provision should be optimised, for example through quality, access and management improvements supported by appropriate ancillary facilities.	Appropriate new provision that meets needs and encourages people to play sport and be physically active should be provided by adapting existing places and through new development.

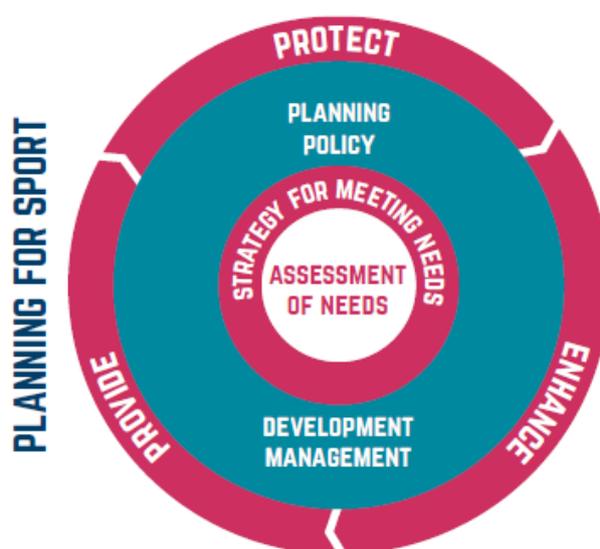
Figure 1.1: Sport England's Planning for Sport Model

Sport England's planning aim and objectives are supported by 12 planning-for-sport principles.

These are targeted at helping the planning system to contribute to the achievement of sustainable development by fulfilling the key role that the National Planning Policy Framework (NPPF) has to play in creating strong, vibrant and healthy communities.

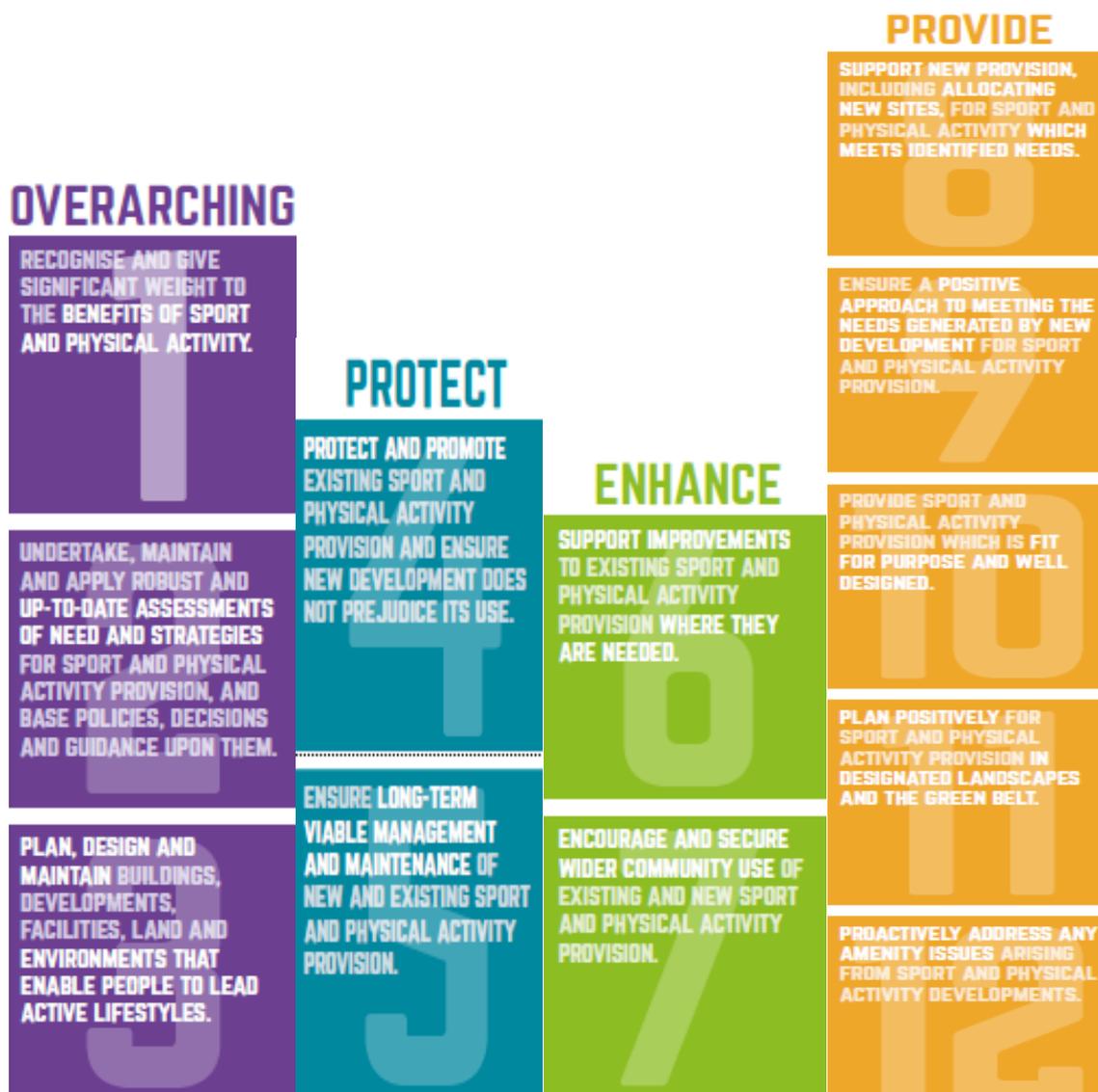
Applying them will help to ensure that the planning system plans positively to enable and support healthy lifestyles, delivers community and cultural facilities and services to meet local needs, and provides opportunities for all to experience the benefits that taking part in sport and physical activity brings.

The 12 principles are applicable to all areas of the planning system at all levels, for example strategic, local authority and neighbourhood planning levels. As such they are of relevance to all involved in, or looking to engage with, the planning system.



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Figure 1.2: Sport England's 12 Planning Principles



National Planning Policy Framework 2019

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied. It provides a framework guiding the preparation of development plans documents, associated evidence base and supplementary planning documents. It is also a material consideration which should be taken into account when determining applications for planning permission.

The importance of *promoting healthy communities* is a key focus of the NPPF in achieving sustainable development. The NPPF states that the overarching social objective of the planning system is: *to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing (NPPF, paragraph 8).*

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Supporting the core objective, the NPPF states how the planning system should plan positively to achieve healthy places and provide the social, recreational and cultural facilities and service the community needs. This includes:

- ◀ Enabling and supporting healthy lifestyles especially where this would address identified local health and wellbeing needs, for example via provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- ◀ Planning positively for provision and the use of shared spaces, community facilities (including sports venues and open space) and other local services.
- ◀ Taking into account and supporting the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community
- ◀ Guarding against unnecessary loss of valued facilities and services.

It is, essential that WBC, as the local planning authority, retains oversight of all potential facility developments. This includes policies and potential supplementary planning documents setting out the approach to securing sport and recreational facilities through new housing development. It also includes the Council's approach to ensuring that community use of new facilities is agreed at the outset so as to ensure that they contribute to the wider sport and physical activity aspirations of the Council and its partners. The approach taken to this is pivotal to strategy delivery over coming years.

1.3 Local strategic context summary:

The following statements reflect the Council's 'contract' with the people of Wirral – to:

- ◀ Ensure that every child has the best possible start in life.
- ◀ Equip all residents with the skills to enable them to secure quality jobs.
- ◀ Create economic opportunities by attracting enterprise and investment.
- ◀ Treat everybody with respect and dignity in older age.
- ◀ Strive to close the gap in health inequalities.
- ◀ Look after the environment for future generations to enjoy.

