

## Item : **Sports S106 Developer Contribution Allocations**

**To:**

Councillor Anna Smith, Executive Councillor for Communities  
Environment & Community Scrutiny Committee 17/01/2019

**Report by:**

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**Wards affected:** All wards

### **Not a Key Decision**

### **1. Executive Summary**

- 1.1 To approve the allocations of generic S106 developer contributions for Indoor Sports and Swimming funds towards new projects within the City, aligned with the Indoor Sports and Swimming Pool investment strategies.

### **2. Recommendations**

The Executive Councillor is recommended to approve the allocation of generic s106 developer contributions towards the following projects that have been identified within the Indoor and Swimming Pool Strategies,

- 2.1 £230,000 of swimming S106 contributions towards the Abbey Pool improvement project, subject to full business case approval:
- 2.2 Up to £45,000 of additional Indoor Sports S106 contributions towards the new Gym and Studio and Changing Room refurbishment at Netherhall Academy.

### **3. Background**

- 3.1 The City Council has secured S106 Developer Contributions for many years in order to mitigate the impact of development on the city of Cambridge. More details about the Council's approach to S106 funding can be found at [www.cambridge.gov.uk/S106](http://www.cambridge.gov.uk/S106). Alongside the Outdoor Sport and Indoor Sports contribution types, set out in the Council's Planning Obligations Strategy 2010, S106 funding for swimming pool provision and improvements has also been collected from the major growth sites (e.g., on the Southern Fringe and at North West Cambridge).
- 3.2 The City Council, along with South Cambridgeshire District Council, commissioned joint authority strategies for Playing Pitches and Indoor Sports facilities both of which were completed and adopted in June 2016.
- 3.3 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.
- 3.4 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.
- 3.5 The Community Services Scrutiny Committee in June 2016 approved the centralisation of all indoor and outdoor sports developer contributions and going forward were not be part of an annual S106 local funding application rounds, and are to be aligned and allocated to projects with a strategic need for investment in facilities or access to facilities as identified in the two sports strategies.
- 3.6 The Community Services Scrutiny Committee in June 2018 approved the swimming pool strategy for use of swimming developer contributions. This identified Abbey Pool as one of the facilities for which swimming pool improvement proposals would be brought forward.
- 3.7 The action plans and opportunities for invest in facilities and equipment in all three strategies have been compiled in conjunction with local clubs, groups, organisations, facility owners and operators and also approved by the main National Governing Bodies for sports.
- 3.8 The projects highlighted within this report are noted within these strategies to support access to facilities, upgrades and improvements to sporting provision and are noted as follows;

<b>Indoor Sport Strategy – Netherhall Academy Gym</b>	
Netherhall School – Health & Fitness Facilities	<p>“5.266 Two new facilities will be opened in Cambridge after 2016, both on education sites at; Trumpington Community College (40 Stations) and Netherhall School (24 stations).”</p> <p>“5.268 There is insufficient provision of community accessible fitness facilities to meet the current and future demand. The two new facilities opening after 2016 are counted in the current supply and reduces under supply to 18 stations and future demand to 78 fitness stations”</p>
Netherhall School Appendix 2D – Site assessment - Quality Rating	<p>Quality rating – Average (51%)</p> <p>“Significant Capital investment is required”</p>
<b>Swimming Pool Investment Strategy – Abbey Pool Appendix</b>	
Additional water play features on poolside	To increase family and young children’s usage of the pool.
Additional large scale poolside feature	To increase the leisure element of swimming pool and water confidence and increase family usage and activities.
Pool Hall refurbishment.	To keep the facility modern and welcoming
Poolside surrounds retile	To keep the facility well maintained and safe
Wetside changing room refurbishment	To keep ancillary areas up to date, fully accessible for all ages and abilities, modern and welcoming

- 3.8 This report seeks the permission and authority to allocate some remaining S106 developer contributions towards these identified projects in line with our strategic needs assessments, to enhance sporting opportunities around the City within our own and partner run facilities.

More detail on the projects are as follows;

#### **4.0 Abbey Pool Hall improvements**

- 4.1 The Abbey pool was converted from an outdoor pool to the indoor pool in the 1990's, and is now nearly 30 years old. It remains a popular family pool with a large shallow pool and over 2,000 participants learning to swim each week at the centre.
- 4.2 The proposal is to increase the family use of the facility and provide a range of family attractions for under 12's to be able to use at the pool with the addition of some indoor water play and water features to the pool surrounds and pool hall, whilst not detrimentally disturbing the lesson functionality the learner pool has.
- 4.3 An outline design / draft proposal of what could be achieved is shown later in the report and includes a small two-lane water slide running off the existing pool hall stairs and balcony, along with interactive poolside water features, and water play tables, delivering water play opportunities similar to those seen on the popular outdoor splashpads.
- 4.4 The plan attached is an indicative draft for the types of facilities that could be added and a full procurement exercise is yet to be conducted for their supply and installation.
- 4.5 This proposal is costed at around £165,000 for delivery and installation, and an installation timeline is indicted to be around 5-6weeks. The use of swimming pool S106 funds is requested to deliver this project to enhance this pool facility and to help modernise the pool hall and be engaging for families from the local neighbourhood and surrounding residential areas to come and use.
- 4.6 As part of the business case modeling the delivery timeline will be negotiated with GLL for a closure of the pool hall for around a 4-6 week period. This closure may entail a closed period during the summer holidays in 2019 to deliver the project.
- 4.7 Closure during this summer period does actually involve less disruption to the pools programme as the school lessons are not in session, there is far more public swimming time and additional capacity available at the other pools, (Kings Hedges and Parkside Pools) and Jesus Green Lido will also be open too. Swimming lesson attendance is much reduced during the summer holidays, so impact in the overall usage is much reduced when compared to other times throughout the year.

