

# Broxbourne Leisure Facilities Strategy

## Built Sports Facilities

## Final Strategy

December 2013



**BOROUGH OF  
BROXBOURNE**

Neil Allen Associates Registered Office:  
20 Brook Road, Lymm, Cheshire, WA13 9AH

A limited company, registered in  
England and Wales no. 6165280



# Contents

1. Introduction and Background	1
2. Initial Consultation	3
3. Sports Halls	13
4. Swimming Pools	25
5. Health and Fitness Centres	37
6. Studios	42
7. Squash	45
8. Indoor Bowls	50
9. Indoor Tennis	54
10. Specialist Facilities	58
11. Issues and options	60
12. Strategy and action plan	68
13. Funding, Planning Guidance and Implementation	74
14. Design Guidance	78
15. Monitoring and Review	79
Glossary	



# 1. Introduction and Background

Broxbourne Council appointed Neil Allen Associates, to produce a Leisure Facilities Strategy, comprising the following elements:

- Built Sports Facilities Strategy (indoor sports)
- Playing Pitch Strategy (outdoor sports)

The Strategy will produce a suite of documents which will individually evaluate the current provision of identified leisure facilities across Broxbourne in 2013. Each chapter will go on to model the respective leisure requirements of the population as it continues to grow to 2031.

This report sets out the Built Sports Facilities Strategy. It comprises an Audit and Assessment which has gathered the evidence using relevant methodology and research tools, combined with facility inspections and stakeholder feedback which details both the current and future provision required to meet the sport and recreation needs of Broxbourne residents now and to 2031. It also includes Issues & Options where the key issues will be highlighted from the detailed audit and assessment evidence and a range of options developed which will address these key issues. The final section comprises recommended policies and priorities for action together with a section on implementation, funding and planning.

The key findings in this report are based on data provided by Sport England's Active Places Power website, which have been verified wherever possible by site inspections and other means. Some of the data was collected early in the planning process and may not be entirely current, but is considered sufficiently robust for the purposes of comparison with local provision. Other tools utilised in this audit include Sport England's Facilities Planning Model which is a sophisticated means of assessing current and future adequacy of sports facilities, and provides annual outputs as part of the National Facilities Assessment.

This audit and assessment includes consideration of sports halls, swimming pools, health and fitness facilities, squash, studios, indoor tennis, indoor bowls and some specialist facilities. Other built sports facilities (mainly those for outdoor sports, including artificial grass pitches and athletics tracks) will be considered in the report on playing pitches and outdoor facilities.

While the overall Strategy period will be 2013-2031 to conform to the emerging Local Plan, the report also considers proposals up to 2021 which is a more realistic timescale. Detailed modelling tools have also restricted the facility planning horizon to a date earlier than 2031.

The context for this strategy in terms of demography, other local socio economic factors, and sports participation is set out in a separate report.

## Key drivers

The key drivers for the strategy are taken from the Council's original brief as follows:

*As with all Councils, Broxbourne is facing unprecedented economic pressure and will need to find significant savings in the coming years. This coupled with a diminishing capital resource and an ageing facility stock will necessitate some difficult and potentially unpopular decisions. At the same time the 2012 Olympics and its expected legacy along with the growing obesity issue and high levels of inactivity puts health, well*

being and activity high on the national and local agenda. The Council will need to find innovative ways of meeting these potentially conflicting issues.

This Strategy needs to be set in the above context and be expected to guide future priorities and investment and seek to determine the Council's position as a provider or enabler. The strategy should provide an evidence base for external funding bids and the consultants will be expected, through this process, to identify applicable funding opportunities.

## **VISION AND OBJECTIVES**

### **VISION - The overall vision for the Built Facilities Strategy established from the outset is:**

*To work with partners to plan, provide and facilitate a network of sports facilities to meet the needs of Broxbourne residents and visitors of today and the future.*

### **To achieve the vision the following objectives have been agreed:**

- *Increase and sustain participation in indoor sport, through appropriate provision for increased activity and identified priority groups*
- *Create sporting opportunities for young people and provide wider value to local communities e.g. through development of community sports hubs*
- *Facilitate improved health and quality of life, for those living in and working in, or visiting Broxbourne, as well as those who will live there in the future*
- *Contribute to social cohesion, and enjoyment, particularly in areas of economic and social deprivation*
- *Where appropriate contribute towards raising standards of performance, by facilitating specialist centres and training opportunities with clubs and others*
- *Develop sports facilities to help bring economic benefit to the borough*
- *Ensure delivery through innovative, strong and long term partnerships*
- *Maximise available resources for investment and development of provision*
- *Form strong links with good sports development and coaching and appropriate support services and programming*
- *Ensure facilities are sustainable and easily manageable.*

## 2. Initial Consultation

02

The following represents a summary of initial consultation with Borough Council officers and members, clubs, schools and other organisations as well as the outcomes of two consultation workshops undertaken at the start of the strategy process. Fuller versions of the notes are available separately.

### INITIAL MEETINGS WITH BoB

#### Members and senior officers

- Any recommendations must be realistic in financial terms as there is a significant squeeze on expenditure, which is only going to get more difficult
- Expansion can only come if it is revenue neutral – keeping what is already there will be a challenge.....
- Affordability is therefore key as is looking critically at the 'Council's role' alongside other providers i.e. what the Council needs to provide, what others can provide e.g. schools, clubs, private sector.....
- Need for the Strategy work to provide a 'medium term view' on what should and should not be provided and more crucially who should be delivering
- Priorities for LA appear to be *healthy lifestyles, economic development, working in partnership*, with obesity the big issue
- Given the size of the borough there is considered good north/south facility provision and a huge range of programmes
- There is little or no private sector investment as no real centre and large population centre – private sector tend to invest in neighbouring boroughs – therefore gaps in cinema, ten pin bowling and the fitness offer
- There are opportunities around the school partnerships, for example swimming and sports halls. There is the potential to open up schools pools at Turnford, Cheshunt and Goffs
- The long-term future of the John Warner partnership is also critical to review – circa 10 years left on the agreement
- There are also opportunities in terms of housing developments at Rosedale and High Leigh Garden Village – potential for leisure investment on the back of these and need to consider how strategy might deliver.

#### Head of Leisure Client

- Individual club issues include Turnford Gymnastics, and Turnford Netball (see elsewhere)
- Hub sites – favours identification of hubs at Cheshunt, Broxbourne SC, Rosedale and Wormley
- Need to continue to support and build capacity in the voluntary sector where a lot of delivery takes place
- Need to draw on the support of key partners such as Herts Sports Partnership and work in partnership with agencies such as the Lee Valley Regional Park Authority and others
- Sport and corporate objectives – Cabinet recognises benefit of sport to meet wider aims e.g. health and well-being, community safety, volunteering etc
- Deprived areas in Borough – there is some targeting on these e.g. Rye Park, Waltham Cross

- LA works with young people in priority areas (e.g. JAGs)
- Residents also have access to, and use, facilities in North London as well as surrounding Hertfordshire districts
- Increasing access to school facilities is important (as the first stage before considering new builds)
- The context of a challenging economic environment is key and recommendations need to be realistic
- Trust – fewer advantages than previous (e.g. NNDR already realised at JWSC/Grundy). Current arrangements likely to be reviewed in the short to medium term.

### **Community Development Manager**

- Community Development Team includes one Youth Development Officer and one Sport Development Officer (SDO)
- Sport links specifically to one objective (in Corporate Policies) of “increasing access to sport and leisure”. Primarily sport is supported because of its contribution to the wider priorities e.g. healthy weight, youth engagement/diversion, community cohesion
- Sports development and leisure centres – LC contract does include some community objectives, but Sports Development (SD) has no preferential time set aside at LCs and this could be further explored
- There are opportunities for Community Development and BLMSO to work closer together to facilitate and strengthen local club links
- Community Development Manager and SDO enable the Active Broxbourne Community Sport Network to function although there is an independent chairman
- SDO is the main link between the Council and Hertfordshire Sports Partnership and National Governing Bodies.
- Priority areas – Sports Development's remit is borough wide. Community Development Manager would suggest that areas for development are:
  - Waltham Cross – high deprivation (Holbrook Estate MUGA used for weekly youth engagement projects)
  - Also Rye Park – anti social behaviour, deprivation
  - Pound Close – MUGA - open access weekly youth engagement projects
  - Wormley – MUGA in deprived area - open access weekly youth engagement projects
  - Whitefields Estate/Flamstead End - deprivation, MUGA and skatepark at nearby Cheshunt Park – regular programme of youth engagement
- Priority sectors – again all groups but particular concentration on young people
- Priority sports – no particular concentration, but basketball initiative for young people commenced in 2012 with Ware Rebels at Herts Regional College, following youth consultation (2011). They are also seeking to develop cycling.

### **Head of LSO**

- Direct services organisation called BLMSO, any operational surplus from the service goes into reserves which fund service improvements.
- Grundy Park is currently benefiting from a £4m refurbishment and development
- In recent past, financial situation has improved. 2006 - £450k cost to run council facilities, 2012 – operational surplus of £170k, though off set by central service costs, insurances, facility maintenance etc. Improvement due to reduced expenditure (e.g. staffing) and increased income (e.g. memberships)
- Aquatics Strategy important to Broxbourne - aim of strategy was to ensure that a partnership between LA/DSO and swimming clubs was established to promote participation, teaching and excellence. Ultimate aim to work closely in partnership with all swimming clubs with clear definitions of responsibility for each element of the swimming development pathway
- Possible future developments

- Enhance access to improved school facilities utilisation
- High Leigh development – plans might include health and fitness, but Trust/DSO would prefer to manage.

### Strategy and Special Projects team

- The existing strategy and evidence base work as set out in the PPS, PPG17 study and aquatics strategy are still relevant and we should use the priorities set out in these as a good starting point e.g. the potential of school facilities
- The drivers for leisure provision are health, young people, older people and financial implications
- There is an opportunity for the leisure strategy to define its purpose and priorities and therefore review the corporate agenda from the 'bottom up'
- Need to look at existing assets first before considering new provision i.e. potential to develop existing school facilities and influence future school developments and maximising the use and programming of existing provision.
- There is also opportunity to consider more efficient use of existing water space, including school pools
- The Council is well provided for by north-south provision of Grundy and John Warner The need for further sports hall and astro turf provision is an issue and facilities on school sites again should be considered
- Netball Club Turnford (national league netball club) are looking for new facilities, as are a local gym club
- Indoor/outdoor tennis – consider siting at Cheshunt GC, to improve LA viability, and benefit from existing club house, etc. Nearby indoor tennis facilities (e.g. Haileybury Legends) are often viewed as elitist and expensive
- Sports clubs seen as important; Broxbourne Sports Club, Cheshunt Club, Rosedale Club and Wormley – however should look to consolidate into hub-sites in the borough.
- Work needs to provide the 'needs and evidence' for developments to provide the evidence base for CIL investment
- Confirmed lack of private sector interest in Broxbourne (no scale, capacity, population centre) – provision is focussed around Harlow, Enfield and Welwyn
- Therefore also need to look across the boundary – given Broxbourne's geography – partner with other Borough's e.g. Lea Valley – under NPPF 'duty to co-operate' and others

### Area Manager Grundy Park

- **Sports Halls** - Probably enough to meet demand at present. Grundy Park only full at peak times. Can increase capacity with use of smaller community halls
- Community halls also well used in peak periods but some spare capacity at other times
- **Pools** - Generally GPLC pool at comfortable capacity at peak times, though never reached absolute capacity
- **Health and Fitness** – currently 120 stations (after recent upgrade) with 3000 members. Probably sufficient facilities in borough, commercial club like LA Fitness would impinge on LA provision
- **Studios** - various smaller spaces in addition with some flexibility of use – currently 3 and 1 spinning studio, future 4 and 1
- Catchment (for all facilities at GPLC) is mainly Waltham Cross, Turnford, Cheshunt, (particular demographic)
- Facilities overall make a surplus. LCs in surplus, CCs in deficit.