Wirral's priorities and strategic objectives are

- ◀ *People* - Wirral is a place where the vulnerable are safe and protected, every child gets a good start in life and older residents are respected and valued.
- ◀ *Business* - Wirral is a place where employers want to invest and businesses thrive.
- ◀ *Environment* - Wirral has an attractive and sustainable environment, where good health and an excellent quality of life is enjoyed by everyone who lives here.
- ◀ *The financial picture* - Over the lifetime of this plan the Council will be required to cut spending by £120 million. This reduction is in addition to the £151 million cuts it has had to make since 2010.
- ◀ *Delivering the plan.*

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Wirral's 2018/19 Action plan

The aims of the Wirral Action Plan 2019 is to encourage people to take part in sports, leisure, social and physical activities. The following actions are all time limited with a lead agency identified to take them forward. They are to:

- ◀ Co-design a physical activity pilot with primary care and other partners that will increase participation in physical activity (structured and unstructured)
- ◀ Maximise opportunities to attract funding to encourage participation
- ◀ Complete a review of Wirral's Leisure Services
- ◀ Increase the number of young people taking part in activities leading to improvements in poor mental health
- ◀ Work with the FA to develop a local football facility plan (LFFP) to target new development opportunities for artificial grass and grass pitches in Wirral.
- ◀ Modernise Wirral's Leisure offer to improve accessibility and increase participation.
- ◀ Deliver a marketing/communication plan to promote Wirral's Leisure offer and encourage participation.

Wirral health and wellbeing

This year's Public Health Annual Report 'Expect Better', focuses on the inequalities in life expectancy across Wirral. It recommends that Wirral partners, health and social care organisations and residents put prevention first by supporting each other to live healthier lives.

The Wirral Plan 2020, thus, pledges to:

- ◀ Reduce the number of people who smoke in Wirral.
- ◀ Reduce the impact of alcohol misuse on individuals and communities.
- ◀ Increase the number of people with a healthy weight in the borough.
- ◀ Support people to take more control of their health and wellbeing.

The Plan asks that Wirral residents take control of their own health and wellbeing by:

- ◀ Following health advice.
- ◀ Making use of the many opportunities to improve their wellbeing that Wirral offers.
- ◀ Seeking appropriate treatment for their symptoms.
- ◀ Attending offers for vaccinations and screening tests.
- ◀ Most of all, expecting better for their own health and that of their families.

The recommendations highlight potential measures to reduce avoidable deaths across Wirral. It is, however, in no way exhaustive. It is recognised that, in reality, there will always be some deaths from avoidable causes simply due to the range of factors that impact on people's lives, including lifestyle, health beliefs, availability and access to healthcare, accidents, etc.

This said, reducing avoidable deaths by improving the health of the population and reducing or delaying the onset of long-term conditions, such as heart disease, chronic obstructive pulmonary disease, etc., is an essential part of increasing the quality of life for local people, whilst helping to reduce the impact of an ageing population on health and social care services.

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Wirral sports development

The Sports Development Unit (SDU) in Wirral has the vision of *'Improving the lives of Wirral residents and their communities through sport and physical activity'*. The annual action plan has the key themes of:

- ◀ Community safety
- ◀ Health improvements
- ◀ Training & educational opportunities
- ◀ Community cohesion

The SDU has created key strategic partnerships with many groups and organisations across Wirral and extending beyond the borough boundary, to help drive change and facilitate improvements to the health and wellbeing of the local population. Of particular significance is its links with the Merseyside Sports Partnership (MSP).

MSP's strategic vision up to 2022 is to inspire all people to be active everyday. Its mission is *'working together to improve the quality of life for all people through sport and physical activity'*. MSP is committed to

- ◀ Contribute to increasing sport and physical activity to change behaviour linked to the Chief Medical Officer guidelines
- ◀ Create opportunities to mobilise the workforce and access to the right place
- ◀ Improve the sphere of influence for sport and physical activity
- ◀ Raise the value placed on sport and physical activity
- ◀ Remain a high performing and efficient organisation.

Summary of local policy documentation

The key messages are summarised below:

- ◀ Wirral is committed to protecting the most vulnerable in society, driving economic growth and improving the local environment.
- ◀ Public Health is focusing on the inequalities experienced by residents of Wirral in that the Wirral Plan 2020 pledges are to:
 - ◀ Reduce the number of people who smoke in Wirral.
 - ◀ Reduce the impact of alcohol misuse on individuals and communities.
 - ◀ Increase the number of people with a healthy weight in the borough
 - ◀ Support people to take more control of their health and wellbeing
- ◀ The Public Health Plan also identifies that Wirral residents should take control of their own health and wellbeing.
- ◀ Making use of the key strategic partnerships with many groups and organisations across Wirral, the Wirral SDU is helping to drive change and increase levels of participation reflecting its overarching strategic themes.

PART 2: LOCAL AREA CONTEXT

2.1 About Wirral

The Metropolitan Borough of Wirral is part of the Liverpool City Region. It is bounded to the west by the River Dee forming a boundary with Wales, to the east by the River Mersey, and to the north by the Irish Sea. The roughly rectangular peninsula is about 15 miles (24 km) long and 7 miles (11 km) wide. Since the passing of the Local Government Act 1972 only the southern third of the Wirral peninsula is in Cheshire, the remainder lies in the Metropolitan Borough of Wirral in the county of Merseyside. Wirral contains both affluent and deprived areas; the affluent areas located largely in the west, south and north coast of the peninsula, and deprivation concentrated in the east, around the built-up district of Birkenhead.

The total population of Wirral is 322,796 (2017 MYE) with slightly more females (166,461) than males (156,335). The age distribution is similar to that of the North West overall although it has a slightly lower proportion of 20-39 year olds (Wirral 22.2% compared to 26.0% in the Region). There are also more people in the 50+ age groups (Wirral 42.1% compared to 37.6% in the North West as a whole).

Relative to other parts of the country Wirral experiences high levels of deprivation; 40.4% of the population falls within the areas covered by the country's three most deprived cohorts (national average: c.30%). Conversely, 26.3% live in the three least deprived groupings in the country; this compares to a 'norm' of c.30%.

A similar pattern, to that seen for multiple-deprivation, is seen in relation to health – yet more so. Over half of Wirral's population (56.6%) falls within the areas covered by the three most deprived cohorts (national average; c.30%). Conversely, only 2.3% live in the three least deprived groupings compared to the 30% 'norm'.

The most recent ONS projections indicate a rise of 1.8% in the Wirral population (+5,919) over the 20 years from 2016 to 2036. Over this extended timeframe fluctuations are seen at different points across the majority of age groups but the key expected changes to note for Wirral are:

- ◀ a progressive fall in the number of 0 -15 year olds to 2028.
- ◀ a predicted decline in the number of 16-24 year olds.
- ◀ a continuous increase in the numbers of persons aged 65+ years. (This age group represented 21.1% of Wirral's population in 2016 and it is projected that it will be 27.8% of the total by 2036).

The age and composition of the population is a key factor when considering and developing the sport and physical activity offer in the area.

Sport England Active Lives Survey (ALS) 2017-2018

This national survey illustrates that a higher percentage of Wirral's population (28.1%) is inactive than the England (25.2%) and North West (26.6%) averages. A significantly lower percentage of the population is considered to be active (Wirral 59.4% compared with England; 62.3% and the North West 61.2%).

The ALS also illustrates that the most participated in activity (based upon adults who take part at least once per month) in the Authority is structured programme classes (17.3%). This is just slightly lower than the regional (17.8%) and national (17.7%) figures. Cycling, athletics, swimming and fitness are key activities in Wirral. Although they are the top 'participated-in' activities in Wirral, participation rates in general are below the regional and national average.

2.2: House building and policy

The latest published assessment of local housing needs for the Borough dates from May 2016. While it has now been superseded by the new approach set out in the revised National Planning Policy Framework, it still provides the latest assessment of components of future need until it is replaced in 2019.

The Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study 2016, provided the Council with evidence on the future housing needs of the authority area to help Wirral Council plan for future growth and make informed policy choices through its emerging Local Plan process.

The Issues and Options Paper currently being prepared for the Local Plan suggests that the Council has identified that it needs to deliver:

- ◀ 4,800 homes during the first five years of the Local Plan period plus replace any future losses from demolitions estimated at 50 dwellings each year, which equates to 5,050 new dwellings¹; and
- ◀ 7,200 homes for the subsequent six to 15 year period plus replace any future losses from demolitions, which equates to 7,700 new dwellings².
- ◀ The total Plan requirement is therefore currently to provide for a minimum of 12,750 new dwellings.

