

Item : **SWIMMING INVESTMENT STRATEGY**



To:

Councillor Richard Johnson, Executive Councillor for Communities

Environment & Community Scrutiny Committee 28/06/2018

Report by:

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Wards affected: All wards

Not a Key Decision

1. Executive Summary

- 1.1 To adopt the proposed swimming pool investment strategy to allow for the use and allocation of collected Developer S106 Contributions specifically for swimming to be assigned to projects to improve access and upgrade swimming facilities around the city.
- 1.2 To approve the release of feasibility funds to be able to do investigatory and feasibility works to look at a range of investment options to improve access and facilities at Jesus Green Lido.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 Adopt the proposed Swimming Investment Strategy in Appendix 1 to be able to allocate existing and future S106 developer contributions for swimming for the improvement of swimming opportunities across the City.
- 2.2 Approve the use of up to £45,000 from the feasibility fund to do more detailed survey works and options appraisals for the development of Jesus Green Lido.

3. Background

- 3.1 The City has been collecting S106 Developer Contributions specifically for swimming from the major growth sites for many years. This “pool” of money now equates to agreed contributions of around £910,000 with a further sum of around £145,000 yet to be agreed for Land North of Cherry Hinton. This could provide a fund of around £1,055,000 specifically for investment in swimming around the city.
- 3.2 Of this funding the City Council has already been paid over £517,000 with the outstanding balances due in from major growth areas totaling in excess of £390,000 to be paid over the coming 5 years.
- 3.3 The City Council along with South Cambridgeshire District commissioned joint authority strategies for Playing Pitches and Indoor Sports facilities both of which were completed and adopted in June 2016.
- 3.4 This strategic work was led by Leisure Consultants and Recreation and Planning officers from both Councils. The work was also informed by local representatives of National Governing bodies, and Sport England officers, along with comprehensive independent site visits and assessments of all pitches and leisure facilities in both Councils districts whether council owned and run, or privately owned and run.
- 3.5 The Sport England Facilities Planning model was used to assess current demand and future needs accounting for growth and new populations with the City, fringe sites and beyond for swimming and sports hall provision.
- 3.6 The modelling for swimming pools across the districts identified 11 swimming facilities of which only 4 are available for public pay and play usage. (Abbey and Parkside Pools, in the City and Impington and, Melbourne College Pools in South Cambs).
- 3.7 Whilst there are other pools available they are either too small (under 20m in length – Kings Hedges), a non-standard pool length (Chesterton Sports Centre pool), or only open on a seasonal basis (Jesus Green Lido), they are therefore not included in the Sport England facility modelling for assessing water space.
- 3.8 Usage analysis also showed that Parkside Pools was operating at 98% capacity with Abbey at 62% capacity. Sport England comfort levels are anything below 70%, anything above this is considered to be overcrowded and has a detrimental swimming experience for the user.

- 3.9 The usage modelling also finds that the City has a provision of 17m² of water space per 1,000 population, (one of the highest in the Country), whilst South Cambs has a low provision (2.6m²) per 1,000 population.
- 3.10 Analysis of the pool water space around the city indicates that the City technically has an overprovision for swimming water space but due to the availability of limited swimming opportunities in South Cambs, the City pools import enough swimmers to cancel out the modelled over provision.

4.0 Accounting for Future Growth

- 4.1 Modelling for future expansion and population growth to 2032 within the City and South Cambs, factoring in all publically accessible 25m pools across the two authorities identifies a future deficit of two 6 lane 25m pools within the City and at least four 25m pools within South Cambs.
- 4.2 Swimming remains a popular sporting activity, with current levels of swimming visits at over 600,000 within all city pools, and still increasing year on year, going against a national trend for a decline in swimming visits around the country.
- 4.3 If the City pools are to keep up with the local demand and future growth in the district, and are to remain facilities enjoyed by local residents, capital investment will be required to keep them serviceable, modern, and appealing, and therefore require the investment of existing and future S106 developer swimming and sporting contributions.