### Area Manager John Warner

- **John Warner Sports Hall:** - generally up to capacity in the peak. At weekends, off peak times. Gold Card available at £27-£44 per month, 2000 members

- **Swimming Pool** – again John Warner pool up to capacity as peak times. Hoddesdon Swimming Club use JWSC mainly, but also Haileybury Pool and Simon Balle Pool (40-50% capacity at times). Other swimming clubs:
  - Broxbourne, Cheshunt Club use Cheshunt School and Grundy Park, competition with LA on lessons. Used to be Swim 21
  - Borough Squad: run by Swimming Development Officer, use JWSC every other Sunday am
  - Should consider the merits of the merging of clubs.
- **Links with JW School:**
  - Sports Hall – school until 6pm, LC after
  - Pool/gym – shared all daytime hours, CU evenings.
- **Health and Fitness:**
  - JWSC: Up to capacity
  - Plans to extend gym to create 25-30 additional stations.
- **Studios**
  - Covered squash court (spinning)
  - 2 old squash courts turned into studio
  - 60 classes – dance/movement, fitness/pilates
  - Future of studios – need to be careful about numbers.
- **Squash:**
  - JWLC, 3 turned to 1, have closed
  - When go down to 1, no critical mass
  - Future demand, unlikely to need LA facilities.
- **Agreement with JWS**
  - 21 years, 9 remaining on lease
  - Currently good relationship
- **Goffs School:**
  - Dual use 1997 (incl. AGP/Sports Hall.
  - CU includes Pitch, Sports hall, Gym, arts facilities, (block bookings, manager on site), Mainly winter use (slow in summer).

### Head of Environmental Health

- Need for LA to provide clarity around corporate policy, health policy and therefore the role of sport and leisure within this
- Opportunities have been missed in terms of Regional Park links and walking and cycling activities - sees countryside access as a big opportunity
- Leisure does its bit to contribute to corporate priorities– big issues are obesity, aging population, changing demographics
- Need for LA to establish what its objectives are or should be - similar for all services in LA.

### Planning Officers

- Emerging Local Plan considering target of 300 dwellings per year, equating to 4,800 over the plan period. Previous Local Plan/Core Strategy used PPG17 standards, based on PMP report in 2008.

### Issues and Sites

- Application submitted for High Leigh Garden Village for 523 dwellings. Anticipation that contribution will be sought towards provision and improvement of local sports / leisure facilities
- Goffs School - On priority schools programme, new school buildings, including sports hall but no AGP. Latter could be funded through other local housing developments
- Everest Housing site (adjacent Rosedale SC) - Housing development will affect existing CH, so will fund relocation, possible development for housing of adjacent site used for mini

- rugby, wider development of larger area possible would need to relocate all of Rosedale SC, alternatively designate whole site as "Community Open Space" for protection
- Proposal in Albury Farm area to redevelop Cheshunt Club for housing to fund provision of new sports hub at Cheshunt Football Club site. Currently being considered as part of emerging Local Plan. Tesco Country Club - Some existing use of pitches, plus clubhouse, though bowls club closed down in 2000

**Status of Local Plan** – Core Strategy prepared but not adopted. Draft Local Plan containing strategic policies and site allocations now due summer 2014, leading to pre-submission of final plan early 2015 and adoption by late 2015. Current CIL evidence recommends £130 per sqm from residential development

## OTHER CONSULTATIONS

### Herts Sports Partnership

- Facility requirements in Broxbourne should reflect where relevant current NGB Whole Sport Plans
- County Facilities Strategy, but now out of date. Main club issues in Broxbourne
  - Turnford Netball, need 2 court halls for national league, though would use 1 court. Current venues are Herts Univ and Wodson. Play local league matches at Wormley and Turnford.
  - Turnford Gymnastics – need to increase capacity, as long waiting list. Require new venue/centre, ideally on a permanent basis (e.g. School hall, warehouse). Already granted help from LA regarding availability of sites or venues.
- Other Issues
  - HSP helps out with 'Inspired Facilities' bids.
  - Current Primary School programme, Pupil Sport Premium funding must be spent on sport (£9k per school plus £6 per pupil).

## WORKSHOPS

### Consultation Event – club workshop via Active Broxbourne Community Sport Network

- Spare capacity needs to be made at times people want
- School facilities – cost, condition, management etc issues.
- Netball
  - Difficulty in funding facilities – use Regional College
  - Need new main hall (6 court hall).
- Swimming
  - Hoddesdon SC, cannot get water time they require
  - Quality of some ancillary facilities poor (e.g. hoist)
  - Ideally like 8 lane or 50m pool.
- Turnford Gym Club
  - 10 years old, current waiting list 150 (=current membership)
  - Turnford School inadequate, too small, dusty, etc
  - 2 court hall ideally required
  - Looked at warehouses – planning issues
  - Keen to share (though ideally keep equipment out) - compatible with dance, H&F, martial arts, trampolining
  - 5000 ft<sup>2</sup> with changing.
- Table tennis

- Trying to establish 'premier' club (nearest are in Enfield and Harlow)
- Currently use Grundy Park and JWLC
- Ideally need 2 court hall (8 tables)
- Broxbourne School/Hoddesdon TC have room available
- Lack of Club facility deterring young people developing.

### **Members' workshop**

Schools –noted that generally school facilities were good and seemed to be receptive to opening up community use. Certainly options to link in specific clubs with schools.

Query whether travel time was included in the assessment. Confirmed it was – different sports would have different travel time requirements i.e. main sports halls would be expected to serve a smaller catchment than athletics tracks.

Query whether rifle / shooting was included as there were two clubs in the Borough –noted that these were very specific sports so not included, also noted that archery, fencing, zorba were being organised at Herts Young Mariners Base.

Query on Aquatics Strategy undertaken in 2009 –advised that although reference would be made to pool facilities the objective was not a detailed sports specific strategy. This particular element will be picked up through work currently being undertaken with the ASA.

Query on use of population statistics –confirmed that strategy used existing census data and the planners' predictions to 2021/2031 looking at approximately 9500 additional people.

Discussed how the strategy could be used to negotiate section 106 / CIL funding from developers into leisure and infrastructure provision.

## **SCHOOLS**

### **Broxbourne School**

Indoor facilities are limited to small sports halls/gyms (comprising Main gym + 2 school halls, and second gym + studio. There is limited usage of indoor facilities, including links with Turnford NC and Cheshunt RC. The school uses facilities on Broxbourne Sports Club for fixtures. The School would like to develop their sporting facilities.

### **Cheshunt School**

Facilities include a small main hall (incl. 2 badminton courts, with limited usage by U3A and dance groups), gym (only used as overspill, and originally Cheshunt Gym C), and pool. The pool has had problems with liner/refit, and there is a H&S issue. There is great potential for CU (currently only school use) with good changing, parking and access.

The school currently has falling numbers, and future plans include potential redevelopment, to possibly include a sports hall, and retention of pool. In the short term, CU will depend on senior staff changes and need to cover costs.

### **Goff's School**

Facilities include sports hall (4 court, all pre-booked by clubs, gym (used by karate club, self-defence), performing arts centre, and outdoor pitches and others. A health and fitness centre has no community use.

The school is in the process of assuming academy status, and is in the Priority Schools Programme for September 2015, with plans for redevelopment which include new sports hall, small fitness suite, and dance studio.

### **John Warner School**

Facilities at the school are part of the wider JWSC.

The facilities were provided in 2000 as a partnership between school and Borough Council, with a major Sport England contribution – school major providers of capital, LA revenue. The CU agreement runs for 21 years from 1999, and at the end of agreement, facility is to be returned to school in good condition. The management options then include alternative management (e.g. partnership with private sector) or rollover of 21 year agreement to 40 years.

School now an academy with GB and headteacher very committed to the future of the facility. Long term sustainability requires consideration of investment strategy.

### **St Mary's School**

Facilities include sports hall (4 courts, nets, basketball, etc), gym (sprung floor 19x14m, gym equipment), main school hall, (Drama) studio x2, internal and external changing, and outdoor facilities (pitches and hard courts). There is good general access to all facilities, ample parking and good access.

The school has a community access philosophy, though may be restricted by VAT issues (10% of total floor space may be available), and this includes access to sports hall/gym/studios. The hall is probably relatively little used on block booking system, though need to see plan. The studios are little used, but available for 'good' bookings, and there is potential for the use of the gym for smaller activities.

### **Sheredes School**

Facilities include 1 court hall/gym (24x13m), 20x8m pool and male and female changing. The school is very keen to improve community usage in general. The pool is well used already by a variety of local swimming clubs and groups (including Broxbourne and Hoddesdon SCs), but improvements are required such as disabled changing. The condition of the pool appears generally good but would benefit from investment, including the building structures. The school is sport oriented within the curriculum, with a good reputation particularly in athletics.

### **Turnford School**

Facilities include school Hall (community use for Zumba, Karate and similar), pool (in use 7 days by Cheshunt SC and Broxbourne Swim School and commercial users), dance studio, small sports Hall/Gym (used 4 evenings intensively, and by Turnford Gym Club and netball (Astro).

The school has a strong community use philosophy and employs a community sports manager, but is constrained by the relative lack of large indoor dry facilities.

### **Herts Regional College**

Facilities include a main sports hall which is available to the wider community in the evenings. There is some spare capacity at weekend, but little spare capacity midweek. Usage is only in term time. 2 dance studios (12x10m) are available, but the health suite is only used by students and staff.

There is an apparent willingness to widen public access though this will depend on obtaining longer hours of use to be effective.

### **Overview of school provision**

- A vision for community hubs with schools at the heart might be a positive way forward for indoor (and outdoor) sports provision

- The development of indoor provision based on the contribution of school facilities requires knowledge of the future plans of all schools and academies in an ever changing education environment
- Access to school sites could be key particularly for club development
- The best community usage of school facilities is inevitably at John Warner which was a joint provision facility from the onset. The involvement of specialist sports management through the LA means that this facility on a school site offers the widest community usage, and this is a model for other school facilities at least in terms of management and usage - community use on both a casual and organized basis is a fundamental part of the programme of each centre
- All other schools offer mainly sports halls on a block booked basis to clubs and local groups, and there is little promotion and marketing. While there is often a philosophy of community access to school facilities, these facilities are for the most part not used intensively, and while there is spare capacity for local clubs to take up, this is unlikely to be utilised without better promotion, marketing and management. Despite the best intentions, CU at most schools is simply not considered by some schools a mainstream part of its work
- With a shift in practice among school managers and governors, existing school facilities can offer much potential to meeting the wider future requirements of the local sporting community in Broxbourne
- A more enlightened look at the role of school sports halls might consider their use as specialist facilities for particular sports (e.g. cricket, badminton, volleyball, basketball centres of excellence), and their operation in the future might improve if their use and availability were coordinated by some central agency. As a complement to the main public sports facilities, school based sports halls could be important under these circumstances, but they cannot be considered a substitute for these.

## INDIVIDUAL CLUB COMMENTS

**Cheshunt SC** currently uses a number of pools:

**Cheshunt School** – currently the school will not allow it to be used by any external clubs/user, because of fitness for purpose, recent repairs, primary use for school swimming, and lack of long term plans. As school pools go Cheshunt pool is an ideal pool for teaching swimming as well as using for competitive training. Losing it will be a travesty. If there are any plans to look at widening its use, school needs to be engaged before it is lost or converted to another use.