There are various options as to where the building will take place.

Projection implications

The small projected increase in the size of the population in Wirral is unlikely to lead to major increases in the number of people wishing to take part in sport and physical activity (potential customers of leisure facilities). The key issue is likely to be more to do with how the ageing population chooses to use its leisure time; this may well lead to changes in demand for different activities. It is fair to assume that there will be increased demand for sports facilities and physical activity opportunity in areas where housebuilding is planned.

The importance of ensuring that the proportion of the population which is currently active remains so and that more of the presently inactive become active (sustaining and improving the general health of the local population) will become increasingly relevant. Indoor and built facilities, and programmes of activity therein, need to be capable of adapting to any changing demands and needs associated with demographic change.

¹ Allowance also needs to be made for the 20% buffer, brought forward from later in the Plan period, required under the Government's Housing Delivery Test in line with National Planning Policy Framework paragraph 73.

² Broad locations for growth may also be identified for later years, if specific sites cannot be identified at this stage, in line with National Planning Policy Framework, paragraph 67.

PART 3: NEEDS ASSESSMENT FINDINGS

3.1 General findings:

WBC recognises the importance of its leisure facility stock to physical activity, health and wellbeing and is committed to its retention via the presumption (in Planning Policy) against any net loss of active sport and leisure facilities across the Borough. There is also recognition that the Council will be operating within a climate of increasing financial constraint while its key leisure facilities are ageing and likely to need increased investment in the medium term. The facilities are operated in-house by WBC staff.

The first of the two main key issues in respect of the population of Wirral is the disparity in health deprivation, in particular the 56.6% of residents living in area that are in the three most deprived cohorts. As identified in the Needs Assessment, there is less likelihood of people from areas of higher deprivation from taking part in sport or continuing to do so. The second key issue is how an ageing population chooses to use its leisure time; this may well lead to changes in demand for different activities. It is also legitimate to assume that there will be increased demand for sports facilities and physical activity opportunity in areas where housebuilding is planned.

The importance of ensuring that the proportion of the population which is currently active remains so and that more of the presently inactive become active (sustaining and improving the general health of the local population) will become increasingly relevant. Indoor and built facilities, and programmes of activity therein, need to be capable of adapting to changing demands and needs associated with demographic change (especially the ageing population).

A plethora of activity is being delivered by the local authority, third sector and the private sector targeting hard to reach groups and attempting to drive an increase in levels of physical and sporting activity among people in all age groups. The principal opportunity/challenge for WBC is to ensure that its facility stock is fit for the future. There is a need to cater for the needs of the core market of people already taking part in sport and physical activity, whilst ensuring the growth of existing or new activities to meet the needs of a more diverse and ageing population.

What do we know about facilities and activities in Wirral?

Sports halls

There are 71 sports halls on 51 sites with 153 badminton courts in Wirral. 31 of these have 3+ badminton courts (a total of 126 badminton courts). The sports halls at three sites (Leasowe Leisure Centre, West Kirkby Concourse and Woodchurch Leisure Centre) have 6 courts. Oldershaw Academy has a 5-court hall and there are 22 4-court halls. Six facilities have a 3-court sports hall and one (the former Drill Hall at Grange Road West Recreation Centre) is no longer used as a sports hall but is now a dedicated gymnastics and trampoline centre. There is a greater density of 3+ court sports halls in the north and east of the Authority with fewer in the west and south.

Site quality varies significantly. Five school sites were not available for a non-technical assessment, so quality was not assessed. Of the remainder, The Hive Youth Zone (opened in 2016) is the only sports hall facility in good condition; 11 are above average, 11 below average while three are rated poor (St John Plessington School, St Mary's Catholic College and The Mossland School).

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The correlation between facility age and quality is not well established in Wirral. All the facilities which have been refurbished within the last five years are rated as being in above average condition. Most of the local authority owned sites, regardless of whether refurbishment has taken place or not are below average. Many schools have facilities which are above average regardless of when they were built.

Sports hall accessibility is influenced by how far people are willing and able to travel. Residents of more deprived areas are statistically less likely to participate in sport than those from more affluent areas. Of the 40.6 % of residents (129,325) who live in the 30% most deprived areas, 114,183 (nearly 90%) reside within one mile of a sports hall suggesting that the facilities are well located to attract people from areas of higher deprivation.

The majority of sports halls (22) are located on education sites, seven on local authority owned land and two are owned by community organisations. All local authority sites are managed in house by WBC. The Barstondale Centre and Birkenhead Youth Centre are managed by community organisations whilst education owned facilities are either managed in house, via PFI arrangements or are administered by commercial management operators. The overall basis for management of facilities is, thus, complex.

Key findings for sports halls from the Needs Assessment (June 2019) suggest that:

- ◀ There are sufficient sports halls located in areas of higher population density across the Borough.
- ◀ There is a need to improve the standard of below average and poor sports halls (and changing facilities) and maintain (or further improve) those which are above average. Many facilities are in need of renovation/ refurbishment (even those which have been improved in the past).
- ◀ The continued ageing of facilities is likely to adversely affect quality; this can lead to a reduction in participation across a range of sports.
- ◀ Maintenance of the good relationships between schools and clubs is required to ensure continued usage and room for increased use of sites. There is capacity at many of the schools-based sports halls to accommodate additional use.
- ◀ Clubs report lack of coaches and volunteers rather than lack of space as the main reason for not being able to increase their offer.
- ◀ Some schools report not providing any community use. It is, in general, preferable to try to open these up to the community prior to committing to any new build.

Swimming pools

There are 21 swimming pools of varying size on 14 sites in Wirral; twelve of the 14 sites have main swimming pools. There is a small water space deficit in the area. Pools are generally located in areas of higher population density. Two swimming pools are identified as in good condition (DW Sports Fitness - Bromborough and Thornton Hall Country Club), two are rated as above average (Birkenhead High School Academy and Guinea Gap Leisure Pool) with the remaining 15 considered to be in below average condition.

The oldest swimming pool (Leasowe Leisure Centre main pool) was built 43 years ago and there is no record of refurbishment or significant investment. It is considered to be of below average quality as are those at Europa Pools (built in 1995; refurbished in 2004 and 2013) and the Oval Leisure Centre (built in 1973; refurbished in 2008).

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The Village Gym (built in 1991 and refurbished in 2005) is also rated as being in below average condition. Birkenhead Academy Pool is an anomaly in that it was built in 1990, appears to have had no major investment but is considered to be in above average condition.

The asset condition information supplied for the leisure centres indicates that all will require significant investment simply to maintain the stock over the next few years. It is clearly noted that Europa Pools and Woodchurch Leisure Centre will require the most work (estimated to be in excess of £2million). It is also understood that Leisure Services at Wirral Council will be required to be operating at zero revenue subsidy by 2020. Having reduced the operating deficit from £5.5m to £1.5m in the previous four years there is ongoing (and increasing) financial pressure to increase income whilst reducing expenditure.

Six swimming pools do not necessitate a membership to access and are not seasonal and are, therefore, considered to be community available (i.e. the six local authority sites). Analysis indicates that 40.2% (128,834) of residents live within one mile of a community available pool. When considering those that live in the Borough's most deprived areas, 80,243 (which equates to 60.3%) live within one mile of a community available pool. This suggests that c.40% of residents living in areas of higher deprivation require some form of transport to access publicly available pools.

There is, reportedly, a lack of swimming teachers in the area despite a concerted effort by WBC to train more. At the time of audit there were reported to be 150 young people on swimming lesson waiting lists. WBC has agreed to transfer children who are working towards level 6, 7 and 8 of the national swimming teaching plan to Metro Swimming Club. This is intended to free up sufficient space to significantly reduce and/or eliminate the waiting list.

Consultation with WBC suggests that there are plans afoot to re-develop Europa Pools. The Authority is committed to replacing the facility. It remains to be seen whether this will be with a similar type of leisure water facility or a more traditional swimming pool which can accommodate a greater number of swimming lessons and provide more opportunity for water-based activity.