- 4.8 Whilst the pool hall is closed to install the new features around the learner pool, the time would be to also be utilised to retile and upgrade the whole of the pool surrounds around the main pool and learner pool, this is estimated to be at a cost of circa £65,000 and also take around 6 weeks to complete. This will enhance the pool surrounds and provide clearer routes and definitions of the pool surrounds for those with visual impairments too.
- 4.8 With swimming in the pool hall restricted for at least a month, a refresh of the wetside changing rooms would also be undertaken to refurbish the shower and toilet areas. These costs are circa £45,000, but would be considered as repairs and renewal works and not eligible for developer contributions. This would utilise existing revenue funds and provision in year for these works is currently being made.
- 4.9 Whilst the works to the pool hall and wetside changing rooms are ongoing the rest of the facilities at Abbey Pool will remain open to include the gym and outdoor pitch hires, and the outdoor splash pad will be operating from May to September.
- 5.0 New Gym & Studio with refurbished Changing Rooms – Netherhall Academy – Additional funding**
- 5.1 The Netherhall Gym & Studio is a project being undertaken by the Netherhall Academy and this project has previously been to this committee for approval of funding and has received funds of upto £193K towards the capital build of this project, namely a specific contribution from the Bell School site and other local generic indoor developer funds.
- 5.2 In June 2018 this committee also gave approval for up to £25K for Inclusive Fitness Initiative equipment to be purchased to allow use by those with disabilities and on the Exercise Referral programmes to have adaptive equipment to use as part of the programmes within the gym.
- 5.3 The Community Use Agreements for public use of the Gym have been signed and gives the public access to the new facilities from 5pm-10pm every week day, 9:00am-5:30pm weekends and from 9:00am –10:00pm during school holidays.
- 5.4 The Community hours also specifically dedicate 6 hours per week during the day (between 9:30am – 4:00pm) for use by those on the Exercise Referral programme to access the new facilities, the exact days and time slots are yet to be formalised and are currently being worked into the new operational programme.

- 5.5 The projects business case has been approved by the councils programme board, and works to complete the Gym project were expected to start during the summer holidays of 2018, but were delayed whilst the Academy sought final approvals to enter into Contracts from the Education and Skills Funding Agency (ESFA) and the summer window for construction was missed.
- 5.6 The Academy have since had approval and commenced works onsite prior to the Christmas break and continue to work to deliver the project with an expected opening now of April 2019.
- 5.7 Initial strip out works have identified that additional works are needed to meet current building and fire regulations to the new gym and studio separations, which were not known about by the Academy at the time of tender and only discovered when internal walls and ceiling materials were removed, these works have not been budgeted for.
- 5.8 The Academy has no additional funds available itself, so to meet costs to comply with these building control requirements, other areas of the project will have to be scaled back, and these include the refurbishment of the dated changing rooms that are to service the gym and studio and to future proof the layout of equipment with additional power and data points in the gym, along with cabling to allow audio visual installations.
- 5.9 Therefor the Academy has requested the availability of any additional indoor sports funds of up to £45,000 which would specifically be spent on the refurbishment of the male and female changing rooms and would complete the facility offer and be fully available for the public to use as part of the gym and studio for all to enjoy.

## **6. Implications**

### **(a) Financial Implications**

There are no immediate issues and the use of this funding now will enable the Council to make effective timely and effective use of available funds.

There are generic funds within the Queen Edith Ward of over £100K currently unallocated for indoor sports, which could be allocated to the Netherhall project.

### **(b) Staffing Implications**

There are no staffing implications aligned to this report.

Recreation Officers will work with procured consultants to roll out the pool hall improvements at the Abbey Leisure Complex.

The other sum will be a grant to an outside organisation, an agreed and signed community use agreement is already in place for public use of the provided facilities.

### **(c) Equality and Poverty Implications**

The Councils aim is to improve facilities to encourage use by everyone especially families and local residents whilst keeping them affordable to all. The Abbey Pool Hall project specifically delivers on this and will improve the range of family facilities at this local pool in a residential neighbourhood.

The Netherhall Gym project has specific equipment and level access throughout that will allow those on the Exercise Referral Programme to participate in activities at the Sports Centre.

### **(d) Environmental Implications**

The projects within the report have no further environmental impacts.