**Turnford School** - this school is used regularly, and is a vital facility as Cheshunt school is not currently usable. The age and state of the pool and its surroundings have certainly seen better days. Whilst the school is looking at investing in the changing rooms the reality is that there is quite a lot of investment needed to 'future proof' the facility. The club has a very good working relationship with the centre manager and the pool is extensively used. The concern is how long the pool can be expected to last without some kind of investment.

As a swimming club, this then leaves Grundy Park & John Warner as the main source of pool time available for hire. Hoddesdon SC do not have enough available pooltime at John Warner and this club certainly does not have enough at Grundy. They currently

hire 6 hours of pool time outside the borough 12 hours at Turnford and 10.5 hours at Grundy.

This is a club with over 350 members ranging from 4 yrs to over 50yrs. Swimming pool time is a premium in the borough and they question the premise that there is enough pool time to cater for needs.

**Turnford Netball Club** – was started in 1967, playing at College, but a number of leagues were begun and are now based at Wormley. (Outdoor playing issues are dealt with in the PPS separately).

Sports hall hire is a great problem, the Turnford Club who field over 26 teams are forced to hire 5 different venues for training and matches - the Regional College, Goffs Sports Hall (the school cancels often, so the club has to go to Wormley) the St Mary's School (very expensive). The club lost our regular booking for our National League and Regional League fixtures at the John Warner Sports Hall.

The club uses Goffs School Sports Hall for Regional League matches, and the Wodson Park Sports club at Ware, and the Hertfordshire University Sports Hall in Hatfield, for National League matches, which have to be played indoors. The Grundy Park Sports Hall is the only other facility in the Borough and they will not take block bookings.

Ideally the club would really like a new sports hall built at Wormley. This would give Turnford NC a proper home ground and it would open up its use to the other netball Clubs who play at Wormley.

**Hoddesdon SC** - with regards to swimming pools and in particular the John Warner Sports Centre, the demand is greater than the supply - as one of the swimming clubs in the borough the club would like more water time and cannot get it. The leisure centre would like to provide more opportunities for the local residents to take part in different activities such as aqua aerobics and offer more convenient public swimming times but they also find this difficult because of the school sessions, lesson programme and clubs.

The pools are getting older and although Grundy is being refurbished, and John Warner is relatively new (11 years old), it is fair to say the last 12 months there has been a deterioration in pool water quality and air temperature, which is being monitored. The club is happy that they are doing everything they can to make things as comfortable as possible for the swimmers. However the club worries that the pool is only going to get older and questions the Borough's strategy for 2025.

Hoddesdon SC has been established since 1895. It has produced top quality swimmers in the past and currently has 2 international swimmers. The GB coach has given it the green light and said that the programme is very good and there are some very good swimmers. He wants Hoddesdon SC to keep the swimmers in the programme right up to A Level when they may move to a Loughborough type ITC programme. The club now needs to provide at least 20 hours per week to its top swimmers.

It is acknowledged that the borough will not get a 50m tomorrow or within the foreseeable future, but they would like the Borough to be proud of this club. Their wish is that on a long term plan the Borough considers their options with regards to the pool and if they do ever decide to invest in a new one that they seriously consider a 50m rather than 25m which makes much more sense and allows the borough to provide much more. Luton and Basildon are great examples of this and are fantastic venues. Hertfordshire as a county does not have a 50m pool.

The club is happy to meet to discuss its vision for the swimming club, and also the vision for Hoddesdon Triathlon Club at the Broxbourne Sports Club, and also for Special Olympics East Herts who use various facilities around the borough. Also need to improve disability changing facilities and install electronic hoists at John Warner to improve disabled people's access to both the learner pool and main pool.

### **Summary of main points and implications for strategy development**

The initial consultation resulted in a relatively good response, and there were a number of recurring themes which were important to consider when undertaking the assessment and subsequent strategy:

- The importance of sport in meeting wider agendas, particularly health and social cohesion
- The need for realism/affordability in financial terms in the short to medium term
- The need to take into account existing strategies and not 'reinvent the wheel'
- The importance of considering existing assets before considering new provision
- The generally good level of existing sports provision and relatively good quality, and good distribution of facilities throughout the borough, with main multi use sports centres in both the south and north of the borough
- An apparent shortage of access by some/all swimming clubs to pools
- A demand for specialist facilities for some clubs in the area
- The need to maximise the community usage of school sports facilities and consider structural alterations and enhancements to school facilities to accommodate outside usage
- The role of developers in meeting their own community infrastructure obligations arising from housing and other development
- The apparent lack of coordination between different providers and the need for a clear forward strategy for future facility provision and the management of existing facilities.

These issues have been carried forward to the next stage of assessing the current and future demand for a range of facilities in the borough.

# 3. Sports Halls

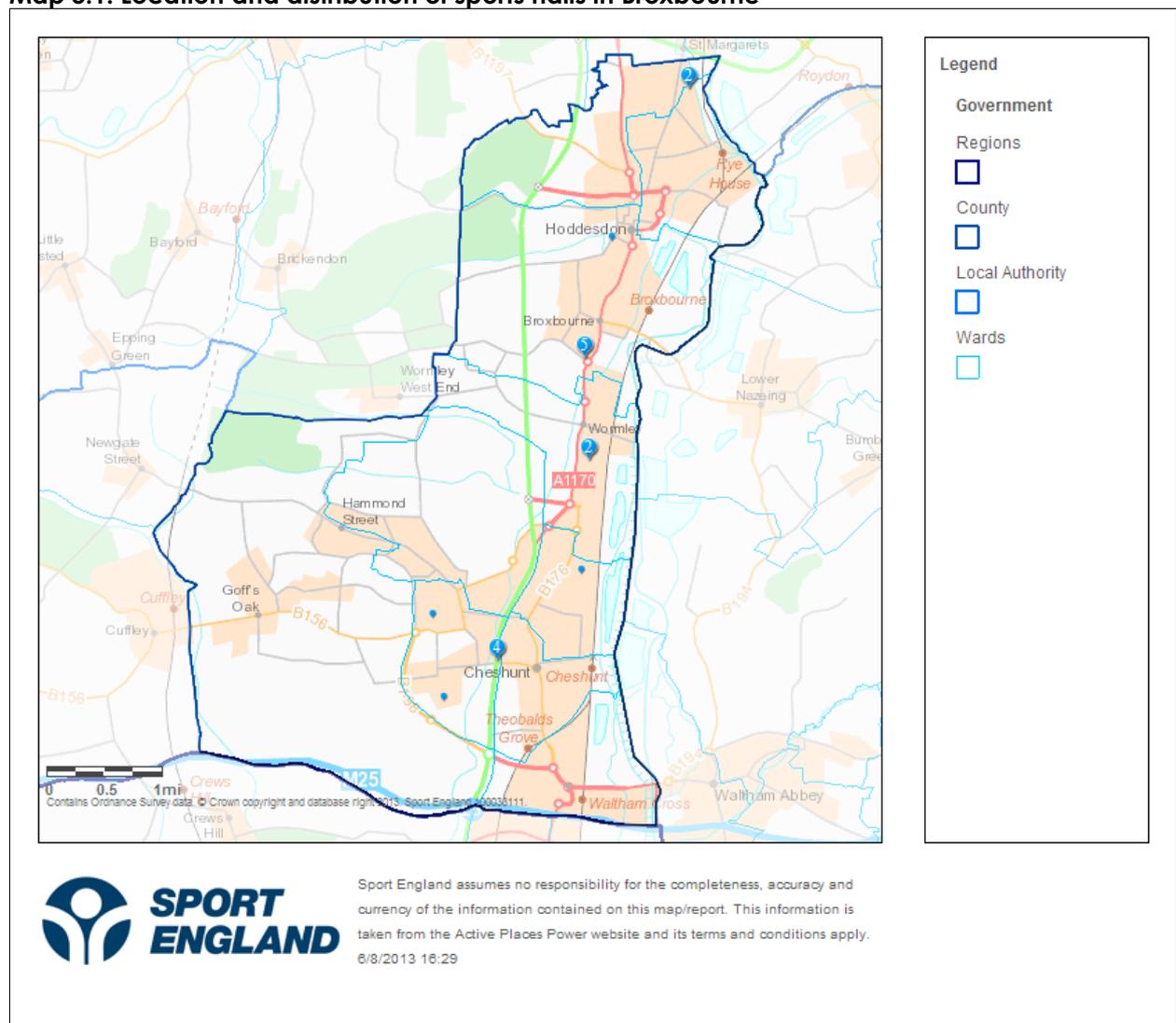
03

The data and assessments are taken from a variety of sources including local authority records, and Sport England’s planning tools, including Active Places, Facilities Planning Model, and Sports Facilities Calculator. The data have been analysed separately, partly because the criteria for each tool differ slightly, but are brought together in the final assessment. The assessment deals with the following topics – supply/quantity, demand, accessibility and quality.

## ACTIVE PLACES POWER

### Supply

Map 3.1: Location and distribution of sports halls in Broxbourne



There are 5 main sports halls (of 1 court and above) and a further 11 activity halls on 11 sites within Broxbourne, with an estimated 31 courts and floor space of 4750m<sup>2</sup>. 5 halls are available on a pay and play basis, on LA sites managed by a Trust or commercially and at 2 schools, 9 are available on a mostly block booking system to clubs and others (mainly on school sites and therefore available only outside of school times) and 2 are only used privately. One hall has recently closed.

Site Name	Ward	Facility Sub Type	Courts	Facility Status	Ownership	Access	Year Built/refurb
GRUNDY PARK LEISURE CENTRE	Cheshunt Central	Main	6	Operational	Local Authority/commercial	Pay and Play	1984/2000
JOHN WARNER SPORTS CENTRE	Rye Park	Main	4	Operational	School/commercial	Pay and Play	2002/2008
THE JOHN WARNER SCHOOL	Rye Park	Activity Hall	0	Operational	School/in house	Pay and Play	1950/2003
GOFFS SCHOOL SPORTS AND ARTS CENTRE	Bury Green	Main	4	Operational	School/commercial	Pay and Play	1980
WORMLEY COMMUNITY CENTRE		Activity Hall	0	Operational	Local Authority/community organisation	Pay and Play	n/a
CESHUNT SCHOOL	Bury Green	Activity Hall	1	Operational	School/in house	Sports Club / Community Association	1965
CESHUNT SCHOOL	Bury Green	Activity Hall	2	Operational	School/in house	Sports Club / Community Association	1965
HERTFORD REGIONAL COLLEGE	Wormley & Turnford	Main	4	Operational	Further Education/in house	Sports Club / Community Association	2013
SHEREDES SCHOOL	Hoddesdon Town	Activity Hall	1	Operational	School/in house	Sports Club / Community Association	1966
ST MARY'S CHURCH OF ENGLAND HIGH SCHOOL	Goffs Oak	Main	4	Operational	School/in house	Sports Club / Community Association	2010
TURNFORD SCHOOL	Cheshunt North	Activity Hall	2	Operational	School/in house	Sports Club / Community Association	1964
THE BROXBOURNE SCHOOL	Broxbourne	Activity Hall	1	Operational	School/in house	Sports Club / Community Association	1950/2007
THE BROXBOURNE	Broxbourne	Activity Hall	1	Operational	School/in house	Sports Club /	1950

Site Name	Ward	Facility Sub Type	Courts	Facility Status	Ownership	Access	Year Built/refurb
SCHOOL						Community Association	
THE BROXBOURNE SCHOOL	Broxbourne	Activity Hall	1	Operational	School/in house	Sports Club / Community Association	1950
THE BROXBOURNE SCHOOL	Broxbourne	Activity Hall	0	Operational	School/in house	Private Use	1950
THE BROXBOURNE SCHOOL	Broxbourne	Activity Hall	0	Operational	School/in house	Private Use	1950
<b>Total</b>			<b>31</b>				
ST MARYS VA HIGH SCHOOL (CLOSED)	Bury Green	Activity Hall	1	Closed	School	Sports Club / Community Association	1950

5 of the existing halls are 4 courts or larger, including the main LA hall at Grundy Park and the 4 court 'public' hall at John Warner SC. Many of the halls on school sites have smaller capacities, including single court facilities, which limit the range of activities that can take place.