Given the public's demand and desire for quality facilities there is a requirement to ensure that facilities are improved and upgraded with a view to improving quality. Key findings for swimming pools from the Needs Assessment (June 2019) suggests the need to:

- ◀ Ensure that ageing stock is renewed or replaced throughout the life span of the new Local Plan to ensure that the present water space is, at the very least is retained.
- ◀ Consider a long-term master plan for water for Wirral, which will ensure that improved quality and opportunity are continuously available to residents in the future.
- ◀ Develop partnership agreements or streamlining of club use (i.e. amalgamation of clubs) which might enable more water space to be made available for classes and other aquatic sports, should demand dictate.
- ◀ Consider the options for replacement of Europa Pools ensuring sufficient teaching space, that a range of aquatic sports is catered for and that any new build is financially viable.

Health and fitness

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There are 46 health and fitness facilities of which 25 have 20 stations or more. The 25 facilities offer over 1,575 stations in Wirral. The audit identifies a modelled undersupply of health and fitness facilities (approximately 145 at present growing to 350 by 2036).

In addition, there are 44 studios. The quality of the gyms and dance studios varies considerably. Three health and fitness facilities are good, 11 are above average, nine are below average and two are poor.

There is a need to maintain quality and where possible improve the condition of the average/below average rated gyms and dance studios. In the case of local authority facilities, the improvement will be linked to the wider requirements of all the ageing facilities. The importance of the financial contribution that health and fitness provision can make to the viability of (and to enable) other publicly accessible facilities such as swimming pools is an important facet. Continued development of health and fitness facilities which are not in the local authority domain, may increase the financial pressure already faced by the Authority's venues.

The key need is to ensure that health and fitness facilities cater fully for the full range of different market segments within the Wirral community, especially hard to reach groups which are more likely to be inactive. Health and fitness facilities along with dance studio space have the potential to increase physical activity in the wider population.

Other sports facilities

Squash courts - there are 27 squash courts in Wirral on 10 sites, all of which are of above average quality, with the exception of four (two at Birkenhead Youth Club and two at The OC at Knockaloe Hall). Squash courts are distributed throughout the borough with all areas of higher population density able to access them.

Squash courts at three of the leisure centres (Leasowe, The Oval and West Kirby Concourse) are available on a pay and play basis while the other venues require some form of membership.

The current number of squash courts has capacity to accommodate increased demand. There is, however, a need to maintain the quality and preserve the function of existing courts as well as to develop the sport and drive increases in participation. Three leisure centres report that one court at each of the sites is given over to other uses such as table tennis, chair-based exercise groups etc.

Athletics – Wirral has one full sized (6 lane 400m) athletics track with field events, small grandstand and floodlights. This is home to a number of athletics clubs. Built in 1973, it was refurbished in 2005. The changing facilities were refurbished in 2008 but are of poor quality. Some repairs were made to the grandstand in 2018. Both the track and changing facilities are in need of improvement.

Wirral Athletics Club has an ongoing hire arrangement with the Council but does not have full security of tenure. WBC is responsible for site repairs and maintenance. The retention of the track status and level of competition is important to/for a number of athletics clubs.

The Borough is also home to a 200m indoor track at Total Fitness, Prenton; this is available to its registered membership. There is an opportunity to work with schools to explore the potential to develop indoor athletics training at different venues across the Borough.

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Skiing - there is one dry ski slope facility in Wirral. Located at the Oval Leisure Centre, it has one nursery slope and is owned by WBC. It offers introductory opportunities to skiers and skiing tuition to all ages and abilities. The race team based at the venue participates in regional and national races. The *in-situ* club operates on a not for profit basis and all funds generated are reinvested in the maintenance and upkeep of club equipment and the general operation of the club itself.

Gymnastics – is very popular in Wirral. There is a good array of gymnastics clubs (10) using nine sites across the Borough. Clubs utilise a combination of dedicated facilities, leisure centres, education facilities and a community youth centre.

Facility quality varies with Wirral Gymnastics Club in a venue which is considered to be poor and unable to accommodate demand. The Club indicates that it operates long waiting lists as it does not currently have the space to cater for more gymnasts. Wirral Gymnastics Club is the exception and is in urgent need of new facilities to accommodate both a waiting list and to ensure financial stability due to the potentially increased costs of its current lease arrangement.

Dedicated centres tend to be available during the day as well as in the evenings and at weekends and can accommodate significantly more participation. Most clubs have settled lease arrangements. The non-facility owning clubs are dependent on WBC and schools for the quality of facilities and equipment

There is a gap in provision in the West of the Borough. An expansion of the opportunity to take part needs to be considered.

Indoor tennis - there is one indoor tennis facility with 6 indoor courts, which also accommodates a 4-court sports hall, small health and fitness suite and studios. Built in 1993 in partnership with Lawn Tennis Association it has since received further funding which resulted in lease arrangements being extended for a further 15-20 years. The LTA considers the centre to be key but does recognise that it is underperforming compared with national averages.

Although the LTA has invested in six courts, it is aware of the financial challenges faced by WBC operating a facility which needs to, at the very least, break even. It is, therefore, prepared to consider alternative activity (e.g. using roll out badminton courts on a temporary basis) given the severity of the financial position. The LTA and WBC are working together to implement a plan to increase participation. Both organisations have committed time and resource, within the past 12 months, to develop a plan which should lead to a the facility performing better financially.

The site will need significant investment over the period of the Local Plan in order to maintain its quality. There is a need to continue to work with the LTA and partners to drive up participation and ensure the facility is financially viable.

Sailing and water sports - there are seven sailing clubs in Wirral located around the coastline. In general, the quality of the offer is good with a range of boats, clubhouses and ancillary facilities all in above average condition. The local authority owned Wirral Sailing Centre (Based at West Kirby Marine Lake) is currently undergoing extensive refurbishment to the catering facilities, reception area, changing rooms, training rooms and café area. The anticipated completion date is Autumn 2019. Investment in Wirral Sailing Club will drive up

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quality of the sailing offer to Wirral residents. WBC needs to continue to monitor use at its own sailing centre to ensure that hard to reach groups can take advantage of the offer. In addition, given the natural resource and diverse opportunities at the different clubs across Wirral, WBC should work with clubs and the RYA to develop a plan to increase participation across the peninsula.

Golf - There are 14 golf courses which are played on by 23 affiliated (England Golf) clubs in Wirral. Only Moreton Hills Golf Centre is not affiliated to England Golf. In addition, there are two driving ranges. Of the 14 courses, four are municipal (Arrowe Park, Brackenwood, Hoylake and Warren) and are currently owned and operated by the Authority. All the remaining courses are private.

In general, the quality of the offer is very good. The area has an excellent reputation for good golf with a range of parkland and links courses available. The aim must be to maintain the level of quality of the municipal courses, in particular, ensuring access to golf for all Borough residents.

Bromborough, Caldy, Heswall, Prenton, Royal Liverpool and Wallasey golf clubs have larger than average membership bases. All other clubs in the area are significantly below national average membership levels. This, however, does not take account of pay and play opportunity, which municipal courses, in particular, market and promote extensively.

Despite the varying levels of membership, it must be noted that each club will have a different financial model in terms of income generation from membership versus green fees. This means that further exploration is required before proffering the view that clubs with a low membership base might be unsustainable.

Wallasey Golf Club has a waiting list for 7-day male memberships and operates a joining fee. At the other end of the scale, the four municipal courses are much cheaper (but also offer a year-round experience). England Golf's demand profile suggests that Bidston and Wallasey golf clubs will have the highest demand for golf of all the courses. Also, that "relaxed members" generate the most demand and "older traditionalists" generate the least.

There are two FootGolf courses in Wirral at Arrowe Park Municipal Golf Course and King's Parade in New Brighton. Both are operated via WBC and offer nine-hole and 18-hole options.

PART 4: STRATEGIC RECOMMENDATIONS

Key strategic issues raised by the Needs Assessment in alignment with Sport England's Planning Framework include the following:

Protect

- ◀ Commit to making the identified short and medium-term investment in maintenance and refurbishment to protect and improve existing Wirral Council public sports facilities.