### **(e) Procurement Implications**

A full procurement exercise via the Council's procurement portal will be undertaken for the supply and installation of the works within Abbey Pool Hall.

Netherhall project is a grant to an outside organisation who have already completed a competitive procurement for the construction and supply and installation of the facilities and products required.

### **(f) Community Safety Implications**

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

## **7. Consultation and communication considerations**

The three strategies action plans were all compiled as a result of consultation with a large range of public and private providers and community organisations, resident associations and affiliated clubs.

The Playing Pitch and Indoor Sports action plans were also approved by relevant National Governing Bodies and Sport England and approved at Council Scrutiny committees.

## **8. Background papers**

Background papers used in the preparation of this report are noted below and are already available on the Councils website:

- a) Indoor Sport Strategy Link – [Click Here](#)
- b) Playing Pitch Strategy Link – [Click Here](#)
- c) Swimming Pool Investment Strategy Link – [Click Here](#)

## **9. Appendices**

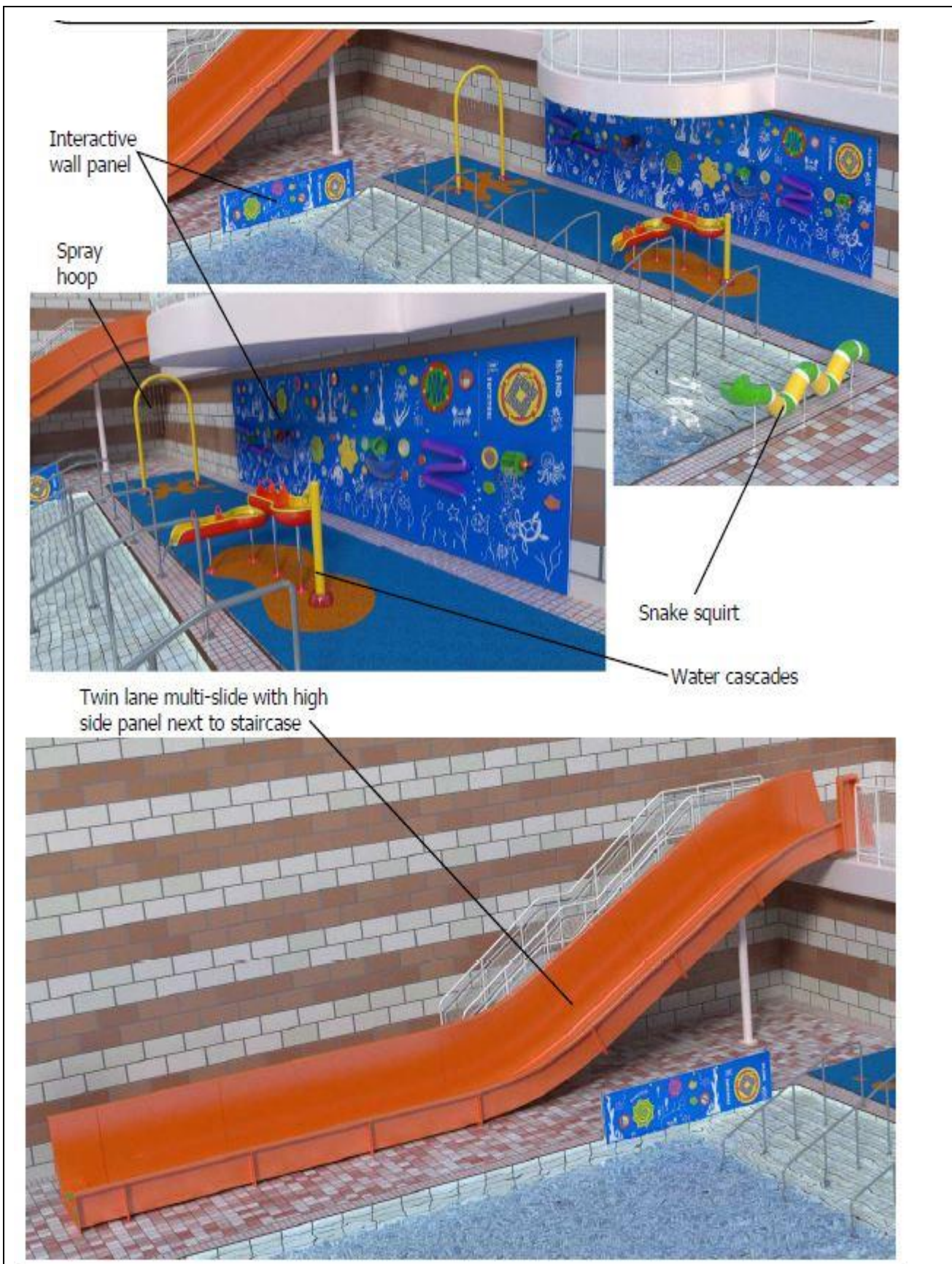
None

## **10. Inspection of papers**

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

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Proposals for improvements to the Abbey Pool Hall.