If only halls with 4 courts or more and in full community usage are included and an allowance (50%) is made for halls not in secured community use (mainly the school halls), there are in reality 22.5 courts available to the community, the equivalent of less than 6 full size (4-court) halls (or nearly 3450m<sup>2</sup>).

### Description of main sports halls

**Grundy Park Leisure Centre** – originally built in 1984 and refurbished in 2000, Grundy Park is currently undergoing a major redevelopment. The centre incorporates a 6 court sports hall as well as 25m pool, gym, studios, squash court, meeting rooms and outdoor pitches as well as refreshment and other ancillary facilities. The key new developments, due for completion in May 2014, include new ground floor cafe, extension of gym, refurbished changing, improved health suite and further dance studio and function room. The facilities including the sports hall are available on a pay and play basis, but membership is also available offering benefits including unlimited use of all facilities for adults and youth. The centre is managed by the Council's direct leisure services organisation.

**John Warner Sports Centre** was built in 2002, with significant refurbishment in 2008, and was the first major joint provision centre in the borough, and the one with the biggest range of facilities. The current range includes 4 court sports hall, as well as 25m pool, gym, exercise studio, cafe, changing, crèche and other ancillary facilities, together with outside pitches, grass and AGP. The facility was originally funded primarily by the school, with assistance from the Council and a significant Sport England grant. The facilities are similarly managed by the Council's direct leisure services organisation, and the current usage agreement has until 2020 at which point the facilities reverts to the school. Discussions are underway to determine the future means of management. Similar membership and pay and play arrangements exist as with Grundy Park

**Goffs School Sports and Arts Centre** – the sports hall was built in 1980, and comprises four courts, to supplement other sports facilities on the site including gym, performing arts centre and outdoor pitches including an AGP. Community use is mainly restricted to pre booked sessions by

local clubs and this is managed by the Council's direct services organisation. There is likelihood that the school site will be redeveloped in the near future as part of the Government's Priority School programme, and this will involve a new sports hall of similar size.

**Herford Regional College** – a new sports hall has recently been provided at the Regional College site in Turnford comprising four courts, as well as a small gym and dance studios and theatre. The sports hall is available for wider community use (clubs etc) on a pre-booked basis, but is only available while the College is in term. Clubs currently using the hall include netball, badminton, football and basketball. The hall is managed by the college, and is said to be at capacity at weekends and in the evenings, though it is very likely that there are some spare slots between 16.30 and 21.30 when it is open. Its more intensive use by the community is dependent on management, child protection and promotional issues.

**St Mary's Church of England HS** – a new sports hall was provided at St Mary's when the school relocated to a new site in 2010. The four court hall supplements other sports facilities on site including gym, drama studio, outside pitches and hard play areas. The school has a philosophy of community usage, though this may be restricted by VAT issues, and there is a range of clubs currently using the hall and pitches. The hall is probably not used very intensively except for block bookings to clubs.

In addition, there are a large number of other sports halls outside Broxbourne but within 20 minutes drive of the centre of the borough. Sports hall provision in the neighbouring LA areas is set out below.

	Main	Activity	Total
<b>East Herts</b>	13	23	36
<b>Enfield</b>	18	31	49
<b>Epping Forest</b>	9	9	18
<b>Hertsmere</b>	14	21	35
<b>Welwyn Hatfield</b>	10	19	29

Broxbourne provision for sports halls is therefore low compared with neighbouring LA areas (although this does not take into account pro rata provision – see below). There are however a range of facilities within a reasonable driving time outside the borough which can accommodate Broxbourne users if required.

**Facilities per 1000 population** – a manual calculation of the pro rata provision of sports halls in Broxbourne and the neighbouring LA areas reveals the following (the totals include all facilities on the database that are currently in operation):

	Population 2013	All halls	All halls/1000	All main halls >4 cts	Main halls/1000
<b>Broxbourne</b>	94500	16	0.17	5	0.05
<b>East Herts</b>	139200	36	0.26	11	0.08
<b>Enfield</b>	319700	49	0.15	18	0.06
<b>Epping Forest</b>	126200	18	0.14	7	0.06
<b>Hertsmere</b>	101500	35	0.34	12	0.12
<b>Welwyn Hatfield</b>	113800	29	0.25	8	0.07
<b>East region</b>	5979213*	1292	0.22	403	0.07
<b>England</b>	53783807*	10797	0.20	4031	0.07

\*2011

Local provision in Broxbourne for both all halls including main and ancillary, and main halls of 4 courts and above is therefore below the national and regional average, and lower in all cases but two (Enfield and Epping Forest all halls) than the level of provision in the surrounding areas. Relative supply of sports halls is therefore low.

Measures of the Local Supply and Demand Balance and Personal Share are no longer available from Active Places.

## Quality

### APP data

	Built	Refurbished
<1979	11	2 (2003/7)
1980-1989	2	1 (2000)
1990-1999	0	
2000-2009	1	1 (2008)
2010-	2	

From the information available, it is clear that the vast majority of sports halls were built over 30 years ago, and only two of these have been refurbished. The main 'public' halls are newer and have been more recently refurbished, and indeed Grundy Park is currently undergoing a more recent upgrade. There has been very little sports hall construction in Broxbourne in the last 30 years. It can be assumed from this data therefore that the overall sports hall stock overall is not in prime condition, and is unlikely to be fully fit for purpose far into the future, although the main 'public' halls are newer and in better condition.

**Site inspections** - All main sports halls were visited and a detailed assessment of quality undertaken, which took into account age, range of facilities, physical condition, access and the range of activities accommodated on site, to give a quality score which embraced condition and programming. The summary of these scores is set out in the table below. The total maximum score available within this methodology is 30.

Name	Total	Age	Facilities	Changing	Disabled access	Parking and outside	Programming
<b>Grundy Park</b>	29	5	5	5	5	4	5
<b>John Warner</b>	30	5	5	5	5	5	5
<b>Goffs School</b>	16	2	3	3	3	2	3
<b>Herts Regnl College</b>	25	5	3	5	5	4	3
<b>St Marys Sch</b>	26	5	3	5	5	5	3

This assessment indicates that although the main facilities are for the most part quite aged, the range of facilities available, disabled access, changing and the ancillary services such as parking are quite good. The main 'public' halls tend to score more highly, and this is due mainly to the range of activities available on site (mostly casual access for the wider community). The 'less public' halls, particularly those on school sites, are in good condition, but not currently available for much more than block bookings. There are no sports halls currently available (apart possibly from Goffs School) which are not considered fit for purpose, although many are quite old and will not offer the quality of experience into the future.

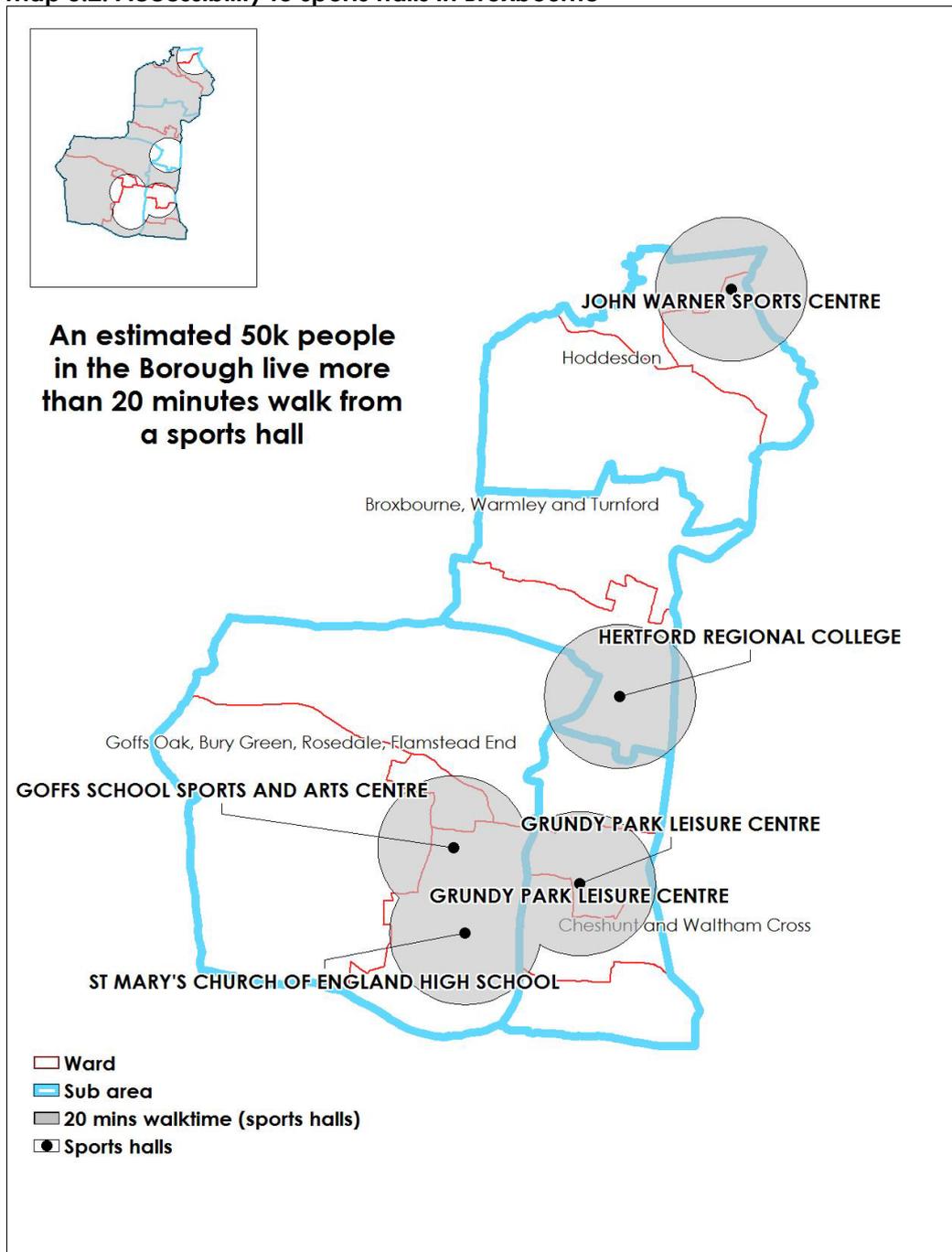
Broxbourne Council has recently (June 2011) undertaken a detailed survey of the condition of all its leisure and sports buildings, including Grundy Park and John Warner centres. Grundy Park

achieved a 'satisfactory' grade B overall in condition, with a 'desirable' priority in terms of improvements. This survey was undertaken before the current refurbishment works at Grundy. John Warner achieved A in condition with only a long term need for improvement works.

The visual and LA condition survey information adds to the thinking on quality and reiterates that at present the facilities are in a good condition, but the challenge of ageing stock is one which will have to be faced.