Enhance

- ◀ Ensure that all school sports facilities are made fully available for community use (through binding, appropriate and detailed community use agreements) and that an agreed minimum level of availability is agreed.
- ◀ Ensure that WBC owned facilities make a progressively greater (and measured) contribution to reducing health inequalities and are fully accessible to people from all the Borough's communities through targeted initiatives, appropriately targeted concessionary pricing, programming and staff training.
- ◀ Link this, wherever feasible, directly to judicious investment in improving the quality of sports halls (and associated changing provision) particularly if/where other facility plans are likely to lead to increased reliance on the school stock both overall and in specific localities.
- ◀ Support other developments (via planning and officer expertise) which will assist in increasing the level and quality of provision catering for sport and physical activity in the wider community (specifically in sports including gymnastics, sailing and athletics).
- ◀ Continue to work with the LTA to create a flexible solution to enhance the viability, financial sustainability and contribution to increasing participation in tennis and other sports at the Indoor Tennis Centre.

Provide

- ◀ Given that Wirral Council owned swimming facilities are collectively ageing and, in some cases, reaching the end of their useful life and in need of significant investment over the lifespan of the Local Plan, commission a long-term Borough master plan for swimming facilities in the Authority. This should be done with a view to the creation of an appropriately located and specified stock which will accommodate a high volume of swimming lessons, club activity and the full range of public swimming opportunity.
- ◀ Link this (in terms of physically co-terminus provision) to a review, and the subsequent improvement, of health and fitness provision (fitness rooms and studios) both in the context of servicing existing demand with high quality provision and with a view to addressing the next phase of fiscal improvement and efficiencies in respect of the net cost of Council leisure centre provision.

Other/general

- ◀ Improve the breadth, depth and quality of performance management data collected (and shared) and the associated analysis of facility usage to inform future marketing, promotion, programming and pricing etc.
- ◀ Working with the Wirral Sports Forum and specific NGBs, create a workforce development plan to counter shortfalls in volunteers, officials and coaches across a range of sports.

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PART 5: VISION AND STRATEGIC RECOMMENDATIONS ACTION PLAN

The vision below outlines what WBC, with its partners, wishes to achieve.

To create accessible, high quality and sustainable sport and leisure facilities, which offer inclusive services for all; enabling the inactive to become active, increase participation in targeted groups in particular and help residents help themselves to improve the health and well-being of all.

The following actions are relative to the overall management and programming of key facilities in Wirral. All actions identified below should take account of accessibility issues (all forms of DDA related access). Short term- 1-2 years; medium 3-5 years; Long term 5-10 years. WBC has identified that the priorities for the actions can be categorised as protect, enhance, provide in line with Sport England objectives. The following actions are relative to the overall management and programming of the wider leisure offer in Wirral.

5.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Improve Borough wide programming Enhance	Ensure holistic approach to programming across all facilities leading to improved access for all sections of the community.	<ul style="list-style-type: none"> ◀ Consider current programming across the Borough with a view to understanding usage and developing/ encouraging complementary activity. ◀ Define the role of each facility within the wider community use offer across the Borough. ◀ Develop a site by site action plan for improving programming across the Borough (see below) ◀ Work through established sports groups and/or Wirral Sports Forum to help develop coaches and volunteers in the Borough to work in/on a range of sports. 	Short	WBC, NGBs and local schools	High
Increase investment in major facilities Protect, Enhance & Provide	See site by site recommendations below	<ul style="list-style-type: none"> ◀ Following the programme review, undertake a feasibility study to identify the requirement for a new swimming pool facility to replace Europa Pools. Consider swimming availability across the Borough along with will other sport, leisure and physical activity opportunity (to include co-location of facilities and site options). 	Short	WBC	High

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Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Maintain and increase community use of school facilities (sport halls) Enhance	Maintain the high current level of community use on education sites. Work with schools to extend community use at sites which have some access limitations.	<ul style="list-style-type: none"> ◀ Continue to work with schools which offer good levels of community use to ensure complementary programming across the Borough. ◀ Develop a site by site engagement action plan for those schools which currently only offer limited community use. 	Medium	Schools, WBC	High
Increase participation from hard to reach and those at risk of becoming unhealthier. Enhance	Undertake detailed analysis of who uses WBC owned facilities – for what, with a view to driving up participation from all sections of the community to deliver a wider and improved focus on health inequalities	<ul style="list-style-type: none"> ◀ Identify a budget to carry out the recommendation. ◀ Review the current discretionary pricing system to ensure that it is fit for purpose and that identify whether people from hard to reach groups are accessing WBC facilities in sufficient numbers on an appropriately regular basis. ◀ Consider different options which do not undermine the financial viability of the sites including opportunity for groups to access instructed sessions. 	Short	WBC	High
Ensure health and fitness facilities are accessible and available to the wider community Protect and enhance	Monitor quantity/quality of the H&F offer in Wirral as there appears to be an undersupply. Ensure that H&F provision is appropriate for and, in terms of cost and location, accessible hard to reach groups in the Borough	<ul style="list-style-type: none"> ◀ Continue to invest in Council-owned health and fitness facilities to ensure quality and customer service can compete with the private sector. ◀ Aligned to improved analysis of data, drive up increases in participation from specific market segments such as hard to reach groups, especially those with identified health needs. 	Medium	WBC	High
Planning Protect, Enhance & Provide	Implement strategy recommendations.	<ul style="list-style-type: none"> ◀ Adopt the recommendations in this Study and ensure that they are encapsulated in planning policy documents (Local Plan) and other relevant WBC strategies where appropriate. 	Medium	Planning & Leisure Team	High
Monitor and review	Keep the Strategy relevant and up to date.	<ul style="list-style-type: none"> ◀ Complete an annual light touch review of the study. ◀ Undertake a complete review within 5 years of its adoption. 	Medium	WBC	High

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5.2 Indoor built facilities

The following actions relative to each of the Borough's key facilities is identified below:

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
AcroNova Gymnastics, Birkenhead	Community organisation	A key dedicated gymnastics facility attracting 600 people per week (doubled since relocating into dedicated facilities in 2016). Has capacity for 1,000. Disability and inclusion are key focus areas for the Club.	<ul style="list-style-type: none"> ◀ Maintain quality of the facility. ◀ Continue to drive up participation. ◀ Ensure that disability/hard to reach groups can (continue to) access the facility/sessions. 	Gymnastics Club, BG	Medium	Medium
Arrowe Park Golf Course	Local authority	Municipal course offering pay and play access as well as membership options. It hosts both Arrowe Park GC and Wellington GC. There is an 18-hole course, 9-hole pitch and putt course and a Footgolf course.	<ul style="list-style-type: none"> ◀ Management at site to work with host clubs to help create a welcoming environment for all sections of the community. ◀ Target girls and women to drive increases in participation. 	WBC, golf clubs	Medium	Medium
Barnstondale Centre	Community organisation	The 4-court sports hall is above average in quality (built in 1980 and refurbished in 2007). Primarily used for football and climbing.	<ul style="list-style-type: none"> ◀ Review who uses the facility which will identify who can be targeted to increase use. ◀ Maintain quality of the facility 	WBC	Medium	Medium
Bebington High Sports College	School (in house)	Built in 2003, it has a 4-court sports hall (above average in quality), an activity hall with one court and a studio. Bebington Gymnastics Club is based here. It is a key venue for youth sports nights (funded by Police and Crime Prevention Panel).	<ul style="list-style-type: none"> ◀ Maintain the quality of the facility ensuring that it remains fit for purpose. 	School	Medium	Medium