5.0 Aspirations for potential investment, redevelopment & refurbishment

- 5.1 The City Council has no current plans, nor the large capital funding required to build new pools, so investment of available and future S106 Developer contributions should be focused on increasing the capacity of the existing pools, and improving access to them for all ages and abilities.
- 5.2 The Swimming Pool Investment plan in Appendix 1 identifies areas where investments could be made in the existing facilities to increase capacity for additional water space required within the City, and how improvements could be made to diversify the range of swimming and water play facilities on offer around the City.

- 5.3 Whilst the City Council has no plans to build a new pool the University of Cambridge are currently fundraising to build a 25m pool next to the existing NW Cambridge Sports Centre site, and there may be options for investment of S106 swimming funds to this project with the University to negotiate public use and access to the pool especially for use by the City of Cambridge Swimming Club and public lesson programmes.
- 5.4 There are other new pools being planned as part of some of the larger major growth sites in South Cambs, with plans for a pool in Cambourne currently being progressed.
- 5.5 Other longer term pool provision is also being considered in South Cambs in the later stages of the Northstowe and Waterbeach developments.

Jesus Green Lido

- 5.6 Investment in the City's own pools should be a priority for the available S106 developer's funds and it is proposed that additional investigatory works are started to see what potential investments could be made at Jesus Green Lido to enhance and increase the availability of the existing pool water space.
- 5.7 The outdoor unheated lido is not currently included in the Sport England Facility Modelling as it is a seasonal and outdoor facility, and only indoor pools in excess of 20m in length are modelled.
- 5.8 If the season could be extended, or even provide an all year round offer, it has the potential to deliver over 1,000m² of pool water spaces, and could be an option for a large scale increase in water capacity within the city.
- 5.9 The lido was constructed in 1923 is not far off its centenary year and it is proposed that feasibility funding is released to carry out investigatory works to ascertain the level of capital investment works and opportunities required to introduce modern facilities and improved access both to the pool entrance and inside the pool area.
- 5.10 Feasibility works would look at a range of options for the introduction of a new entrance building to address the loss of facilities from the Rouse Ball Pavilion, and include new changing rooms and showers, public toilets, a community room and café area.

- 5.11 Other works would investigate the pool tank, pool plant, ground water, and energy conservation options to modernize the plant, equipment and energy conservation potential for future elongation of the operational season.
- 5.12 A report on the outcome of the feasibility and investigatory work would then be tabled to an Environment and Communities Scrutiny Committee in the 2019 for approvals for the future of the Lido and levels of investment required.

6. Implications

(a) Financial Implications

The funds collected to date are specifically to be used on improving swimming facilities and capacity building of swimming around the City.

As they are S106 developer contributions most are time limited with the earliest having a contractually committed expiry date of July 2023.

There has to be a proven need to collect developer contributions under CIL in the future and the investment strategy aligned with the indoor sports strategy should provide an evidence base of need to secure future funds from major growth sites.

Sums spent on feasibility work may be able to be claimed back against S106 developer contributions if the project is delivered.

(b) Staffing Implications

There are no staffing implications aligned to this report.

Recreation Officers will work with procured consultants to work up options for investment at Jesus Green Lido.

(c) Equality and Poverty Implications

The investment strategy appendix identifies potential areas for investment which will all improve the access to swimming facilities for the general public.

The Councils aim is to improve facilities to encourage use by families and local residents whilst keeping them affordable to all.

(d) Environmental Implications

There are a range of investment opportunities that could be delivered within the pools that can bring about energy savings and reduce the amount of utilities consumed and carbon emissions at the pools.

Feasibility funding is requested to look at environmental investment at the pools specifically at Jesus Green Lido and what payback and savings energy investments may deliver within the rest of the Councils pools portfolio.

(e) Procurement Implications

With access to the feasibility funds Officers will procure the services of external organisations and consultants for specialist investigatory works, detailed modeling and feasibility studies for deliverable projects that can be funded.

(f) Community Safety Implications

There are no known safety implications at the current time as a consequence of this report

7. Consultation and communication considerations

Consultation with Local Groups and Organisations and the general public will be undertaken to assess the need and support for some potential options.

This work will then inform future project proposals to be brought back to this Scrutiny Committee at a later date for approval and possible financial support from the Council and other partners.

8. Background papers

Background papers used in the preparation of this report:

- a) Indoor Sport Strategy Link – [Click Here](#)

9. Appendices

- (1) Swimming Pool Investment Plan

10. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

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