### Accessibility

**Map 3.2: Accessibility to sports halls in Broxbourne**



No detailed assessment of accessibility was undertaken (and accessibility mapping is no longer available from Active Places), but the distribution of centres around Broxbourne suggests that about 50% of the local population lives within a 20 minute walk of a Broxbourne 4 court hall or larger, and that a very high proportion of local residents live within a 20 minute drive of a sports halls both within and on the edge of the borough.

## **SPORTS FACILITIES CALCULATOR**

The SFC is primarily intended to estimate the demand for facilities in discrete areas e.g. it is useful in determining the likely demand for halls from the residents of new housing growth. With some provisos it can be used to give a broad estimate of the demand over a local authority area, though it takes no account of demand across LA boundaries, quality of facilities and detailed opening times.

The SFC estimates that at present (with the latest population estimate of 94,500 in 2013) there is sufficient demand in Broxbourne at normal participation rates for about 6.5 sports halls, or about 26 courts (the equivalent of about 4000m<sup>2</sup> of floor space) in community use (representing about 4250 visits per week in the peak period).

With a future estimated population in 2031 of 103,800, there is sufficient demand for about 28 courts or about 7 halls (the equivalent of about 4250m<sup>2</sup> of floor space) representing about 4500 visits. Despite the large increase in population (9%), demand increase by only 6% as the population ages.

These compares with current provision of about 4750m<sup>2</sup> of sports hall space (in the APP assessment) or 3450m<sup>2</sup> of floor space in halls of 4+ courts halls/courts in full community usage). On this crude assessment, there is sufficient floor space in total to meet this expected demand from Broxbourne residents now and in the future, but insufficient if the 'real' community availability is taken into account. A fuller assessment is required to consider the actual availability of sports halls throughout the day, hours of usage, location in terms of demand, age and condition. This assessment is set out below under the FPM section.

## **FPM ASSESSMENT**

Sport England's FPM runs undertaken as part of the National Facilities Audit were first produced in April/May 2008, and have recently been refreshed (December 2012). The assessment for sports halls includes all halls of 3+ courts, and in Broxbourne's case this includes the main sports centres, and a number of schools, which are weighted to reflect lower usage. The analysis is based on national participation rates for sport, which is broadly consistent with local participation rates taken from Active People. The great benefit of this tool is that it assesses demand and supply across LA boundaries and takes into account catchments and capacities of existing centres. It is based on the database of facilities contained in APP current at the time (December 2012).

This assessment deals with fewer facilities than the APP analysis above and excludes sports halls that are deemed to be either solely for private use, too small (i.e. less than 3 court size) or where there is a lack of information, particularly relating to hours of use. The facilities therefore included and excluded are set out in the tables below.

## Halls considered in assessment

Name of facility	Size	FPM Courts	SITE YEAR BUILT	SITE YEAR REFURB	WEIGHT FACTOR	PUBLIC/COMMERCIAL	HRS in NPP	COMMUNITY HRS AVAIL	Facility Capacity - vpwpp	% of Capacity used
GOFFS SCHOOL SPORTS AND ARTS CENTRE		4	1980		67%	P	33	42	660	100%
GRUNDY PARK LEISURE CENTRE	32 x 27	6	1984	2000	84%	P	38	96	1140	100%
HERTFORD REGIONAL COLLEGE	33 x 17	4	1999		47%	P	38	51	760	91%
JOHN WARNER SPORTS CENTRE		4	2002	2008	99%	P	33	46	660	100%
ST MARY'S CE HIGH SCHOOL		4	2010		50%	P	20	20	400	100%

The new hall at Herts Regional College was not included as it was not on the database at the time, though a previous 1999 hall on the site was considered. The effect of this newer hall is likely to be relatively minor and will be addressed in the conclusion to this section.

## Halls excluded

Cheshunt School	Too small (less than 459m <sup>2</sup> )
Sheredes School	Too small (less than 459m <sup>2</sup> )
St Mary's VA School	Closed and too small (less than 459m <sup>2</sup> )
The Broxbourne School	Private Use only and too small (less than 459m <sup>2</sup> )
The John Warner School	Activity Hall only
Turnford School	Too small (less than 459m <sup>2</sup> )

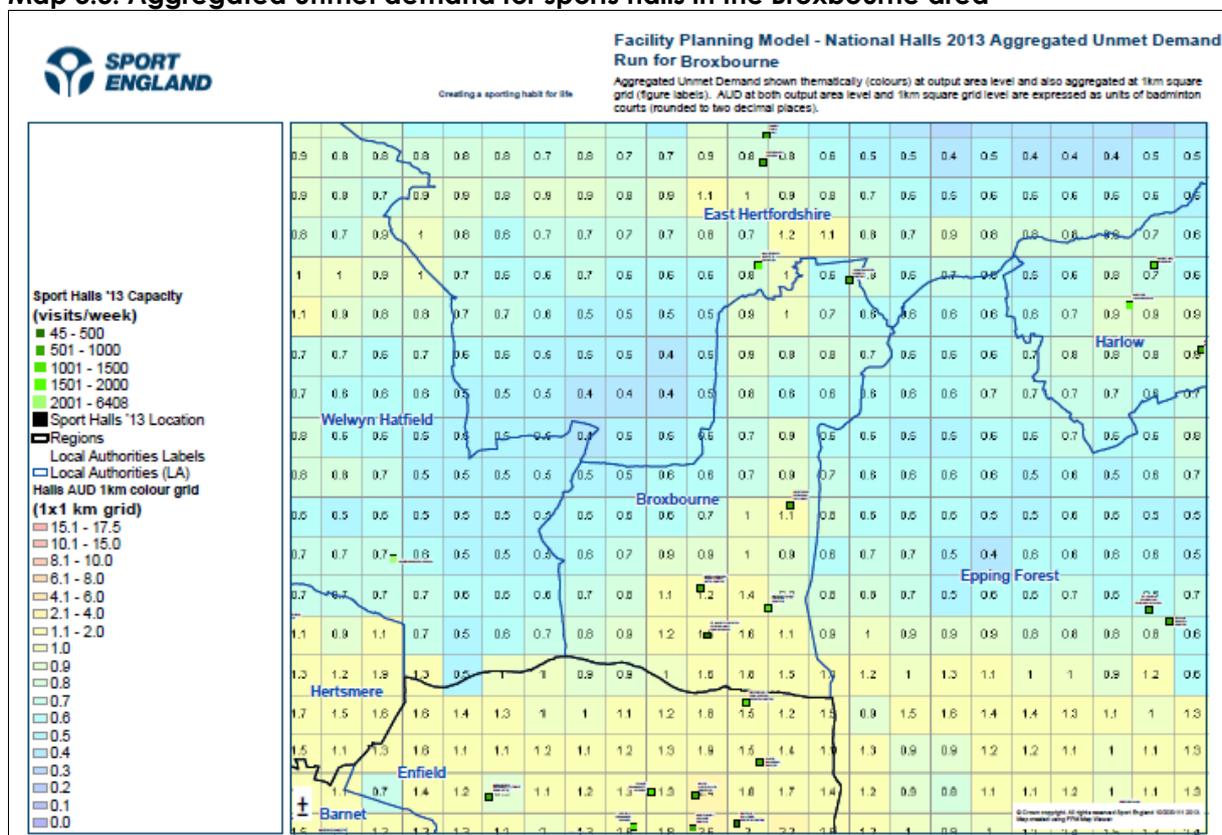
## Summary and Conclusions of FPM assessment

- Supply** - Broxbourne Borough has a supply of 5 sports halls on 5 sites. These 5 halls provide a total of 22 courts based on the standard badminton court size. Of the 5 halls included within the assessment, one is a 6 court facility with the rest having 4 courts. There are no smaller ancillary halls on these main hall sites. The provision in the borough equates to 18 courts (scaled to take account of the hours available in the peak period) with capacity to accommodate 3,620 visits per week in the peak period (vpwpp).
- The overall provision in the borough equates to 2.3 courts per 10,000 residents, which is significantly lower than the average levels for England (4.0) and the East of England (4.0), and below the figure recorded for all the neighbouring authorities used for comparison purposes.
- Demand** equates to 4,300 visits per week in the peak period, or 27 courts taking into account a 'comfort factor'. This results in an indicative high under-supply of 9 courts when looking in isolation at the demand/supply balance within Broxbourne. It should be noted

that this figure does not take into account cross boundary movements or the attractiveness of facilities in terms of quality and accessibility so needs to be treated with caution.

- **Satisfied demand** (demand from Broxbourne residents that is being met by the available supply within and outside borough boundaries) equates to 4,075 visits in the peak period, or 95% of total demand generated, a figure which is higher than national and regional averages, and higher than the figures recorded for adjoining authorities.
- **Unmet demand** is therefore calculated at about 5% of total demand generated from Broxbourne residents, or 225 visits per week in the peak period. This unmet demand equates to a total of only 1.4 sports hall courts (with comfort factor added). This is relatively evenly spread across the borough with the higher areas of need being in the southern areas close to the boundary with LB Enfield.

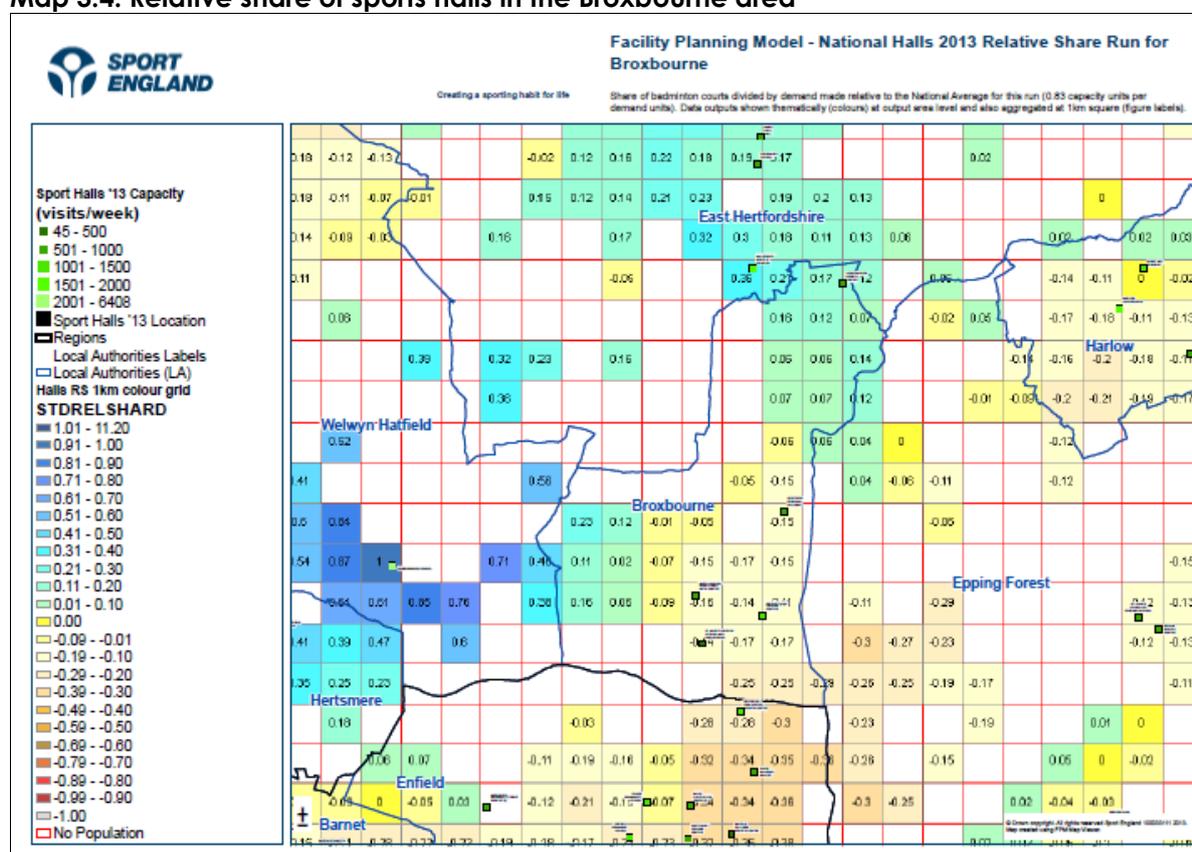
**Map 3.3: Aggregated unmet demand for sports halls in the Broxbourne area**



- 78% of the unmet demand is from residents who live outside the catchment of a facility as opposed to a lack of capacity at those facilities (22%). This differs slightly from the national average which calculates that 25% of unmet demand is due to a lack of capacity at existing facilities, and markedly from the regional average figure of 13%.
- **Used capacity** - halls in Broxbourne operate on average at very high levels of utilised capacity (100%) which is significantly above the national (68%) and regional average (67%) figures and significantly higher than the nominal figure of 80% which indicates that a facility is uncomfortably full.