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Beechwood Recreation Centre	Local authority	The 3-court below average sports hall was built in 1979 and refurbished in 1999. It has a below average 40-station health and fitness suite and studio. Investment is required at the centre. Asset condition survey states there is a requirement for £880,000 of investment over the next 10 years. A potential for community asset transfer.	<ul style="list-style-type: none"> ◀ Invest in the facility to ensure it remains fit for purpose. ◀ Review the key users of the site with a view to targeting key user groups. ◀ Ensure activity programmes complement other Borough venues. ◀ Investigate opportunities for community asset transfer 	WBC	Medium	Medium
Bidston Golf Club	Sports club	18-hole golf course; access requires a membership and a related application process. Demand is likely to be highest for this course based on numbers of people in its catchment. Membership numbers have declined over the last five years.	<ul style="list-style-type: none"> ◀ Support initiatives to help drive increases in golf participation in association with other golf courses and facilities in the Borough 	Bidston Golf Club, England Golf	Long	Low
Birkenhead Gymnastics Academy Borough Road, Birkenhead	Sports club	Specialising in acrobatic gymnastics, it moved to a dedicated facility with financial support from a Social Investment funder. It currently has in the region of 300 members.	<ul style="list-style-type: none"> ◀ Maintain and improve as funding becomes available. ◀ Support coach and volunteer development 	Gymnastics Club, British Gymnastics, WBC	Medium	Low
Birkenhead High School Academy	School (in house)	Built in 1990, the 4-court sports hall and 4 lane 25m swimming pool are both rated above average in quality. Facilities are available to the community via sport clubs/associations or through the resident swim school.	<ul style="list-style-type: none"> ◀ Maintain the quality of facilities ◀ Continue to work with School to embed community use. ◀ Ensure complementary activity programmes with other facilities across the Borough 	BHSA with WBC support	Medium	Low
Birkenhead School	School (in house)	The 4-court sports hall, activity hall and squash court was built in 1991. All are above average in quality. A range of community clubs hires the facilities.	<ul style="list-style-type: none"> ◀ Maintain the quality of facilities ◀ Continue to work with School to embed community use. 	School with WBC support	Medium	Low

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
			<ul style="list-style-type: none"> Ensure complementary activity programmes with other facilities in the Borough 			
Birkenhead Youth Club	Community organisation	Built in 1956, facilities are generally below average or poor. The sports hall (3-courts) was refurbished in 2015 but is still rated below average. This site accommodates trampolining. It has a poor-quality 40-station fitness gym and two below average squash courts.	<ul style="list-style-type: none"> Improve quality of facilities to ensure that Youth Club remains fit for purpose. Continue to work with partners to ensure that complementary youth activity programmes are delivered. 	Birkenhead Youth Club	Medium	Low
Brackenwood Golf Course	Local authority	A municipal 18-hole golf course with pay and play access. Membership numbers at the site are reportedly declining year on year.	<ul style="list-style-type: none"> Drive up participation to ensure the facility remains viable. Work with other clubs to develop a Borough wide approach to golf, utilising the full range of opportunity available. 	England Golf, WBC and golf clubs	Medium	Low
Bromborough Golf Club	Sports club	Bromborough Golf Club is an 18-hole private members golf club with a practice area, putting green, and clubhouse. Participation has grown over the last five years apart from last year where there was a reduction of 66 members.	<ul style="list-style-type: none"> Work with other clubs in the area to develop a Borough wide approach to golf, given the wide range of opportunities available. 	Bromborough Golf Club and England Golf	Low	Low
Calday Grange Swimming Pool	Community school	The 5-lane, 25m swimming pool (built in 2000) is rated below average. Changing rooms are poor. The facility has some pay and play opportunity but is a key venue for aquatic sports including canoeing, sub aqua, triathlon and swimming clubs. In the vicinity of West Kirby Concourse, it services additional demand in the west of the Borough.	<ul style="list-style-type: none"> Look to invest in facilities to ensure that the pool remains fit for purpose. 	School with support from WBC	Medium	High

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
The Drill Hall at Grange Road West Recreation Centre	Sports club	The home of Birkenhead Gymnastics Club. It also accommodates trampolining and cheerleading. All recreational classes are reported to be full to capacity.	<ul style="list-style-type: none"> Ensure investment in this facility keeps it fit for purpose, especially as it has the only full-size sprung floor in the authority 	WBC and Birkenhead Gymnastics Club	Medium	Medium
Eastham Lodge Golf Club	Sports club	18-hole private members golf club registered as a Get into Golf Club. It has been part of the GGR (Girls Golf Rocks) programme in 2019. As with most other members clubs it allows pay and play opportunity.	<ul style="list-style-type: none"> Drive up participation to ensure the facility remains viable. Work with other clubs to develop a Borough wide approach to golf, given the range of opportunity available. 	Eastham Lodge Golf Club, England Golf	Medium	Low
Europa Pools LC	Local authority	Built in 1995, the 6-lane 25m swimming pool and leisure pool are both rated below average. It also has a 35-station fitness gym (above average) and an activity hall. This is a key venue for Wirral's only competitive swimming club - Wirral Metro SC. Asset condition survey indicates requirement for c. £2.5m of investment in the next 10 years. Plans are in place to re-develop this facility as part of the wider regeneration of Birkenhead Town Centre.	<ul style="list-style-type: none"> Undertake a wider Borough swimming pool feasibility study which takes account of the need for leisure water (or not). Consider alternative sites for development of swimming in the advent of regeneration of the Europa Pools site. 	WBC, swim England	Short	High
Guinea Gap LC	Local authority	The leisure pool and 4-lane 25m swimming pool was built in 1908 and was extensively modernised in 1991. There is a 40-station fitness suite and two studios. All facilities are rated above average. Asset condition survey identifies the need for c.£1m of investment over the next 10 years.	<ul style="list-style-type: none"> Ongoing investment to ensure that the facility remains fit for purpose. Consider the role(s) of Guinea Gap LC in the wider swimming offer. 	WBC	Medium	Medium

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Heswall Squash Racquets Club	Sports club	Heswall Squash Club has five squash courts above average in quality. It is keen to increase its membership.	<ul style="list-style-type: none"> Continue to drive up participation. 	Squash Club supported by Wirral Sports Forum	Medium	Medium
Hilbre High School Sports Centre	PFI private contractor	The 4-court sports hall and 1-court activity hall opened in 1972 and was refurbished in 2004. They are below average. They are available for 20 hours per week - primarily for football teams.	<ul style="list-style-type: none"> Explore the opportunity to increase the hours availability for community use as the demand arises. 	HHSSC	Long	Medium
Leasowe Leisure Centre	Local authority	Public leisure centre with a 6-court sports hall and two activity halls (opened 1976) – quality is below average. It has a 6-lane 25m pool; the oldest in the Borough. No significant refurbishment or investment has been done to either the pool or halls. Health and fitness provision is better quality. The 85 station gym and two squash courts are rated above average in quality. One squash court reportedly caters for other uses such as table tennis and fitness classes. Asset condition survey identifies the need for c.£1.9m of investment over the next 10 years.	<ul style="list-style-type: none"> Invest in the facilities in line with the Asset survey to improve quality - to ensure that the centre is fit for purpose. Continue to work with partners to ensure delivery of complementary youth activity programmes. 	WBC	Medium	Medium
New Brighton RUFC	Sports club	A key squash facility in the area with seven courts (one glass backed). All above average in quality. Membership is required..	<ul style="list-style-type: none"> Continue to invest in facilities to ensure that they are fit for purpose 	New Brighton RUFC	Long	Low
New Ferry Village Hall	Local authority (in house)	This community facility has a 3-court hall, it is of below average quality (opened 1990, refurbished in 2009). The hall is used for roller derby, walking netball, martial arts, table tennis and fitness classes.	<ul style="list-style-type: none"> Ongoing investment to ensure that the facility remains fit for purpose. 	WBC	Medium	Medium
Oldershaw Academy	School (in house)	A key facility for basketball, the 5-court sports hall and 2-court activity hall opened in 1960	<ul style="list-style-type: none"> Ongoing investment to ensure that it remains fit for purpose. 	Oldershaw Academy	Medium	Medium