- **Import/export** - Approximately 56% of the satisfied demand is met by facilities within Broxbourne, with the remaining 44% (1,800 vpwpp) exported to facilities in neighbouring districts. However, balanced against this is the fact that 37% of visits to halls within Broxbourne are from people who live outside the borough. These figures indicate that there are high levels of cross boundary movements to sports halls within and outside Broxbourne, and that there is a small net amount of exported demand.
- **Relative share** - Broxbourne residents experience a below average relative share of access to halls, with a rating of 94, which equates to 6 percentage points below the national average. Within the borough the highest levels of RS are in Hoddesdon (up to 17% better than the Broxbourne average) and Goffs Oak (up to 23% better) where facilities are relatively well provided or there are fewer local residents sharing them – lowest is in the south east and centre of the borough (up to 25% worse) where population is highest.

**Map 3.4: Relative share of sports halls in the Broxbourne area**



- **In summary** therefore all indicators from the outputs of the FPM model point to Broxbourne having a complex picture of sports hall provision with a relatively poor overall supply, yet able to achieve a very high level of satisfied demand. This is achieved because of the easy access to facilities outside the borough for residents of Broxbourne, whilst facilities in Broxbourne are also attractive to residents of neighbouring authorities. However, halls in Broxbourne are operating at very high levels of utilised capacity (actually at absolute capacity) and the ability of users to access facilities could be exacerbated further if any existing facility closes; or if the borough experiences a rise in participation in sports that use sports halls, or if the borough experiences significant housing/population growth. As the facilities are already operating at the 100% capacity they would have limited capacity to accept any additional displaced demand.

- **The conclusion of the NFA assessment is that there is no justification for additional halls to meet unmet demand but that all facilities are at capacity which needs to be addressed.**
- Based just on the data contained in this report, at present residents of Broxbourne enjoy high levels of satisfied demand for visits to sports halls, thanks partly to high levels of cross boundary movements to facilities in adjoining authorities. However, it is also clear that losing any existing facilities would create significant problems for the remaining facilities which are already operating at very high levels of usage.

## **INITIAL SUMMARY AND CONCLUSION FOR SPORTS HALLS**

### **Current supply**

**There are 5 main sports (of 1 court and above) and a further 11 activity halls on 11 sites within Broxbourne, with an estimated 31 courts and floorspace of 4750m<sup>2</sup>. 5 halls are available on a pay and play basis, on LA sites managed by a Trust or commercially and at 2 schools, 9 are available on a mostly block booking system to clubs and others (mainly on school sites and therefore available only outside of school times) and 2 are only used privately. One hall has recently closed. 5 of the existing halls are 4 courts or larger, including the main LA hall at Grundy Park and the 4 court 'public' hall at John Warner SC. Many of the halls on school sites have smaller capacities, including single court facilities, which limit the range of activities that can take place.**

**If only halls with 4 courts or more and in full community usage are included and an allowance (50%) is made for halls not in secured community use (mainly the school halls), there are in reality 22.5 courts available to the community, the equivalent of less than 6 full size (4-court) halls (or nearly 3450m<sup>2</sup>).**

**Broxbourne provision for sports halls is low compared with neighbouring LA areas, but this does not take into account pro rata provision. There are however a range of facilities within a reasonable driving time outside the borough which can accommodate Broxbourne users if required.**

**Quality of the main 'public' sports halls is good and has benefitted from recent major refurbishment, and some education halls are new and therefore in good condition, but the remaining school stock is aged and unlikely to be fit for purpose over the whole term of the strategy.**

### **SFC estimate of demand**

**The SFC estimates that at present (with the latest population estimate for 2013) there is sufficient demand in Broxbourne at normal participation rates for about 6.5 sports halls, or about 26 courts (the equivalent of about 4000m<sup>2</sup> of floor space) in community use (representing about 4250 visits per week in the peak period).**

**With a future estimated population in 2031 of 103,800, there is sufficient demand for about 28 courts or about 7 halls (the equivalent of about 4250m<sup>2</sup> of floor space) representing about 4500 visits. Despite the large increase in population (9%), demand increase by only 6% as the population ages.**

**These compare with current provision of about 4750m<sup>2</sup> of sports hall space (in the APP assessment) or 3450m<sup>2</sup> of floor space in halls of 4+ courts halls/courts in full community usage).**

**On this crude assessment**, there is sufficient floor space in total to meet this expected demand from Broxbourne residents now and in the future, but insufficient if the 'real' community availability is taken into account.

#### **FPM assessment**

A fuller, more robust assessment to consider the actual availability of sports halls throughout the day, hours of usage, location in terms of demand, age and condition has been undertaken using the FPM, and this only considers larger halls of strategic significance.

The FPM confirms that Broxbourne has a relatively poor overall supply of sports hall, yet is able to achieve a very high level of satisfied demand, because of the easy access to facilities outside the borough for residents of Broxbourne. At the same time facilities in Broxbourne are also attractive to residents of neighbouring authorities. However, halls in Broxbourne are operating at very high levels of utilised capacity (100%) and the ability of users to access facilities could be exacerbated further if any existing facility closes; or if the borough experiences a rise in participation in sports that use sports halls, or if the borough experiences significant housing/population growth. As the facilities are already operating at maximum capacity they have no capacity to accept any additional displaced demand.

There is no current justification for additional halls to meet existing unmet demand but as all facilities are already at capacity, additional capacity is required not to meet current need.

In the longer term, additional housing and population will increase demand by 6% which although less than the increased population (because of the ageing demographic) will exacerbate the current situation, as will any increased participation in accordance with local and SE targets. It is also assumed that participation rates in sport as the result of increased sports development activity will increase demand by about 5%. It is likely that additional halls will be required by 2031, but the precise quantity can only be accurately ascertained with further runs of the FPM.

It is very likely that some of the existing halls will no longer be fit for purpose because of age.

## 4. Swimming Pools

04

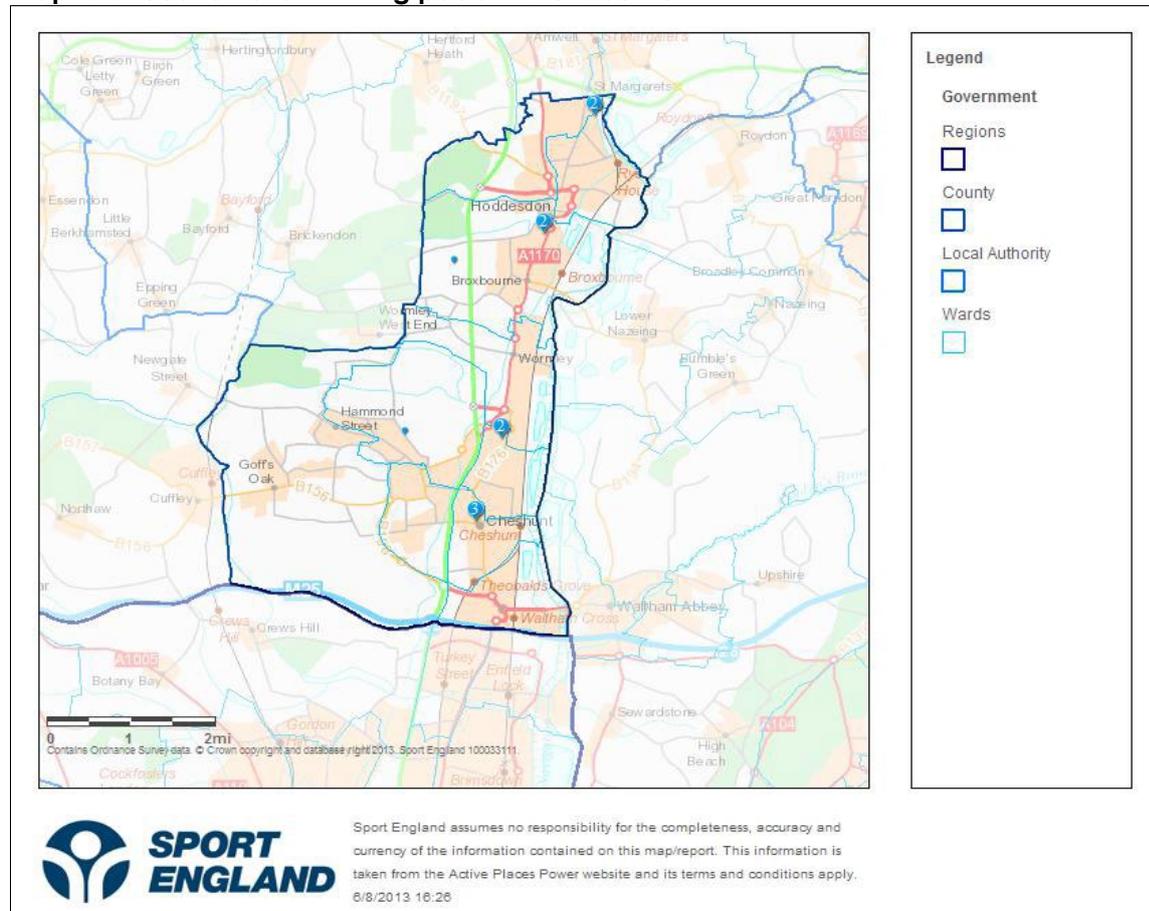
The data and assessments (as with sports halls) are taken from a variety of sources including local authority records, and Sport England's planning tools, including Active Places, Facilities Planning Model, and Sports Facilities Calculator. The data have been analysed separately, partly because the criteria for each tool differ slightly, but are brought together in the final assessment.

### ACTIVE PLACES POWER

#### Supply

There are 9 indoor pools (6 main, 3 ancillary/learner/teaching) on 7 sites within Broxbourne. 4 of these pools are accessible to the public on a pay and play basis (LA and joint provision pools), 3 are on school sites and available to clubs and others on a booking system and the remaining 2 are for registered members at private health clubs. There were 2 outdoor lidos which are now either permanently or temporarily closed.