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
		(The oldest in the area). It was refurbished in 2014, however the condition remains below average.	<ul style="list-style-type: none"> ◀ Continue activity programmes which complement other Borough facilities. 			
Pensby Sports Complex	School (in house)	Opened in 2006, it has three sports halls (a 4-court, a 2-court and 1-court) all rated above average quality. They are popular for netball, badminton and football. It is operating close to capacity.	<ul style="list-style-type: none"> ◀ Ongoing investment to ensure that it remains fit for purpose. ◀ Continue activity programmes that complement activity at other Borough facilities 	Pensby High School	Medium	Medium
Prenton High School for Girls	PFI private contractor	The 4-court sports hall and 1-court activity hall (opened 2004) is used privately by the school with the exception of an agreement with Wirral Hornets Basketball Club junior development.	<ul style="list-style-type: none"> ◀ Explore option to extend community access should demand be sufficient to make it viable. 	Prenton High School for Girls	Long	Low
Ridgeway High School	School (in house)	Access was not obtained to the 4-court sports hall to assess quality.	<ul style="list-style-type: none"> ◀ Explore options to increase community access to facilities. 	Ridgeway High School	Long	Low
South Wirral High School	PFI private contractor	Two sports halls (4-court and 3-court) of above average quality (opened in 2004). It offers 40 hours community use to a range of clubs.	<ul style="list-style-type: none"> ◀ Continue activity programme which complements other Borough facilities 	South Wirral High School	Long	Low
St Anselms College	School (in house)	The 4-court sports hall and activity hall opened in 2001 and are rated below average quality. It is available for 18 hours per week - this could increase should demand be evident.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose ◀ Explore opportunity for additional community access 	St Anselms College	Long	Low
St John Plessington Catholic College	School (in house)	Used privately by the College, the 3-court hall opened in 1992 and was refurbished in 2006. It is rated poor quality.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose ◀ Explore opportunity to increase levels of community access 	St John Plessington	Long	Low
St Mary's Catholic College	School (in house)	The 4-court sports hall and activity hall opened in 1971 and refurbished in 2008 are poor quality. Facilities are available to the community but it was suggested that there is no demand at present.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose 	St Mary's Catholic College	Long	Low

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
			<ul style="list-style-type: none"> ◀ Explore the opportunity for specific sports clubs to utilise community available time. 			
The Birkenhead Park School	Commercial management	Built in 2001, the 4-court sports hall and activity hall are rated above average in quality. It is at capacity for community use.	<ul style="list-style-type: none"> ◀ Continue to complement activity programmes at other Borough facilities. 	The Birkenhead Park School	Long	Low
The Hive Youth Zone	Local authority (in house)	The 4-court sports hall was built 2016 and is rated good quality. Used primarily by young people and people with disabilities.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose. ◀ Monitor to enable support for identified market segments 	WBC	Medium	High
The Mosslands School	School (in house)	There are two sports halls with 4-courts, one (opened 2000) rated below average and the other (opened 1960) rated poor quality. Good level of community use	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose. ◀ Monitor use to ensure facilities support key market segments 	Mosslands School	Long	Low
The OC at Knockaloe Hall	Commercial	Two squash courts which service the south east of the Borough. Membership is required to access. Both are rated below average quality.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose. 	Commercial operator	Long	Low
The Oval Leisure Centre	Local authority	<p>Opened in 1973, located in Bebington and refurbished in 2008, the sports hall (6-courts), swimming pool (6-lane 25m) and learner pool are rated above average in quality.</p> <p>The health and fitness gym, squash court and two studios are above average in quality.</p> <p>The 6-lane 400m athletics track requires investment and the changing provision is of poor quality.</p> <p>The Ski Slope (nursery) is above average in condition.</p>	<ul style="list-style-type: none"> ◀ Invest so that facilities are fit for purpose (£775k committed to improving sports hall, reception, and pool changing). ◀ Facilities are likely to require further investment based on asset condition survey findings. ◀ Monitor use to ensure facilities support key market segments. ◀ Track & changing rooms require investment ◀ Maintain ski slope carpet quality. 	WBC	Short	High

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
		Condition Survey notes need to spend £1.6m on main building works and £1m on outside buildings over the next 10 years.	<ul style="list-style-type: none"> Invest the £2.6m required over the next 10 years. 			
Upton Hall School FCJ	School (in house)	Used privately by the school, the 4-court hall was built in 1991.	<ul style="list-style-type: none"> Engage with School to gauge potential for community use 	WBC	Medium	Low
Weatherhead High School	PFI private contractor	The 4-court sports hall and activity hall were built 2003.	<ul style="list-style-type: none"> Engage with School to gauge potential for community use. 	WBC	Medium	Low
West Kirby Residential School	School (in house)	Built in 1995, there is an above average 4-court sports hall.	<ul style="list-style-type: none"> Invest in facilities to ensure that they remain fit for purpose. Monitor use to ensure facilities support key market segments 	School supported by WBC	Medium	Low
West Kirby Concourse LC	Local authority	Two sports halls (6-court and 1 court) opened in 1977 and refurbished 2010. They are both currently below average quality. The 5-lane 25m pool was refurbished in 2002. It is also below average quality. The health and fitness, studios and squash court are all rated as above average.	<ul style="list-style-type: none"> Invest in facilities to ensure that they remain fit for purpose. It is likely to require additional investment based on the condition survey. £1.2m is required over next 10 years. Continue to monitor use to ensure facilities support key identified market segments. 	WBC	Short	High
Wirral Grammar School for Boys	School (in house)	Two sports halls (a 4-court and a 1-court) opened in 1997. Only offers community use to the basketball academy.	<ul style="list-style-type: none"> Invest in facilities to ensure that they remain fit for purpose. Explore possibility of extending community use. 	Wirral Grammar School for Boys	Long	Low
Wirral Grammar School for Girls	School (in house)	Opened in 2004, the 4-court hall also only offers community use to the basketball academy.	<ul style="list-style-type: none"> Invest in facilities to ensure that they remain fit for purpose. Explore the possibility of extending community use. 	Wirral Grammar School for Girls	Long	Low

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Wirral Gymnastics Club Church St, Birkenhead	Sports Club	Dedicated facility with approx. 400 members and waiting list of 300 (approx. 2 years). Club has no security of tenure as the lease expires in September 2019. It is poor quality and unable to accommodate demand. The Club is actively looking for a new venue.	<ul style="list-style-type: none"> ◀ Wirral Gymnastics Club to work with BG and WBC to identify new facilities and work towards expansion. 	Wirral Gymnastics Club with support from BG and WBC	Short	High
Wirral Tennis & Leisure Centre	Local authority	There are six above average indoor tennis courts, a 4-court sports hall and a 26-station health and fitness gym (all below average quality). Condition survey identifies need for c.£1m of investment over the next 10 years.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose. ◀ Explore potential alternative uses to complement tennis and make the facility more financially viable. 	WBC in partnership with LTA	Short	High
Woodchurch High School Sports Complex	School (in house)	The 6-court sports hall is above average in quality. It opened in 2005.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose. ◀ Monitor use to ensure activities complement other Borough facilities.. 	Woodchurch High School	Medium	Medium
Woodchurch Leisure Centre	Local Authority	This has a 4-lane 25m swimming pool and learner pool. Opened in 1968 and refurbished in 1996 they in below average quality. Condition survey identifies need for £2,453,100 of investment over the next 10 years.	<ul style="list-style-type: none"> ◀ Invest in facilities to ensure that they remain fit for purpose. ◀ Consider its future as part of the wider swimming feasibility study and the requirement for c. £2.5m investment to keep it going for the next 10 years. 	WBC	Short	High
Commercially operated facilities		There is a plethora of commercially operated facilities including health and fitness, swimming pools, sailing centres, golf courses etc which all contribute to the diverse offer of facilities available across Wirral.	<ul style="list-style-type: none"> ◀ Continue to monitor use and understand how these facilities complement other activity across the Borough. ◀ Ensure that facility developments complement and 	WBC Planning, Leisure	Medium	Medium

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Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
			do not compete with WBC owned and planned facilities.			