Map 4.1: Location of swimming pools in Broxbourne



Site Name	Ward	Type	Lanes	Size	Ownership/management	Access	Year Built/refurb
GRUNDY PARK LEISURE CENTRE	Cheshunt Central	Main	6	313m <sup>2</sup>	Local Authority/commercial	Pay and Play	1984
GRUNDY PARK LEISURE CENTRE	Cheshunt Central	Ancillary	-	60m <sup>2</sup>	Local Authority/commercial	Pay and Play	1984
JOHN WARNER SPORTS CENTRE	Rye Park	Main	6	325m <sup>2</sup>	School/commercial	Pay and Play	2002
JOHN WARNER SPORTS CENTRE	Rye Park	Ancillary	-	77m <sup>2</sup>	School/commercial	Pay and Play	2002
CHESHUNT SCHOOL	Bury Green	Main	4	276m <sup>2</sup>	School/in house	Sports Club / Community Association	?/2007
SHEREDES SCHOOL	Hoddesdon Town	Main	4	160m <sup>2</sup>	School/in house	Sports Club / Community Association	1969/2001
TURNFORD SCHOOL	Cheshunt North	Main	4	160m <sup>2</sup>	School/in house	Sports Club / Community Association	1964
HERTFORDSHIRE GOLF & COUNTRY CLUB	Broxbourne	Main	-	119m <sup>2</sup>	Commercial	Registered Membership use	1995/2011
MARRIOTT HEALTH CLUB (CHESHUNT)	Wormley & Turnford	Ancillary	-	41m <sup>2</sup>	Commercial	Registered Membership use	1991
<b>Total</b>				<b>1531m<sup>2</sup></b>			
FLAMSTEAD END PRIMARY & NURSERY SCHOOL (temp closed)	Flamstead End	Lido	-	xx	School/in house	Private Use	1960
HODDESODON OPEN AIR POOL (CLOSED)	Hoddesdon Town	Lido	4	xx	Local Authority	Pay and Play	1940

51% of the total indoor water space (1531m<sup>2</sup>) is available on a pay and play basis, 11% to registered members at commercial clubs and the remainder (39%) to clubs and others. If an allowance (50%) is made for pools not in fully secured community use (i.e. commercial facilities for members and other pools available for bookings only), there is in reality about 1150m<sup>2</sup> available to the community, the equivalent of about 5.5 4-lane pools.

### Description of main pools

**Grundy Park Leisure Centre** – see sports hall section. The pool complex incorporates a main pool of 25 x 13m with a training/learner pool of 8 x 8m alongside. The pools have a comprehensive programme of activities, including clubs, teaching, galas, fitness and fun swimming. The pool is currently closed while major refurbishment on site is undertaken, including a brand new family village change. When finished there will be a revised timetable and more general access to the public. The current major refurbishment of Grundy Park LC affect will increase attractiveness and capacity of the pool and needs to be considered in any final assessment.

**John Warner SC** – see sports hall section. The pool complex includes a main pool of 25 x 13m and a training/learner pool of 11 x 7m. There is a village changing facility, and the programme is comprehensive and includes local competitions.

**Cheshunt School** – built in the 1960s and refurbished in 2007, the pool is the largest school pool in the borough, measuring 23 x 12m, depths ranging from 1 to 2.4m. There have been issues with the pool liner resulting in significant recent expenditure. Changing facilities are mainly intended for school use, but are broadly suitable for wider outside use by the community. There is significant potential for community use, but the pool's use is currently restricted to school use. It is understood that the costs for the pool over the last 5 years were £300k and that it needed a £90k investment for a new pool liner.

**Sheredes School** – built in 1969 and refurbished in 2001, the school pool is 20 x 8m in size, with male and female changing intended mainly for school use but in good condition and suitable for outside groups. The pool is widely used by Broxbourne Swimming Club and other smaller groups most evenings of the week.

**Turnford School** – the school pool was built in 1984 and has not been refurbished since then, although it remains in good condition. It is a similar size to Sheredes (20 x 8m). It is in use mainly by Cheshunt SC but also Broxbourne Swim School and others on 7 evenings a week and at weekends.

In addition, there are a large number (over 50) of other indoor pools outside Broxbourne but within 20 minutes drive of the centre of the borough. Swimming pool provision in the neighbouring LA areas is set out below:

	Main	Learner/ancillary	Diving	Lido	Total
<b>East Herts</b>	14	4	1	5	24
<b>Enfield</b>	13			1	14
<b>Epping Forest</b>	8	4		4	16
<b>Hertsmere</b>	10	6		5	21
<b>Welwyn Hatfield</b>	5	2	1	1	9

Broxbourne provision for pools is therefore low compared with neighbouring LA areas (although this does not take into account pro rata provision – see below). There are however a range of facilities within a reasonable driving time outside the borough which can accommodate Broxbourne users if required.

**Facilities per 1000 population** – a manual calculation of the pro rata provision of sports halls in Broxbourne and the neighbouring LA areas reveals the following (the totals include all facilities on the database that are currently in operation):

	Population 2013	Indoor pools	All indoor pools/1000	All main pools >4 lanes	Main pools >4 lane /1000
<b>Broxbourne</b>	94500	9	0.10	5	0.05
<b>East Herts</b>	139200	19	0.14	14	0.10
<b>Enfield</b>	319700	13	0.04	13	0.04
<b>Epping Forest</b>	126200	12	0.10	8	0.06
<b>Hertsmere</b>	101500	16	0.16	10	0.10
<b>Welwyn Hatfield</b>	113800	8	0.07	5	0.04
<b>East region</b>	5979213*	502	0.08	324	0.05
<b>England</b>	53783807*	4348	0.08	1752	0.03

\*2011

Pro rata pool provision in Broxbourne is relatively better than absolute pool numbers. Provision for indoor pools is slightly better than the national and regional average and better than the regional average, and about the median for the 5 surrounding LA areas. Large pool provision is slightly better, and almost twice the national average. Relative supply of pools is therefore above average, based on numbers of pools as opposed to water space (more detailed comparisons are provided in the FPM assessment below).

Measures of the Local Supply and Demand Balance and Personal Share are no longer available from Active Places.

## Quality

**APP data** – of the 8 indoor pools currently available for community use (for which information is available), 4 were built before 1990, although 2 of these have been refurbished, while 2 are less than 20 years old and one of these has been refurbished. Only 3 pools have been built in the last 12 years.

	Built	Refurbished
<b>&lt;1979</b>	2	1 (2001)
<b>1980-1989</b>	2	1 (2007)
<b>1990-1999</b>	2	1 (2011)
<b>2000-2009</b>	2	
<b>2010-</b>		

From the information available, it is clear that the swimming pool stock is of a variable age, although 5 pools have been built or refurbished since 2000. It is likely that even if fit for purpose at present, the whole stock will require major overhaul or replacement before the end of the plan period to remain so.

**Site inspections** - All main 'public' swimming pools were visited and a detailed assessment of quality undertaken, which took into account age, range of facilities, physical condition, access and the range of activities accommodated on site, to give a quality score which embraced condition and programming. The summary of these scores is set out in the table below. The total maximum score available within this methodology is 30.

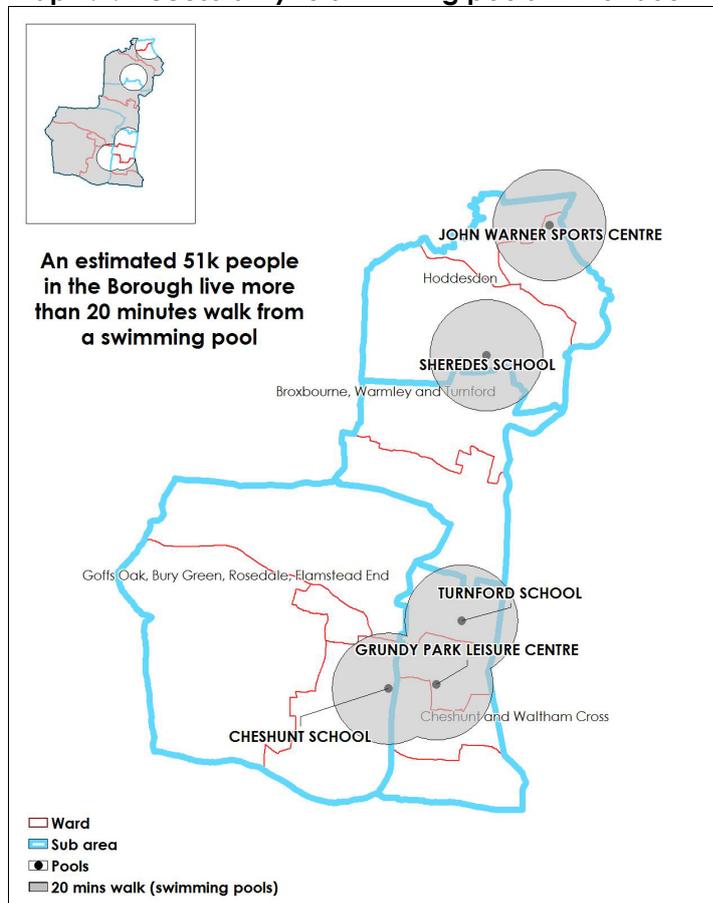
Name	Total	Age	Facilities	Changing	Disabled access	Parking and outside	Programming
<b>Grundy Park</b>	27	3	5	5	5	4	5
<b>John Warner</b>	29	4	5	5	5	5	5
<b>Cheshunt Sch</b>	16	3	3	3	3	2	2
<b>Sheredes Sch</b>	16	3	3	3	3	2	2
<b>Turnford Sch</b>	15	2	3	3	3	2	2

This assessment indicates that the main 'public' pools are in good condition, though Grundy is now somewhat aged. As LA facilities, they tend to meet modern design and safety requirements and have a wide programme of casual and other usage, as well as facilities ancillary to their main use for swimming, including good changing, cafe and others as part of a wider leisure centre. The school pools are generally of a lower overall quality and suffer in these terms from their actual usage and range of programmes. The school pools in general are dated and unlikely to be fully fit for purpose and offer the quality of experience into the later stages of the strategy period without significant updating and refurbishment.

The results of condition surveys of the fabric of the main LA pools is set out in the preceding section on sports halls. The visual and LA condition survey information adds to the thinking on quality and reiterates that at present the facilities are in a good condition, but the challenge of ageing stock is one which will have to be faced.

## Accessibility

**Map 4.2: Accessibility to swimming pools in Broxbourne**



No detailed assessment of accessibility was undertaken (and accessibility mapping is not available from Active Places), but the distribution of pools around Broxbourne and in locations close to the borough boundary suggest that a very high proportion of local residents live within a 20 minute drive of a pool, and about 50% within a 20 minute walk.

## SPORTS FACILITIES CALCULATOR

The SFC is primarily intended to estimate the demand for facilities in discrete areas e.g. it is useful in determining the likely demand for pools from the residents of new housing growth. With some provisos it can be used to give a broad estimate of the demand over a local authority area, though it takes no account of demand across LA boundaries, quality of facilities and detailed opening times.

The SFC estimates that at present (with the latest population estimate of 94,500 in 2013) there is sufficient demand in Broxbourne at normal participation rates for about 1000m<sup>2</sup> of water space, the equivalent of over 19 lanes or nearly 5 4-lane pools in community use.

With a future estimated population in 2031 of 103,800, there is sufficient demand for about 1075m<sup>2</sup> of space in pools, the equivalent of over 20 lanes or more than 5 pools. Despite the large increase in population (9%), demand increases by only 7% as the population ages.

These compare with current provision of about 1,530m<sup>2</sup> of pool space (in the APP assessment) or 1,150m<sup>2</sup> of space in pools in full community usage. On this crude assessment, there is sufficient water space in total to meet this expected demand from Broxbourne residents, both now and in the future, even if only the 'real' community availability is taken into account. A fuller assessment is however required to consider the actual availability of pools throughout the day, hours of usage, location in terms of demand, age and condition. This assessment is set out below under the FPM section.