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5.3: Sport specific recommendations

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Athletics	Athletics is a strong sport in the Borough with several strong athletics and running clubs. Wirral Athletics Club is keen to see more opportunity to train throughout the winter months.	Opportunity to work with Wirral Athletic Club and schools to develop indoor athletics training at different venues across the Borough.	WBC and Wirral Athletics Club	Short	Enhance
Badminton	A strong sport with 12 different clubs in the Borough. Ellesmere Port, located outside the Borough, hosts the badminton development centre so there are clear development opportunities	Continue to work with badminton clubs to reverse the slow decline in the number of badminton players. Continue to offer sports hall time ensuring clear links to the development centre in Ellesmere Port	Badminton Clubs	Ongoing	Protect
Basketball	A very strong sport in the Borough. Well established in several sites with opportunities for males, females and people of all ages	Continue to monitor activity with a view to supporting coach and volunteer development as appropriate	WBC	Ongoing	Protect
Gymnastics	Gymnastics is strong in the Borough but there is no coordinated approach. Wirral Gymnastics Club has particular issues in that it has no security of tenure and club development is, in any event, restricted at its current site. It has a waiting list of over 150	Continue to monitor activity with a view to supporting coach and volunteer development as appropriate. Support the Club in its effort to identify new premises to cater for its potential expansion and help drive up participation	WBC, British Gymnastics and Wirral Gymnastics Club	Medium	Enhance
Indoor cricket	Limited indoor cricket is available in sports halls. There is a dedicated indoor cricket facility in Birkenhead Park. This facility is in need of new flooring and roof and is keen to work with other sports.	In partnership, consider the options and level of investment required to improve the facilities at Birkenhead Park	Birkenhead Park Cricket Club, ECB and WBC	Short	Enhance
Indoor tennis	Indoor tennis participation is not strong. The LTA and WBC have worked up a plan which should lead to increases in participation and improve the financial viability of the site. Both parties appear to be flexible in their approach	Commit to working though the development plan jointly worked up. Offer additional/alternative activity programmes which should improve site financial viability.	WBC and LTA	Short	Enhance

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Sailing water sports	A strong sport with different opportunities on offer throughout the Borough. Key challenge is to ensure that water sports are offered to the wider community	Following extensive investment in the WBC owned Wirral Sailing Club, promote and monitor use to ensure facilities are used by harder to reach communities. Given the diversity of opportunities, work with the RYA to develop a plan to increase participation across the peninsula,	WBC and RYA	Medium	Enhance
Golf	Wirral has a wide range of golf clubs (14 courses and 23 clubs) and golf opportunity; which also suggests a crowded market. Several courses cater for the highest of quality of competition. The four municipal courses require support to increase participation in an ever-more discerning market.	Work with Golf England to develop a Wirral wide strategy for increasing golf participation across the Borough	WBC and England Golf	Medium	Enhance
Swimming/aquatic sports	There is a wide range of swimming opportunity in the Borough. Sport England's FPM identifies a small undersupply of water. The Needs Assessment suggests that this can be addressed by improved and consolidated programming. All WBC swimming facilities need significant investment over the lifespan of the Local Plan There is a need to increase the number of swimming teachers and coaches.	<ul style="list-style-type: none"> ◀ Develop a long term master plan for aquatic sports for Wirral. This will need to consider: <ul style="list-style-type: none"> ✓ Distribution and type of water space. ✓ Programming opportunities- from swim lessons through to performance athletes as well as recreational opportunities ✓ Workforce development (coaches and volunteers). ✓ Pricing and concessionary access 	WBC, Swim England, swimming clubs	Short	Enhance and Provide

PART 6: MONITORING AND REVIEW

This IBF strategy identifies the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Wirral for the period up until 2036.

It is important that it is 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 which contribute to the quality of life of Wirral residents.

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

It will be important for Wirral and its partners to develop a 3-5 year action plan based around the Strategy and for this to be monitored and reviewed on an annual basis. This should not only review progress against the action plan, it should also identify actual/potential changes in supply and demand across the authority. This is on the basis that the Strategy is as much about how facilities are used as it is about ensuring that infrastructure is of good quality.

In particular the annual review process should include:

- ◀ A review of annual progress on the recommendations made and the 3-5 year action plan; taking account of any changes required to the priority of each action (e.g. the priority of some may increase following implementation of others)
- ◀ Lessons learnt throughout the period.
- ◀ New facilities that may 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 particular facilities and/or clubs in the area (e.g. reduction or increase in club numbers, new housing growth,
- ◀ Demand for new formats of traditional sports which may need to be considered i.e. futsal.
- ◀ Any new or emerging issues and opportunities.

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

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APPENDIX 1: 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 Wirral Borough Indoor 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:

- ◀ Wirral Indoor and Built Sports Facilities Needs Assessment Report: June 2019
- ◀ Wirral Indoor and Built Facilities Strategy: August 2019

Process

Step 1	Determine the key indoor sports facility requirement resulting from the development	Navigation
	<p>The key tools to assess this are provided within Sport England's Sports Facility Calculator which is accessed via the Active Places Power website.</p> <p>https://www.activeplacespower.com/</p> <p>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.</p>	<p>Access to the calculator is restricted and requires a username and password to be set up.</p>

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The Wirral 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.

$$\text{Number of dwellings} \times \text{household occupancy rate}^3 = \text{associated population}$$

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.	Leisure 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.

³ National occupancy rate of 2.3 persons per household is used

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In this instance, the Leisure Sports Facilities Strategy should be used to determine the need for additional facilities within any specific area within the Local Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (within the specific sections of the report) should identify the need for other provision within the area. This will be as a result of the consultation with specific clubs and organisations, facility operators and national governing bodies of sport. It will also take account of the size, scale and quality of existing provision in order to inform this. The type of facilities identified within the Assessment Report is 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
	<p>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.</p> <p>The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.</p>	<p>Consultation with other council services, partners and developers</p>

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 the opportunity exists to ensure that community use of the school sports facilities can be guaranteed, thus minimising the potential duplication of facilities. 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.

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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/>

Step 4	Consider if there are existing facilities within close proximity that 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 Sports Facilities 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 on-site 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.	https://www.sportengland.org/facilities-planning/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.).

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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.

The development of community hubs is a key focus for many organisations as the benefits derived from the co-location of facilities is often greater than from stand-alone facilities. Therefore, there is a need for developers and stakeholders to consider how different facilities may 'fit' together. As an example, this could include the following facilities 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 on-site) 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.

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

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

Checklist summary

Prompt	Evidence	Navigation
Step 1: Determine the indoor sports facility requirement resulting from the development		https://www.activeplacespower.com/
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 https://www.sportengland.org/facilities-planning/design-and-cost-guidance/
Step 6: Strategic pooling of financial contributions to deliver new provision		https://www.activeplacespower.com/ https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/

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APPENDIX 2: INDICATIVE COSTINGS

Indicative costs

The indicative costs of implementing key elements of the Action Plan are detailed below. Further details can be found on the Sport England website:

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

Facility capital costs

Facility capital costs 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 (m2)	Capital Cost (£)
Affordable Sports Halls		
1 Court (18m x 10m)	382	725,000
2 Court (18m x 17m)	515	825,000
4 Court (34.5m x 20m)	1,532	2,410,000
5 Court (40.6m x 21.35m)	1,722	2,610,000
6 Court (34.5m x 27m)	1,773	2,645,000
8 Court (40m x 34.5m)	2,240	3,345,000
10 Court (40.6m x 42.7m)	2,725	3,975,000
12 Court (60m x 34.5m)	3,064	4,380,000
Affordable Community Swimming Pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	3,755,000
25m Pool 5 Lane (25m x 10.5m)	1,344	4,545,000
25m Pool 6 Lane (25m x 12.5m)	1,543	4,935,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	5,880,000
25m Pool 8 Lane (25m x 17m)	1,878	5,945,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	6,825,000
Affordable Sports Centres with Community 25m Pool		

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Facility Type/Details	Area (m2)	Capital Cost (£)
4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	7,565,000
6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	8,880,000
6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	9,770,000
8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	10,825,000
Indoor Bowls Centre		
6 Rink (excludes Club/Function Room)	1,914	2,190,000
8 Rink (includes Club/Function Room)	2,500	2,860,000
Indoor Tennis Centre		
3 court	2,138	2,475,000
Extra Court	-	805,000

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 2Q18. 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) included at an average cost of:
 - ✦ 15% in addition to the costs of the works
 - ✦ 2 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 2Q2018
- ✦ 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.

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It includes costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

It should not be underestimated the importance of regular maintenance and the expense in 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	0.5	1.0
Affordable Community Swimming Pools		
Good quality Community Swimming Pool, irrespective of size	0.3	1.0

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. 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.

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;

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sanitary ware; waste, soil, overflow and vent pipes; internal manholes, rodding eyes and access covers.

Heating and ventilation - 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.