## FPM ASSESSMENT

Sport England's FPM runs undertaken as part of the National Facilities Audit were first produced in April/May 2008, and have recently been refreshed (November 2012). The assessment for swimming pools includes all pools over 20m in length or 160 m<sup>2</sup> in water area, in community use, but excludes outdoor pools and those temporarily closed. In Broxbourne's case this includes most of the existing pools except for two which are considered too small (see table below). The analysis is based on national participation rates for sport, which are higher than local rates for Broxbourne. The great benefit of this tool is that it assesses demand and supply across LA boundaries and takes into account catchments and capacities of existing centres. The database used is that contained in APP at the time of the assessment (April 2010).

### Pools included in assessment

Name of facility	Type	Size	AREA	SITE YEAR BUILT	SITE YEAR REFURB	WEIGHT FACTOR	PUBLIC/COMMER' CIAL	HRS in NPP	COMM NTY HRS AVAIL	Facility Capacity - vpwpp	% of Capacity used
										8,819	73%
CHESHUNT SCHOOL	Main/General	23 x 12	276		2007	83%	P	19	19	874	100%
GRUNDY PARK LEISURE CENTRE	Main/General	25 x 13	313	1984		65%	P	51	97	3,066	84%
GRUNDY PARK LEISURE	Learner/Teaching/	8 x 8	60					41	73		

Name of facility	Type	Size	AREA	SITE YEAR BUILT	SITE YEAR REFURB	WEIGHT FACTOR	PUBLIC/COMMER' CIAL	HRS in NPP	COMM NTY HRS AVAIL	Facility Capacity - vpwpp	% of Capa city used
CENTRE	Training										
JOHN WARNER SPORTS CENTRE	Main/General	25 x 13	325	2002		96%	P	52	95	3,198	69%
JOHN WARNER SPORTS CENTRE	Learner/Teaching/Training	11 x 7	77					29.75	56		
SHEREDES SCHOOL	Main/General	20 x 8	160	1969	2001	59%	P	23	23	613	59%
TURNFORD SCHOOL	Main/General	20 x 8	160	1964		29%	P	40	41	1,067	35%

The Cheshunt School pool was included in the assessment though there is some doubt whether this was at the time available for community use. This is reflected in the conclusions.

### Pools excluded

Name of Facility	Reason for Exclusion
Flamstead End Primary & Nursery School	Lido And Private Use
Hertfordshire Golf & Country Club	Too Small
Hoddesdon Open Air Pool (Closed)	Lido
Mariott Health Club (Cheshunt)	Too Small

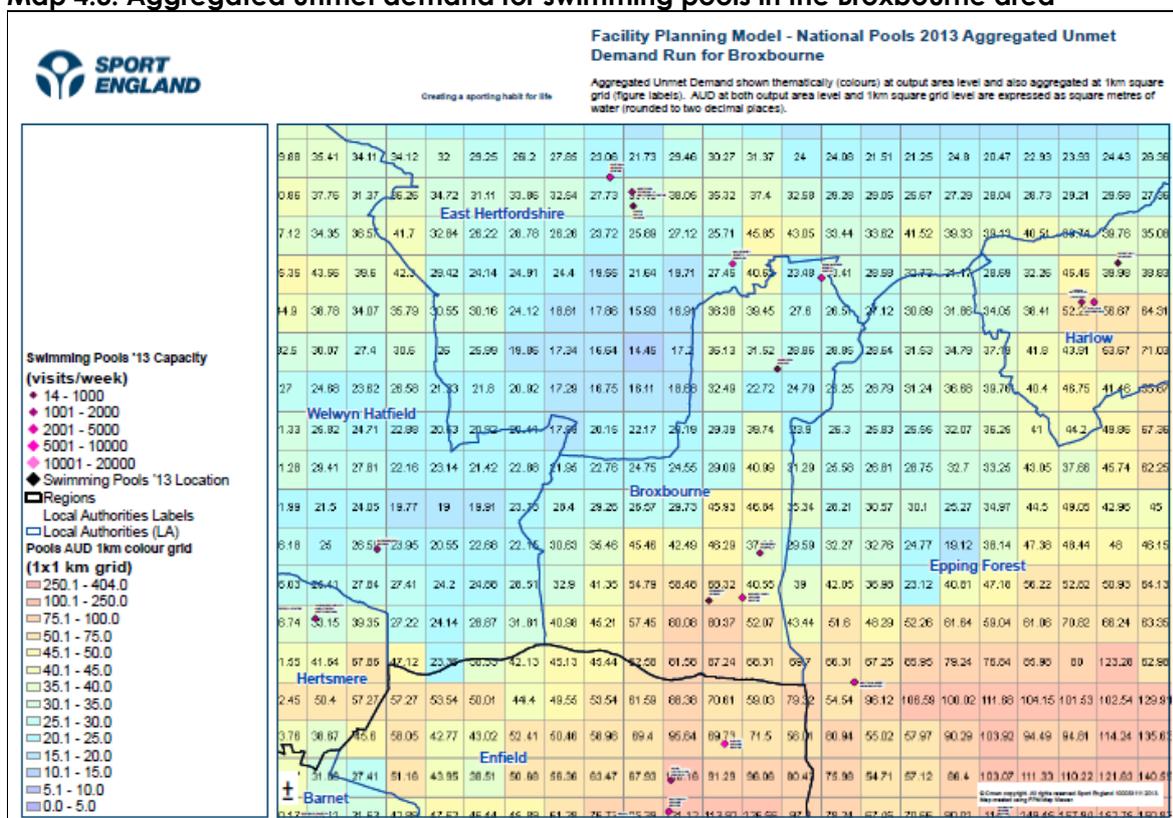
### Summary and conclusions of FPM assessment

#### Summary

- Supply** - There are 7 swimming pools in Broxbourne on 5 sites. Management and public use of the pools is mixed. The Grundy Park Leisure Centre and John Warner Sports Centre offer full public access and swim as you pay. The Cheshunt School, Sheredes School and Turnford School pools offer public access but not on a pay as you swim basis. The Grundy Park Leisure Centre and John Warner Sports Centre pools are similar in size as both are 25 x 12.5/13 metres in size while the school pools are smaller at 23 x 12 m (Cheshunt School) and 20 x 6 m (Sheredes School, and Turnford School). Given the John Warner Sports Centre and Cheshunt School pools were either opened or refurbished in the 2002 – 2012 period (and Grundy Park is currently being refurbished), then there should not be requirements for major refurbishment/modernisation of pools for several years. However, both the Sheredes School, and Turnford School pools were built in the 1960s and based on their age would therefore be expected to require significant investment in refurbishment or replacement in the short or medium term (Cheshunt School is also understood to have some structural problems).
- Total swimming pool provision in Broxbourne equates to 14m<sup>2</sup> of water space per 1,000 population. While this is higher than the national average, it is below the county average and the figures for adjoining local authorities.
- Demand** - The total capacity of the 7 swimming pools at the 5 swimming pool sites in Broxbourne is slightly smaller than the total demand for swimming but only by about 3m<sup>2</sup>.

This figure should be treated with caution as it provides only a crude assessment of supply and demand within the borough itself. Given supply and demand for swimming are very close it does mean that satisfied demand is also very high and the estimate is that some 97% of the total demand for swimming from within in Broxbourne is satisfied by from pools within or outside the Borough. Demand for swimming which is located in areas outside the 20 minutes drive or 20 minutes walking catchment area of a swimming pool, or where pools are at full capacity is defined as unmet demand. Across Broxbourne, unmet demand by this definition accounts for around 170 visits to swimming pools in the weekly peak period which is equivalent to only 28m<sup>2</sup> of water space. To put this into context Broxbourne pools have a capacity of 8,819 visits per week in the same weekly peak period. So the level of unmet demand is very small.

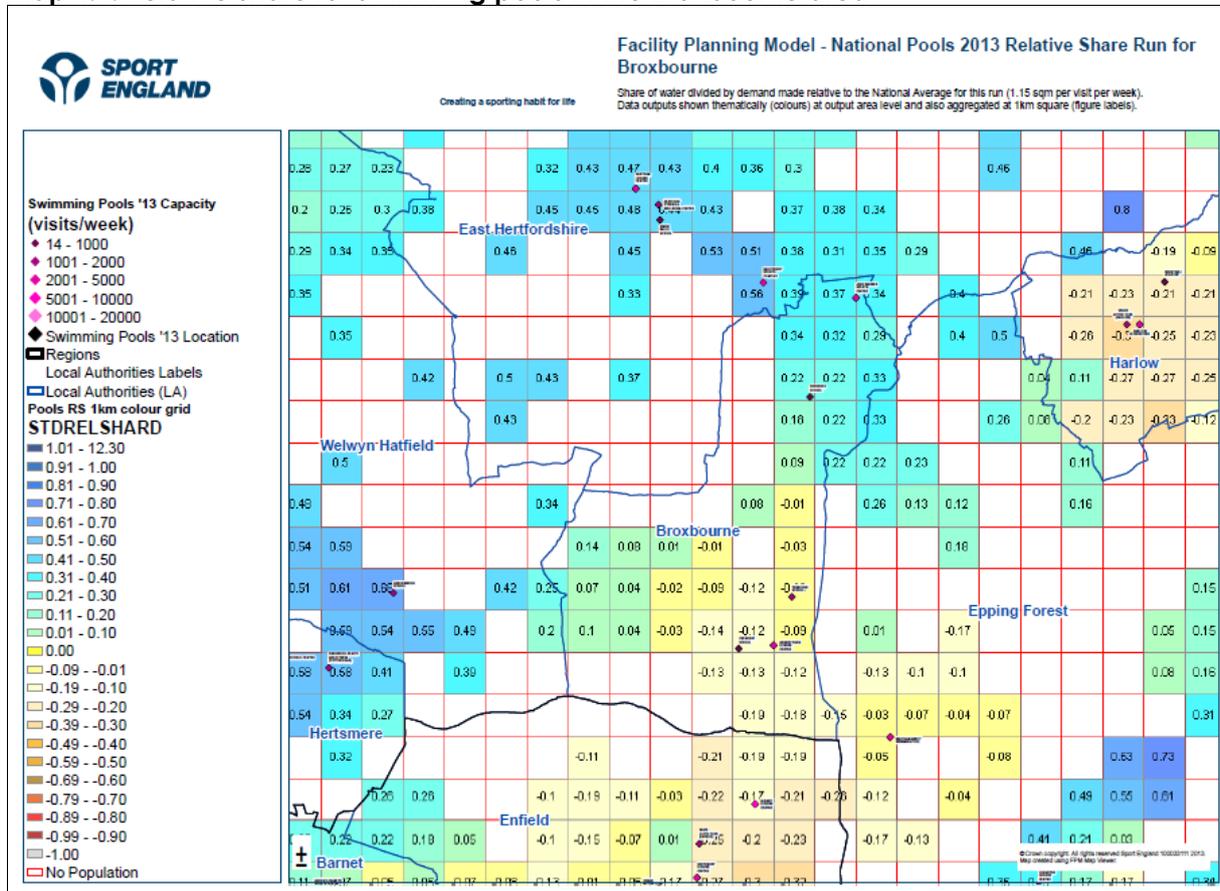
**Map 4.3: Aggregated unmet demand for swimming pools in the Broxbourne area**



- Most people using swimming pools in Broxbourne travel by car with 78% of all visits by car, 16% on foot and 6% by public transport.
- While the majority (64%) of demand is met by pools within Broxbourne, a large proportion (36%) is met by pools outside of the Borough. Some of these pools are just within the walking catchment of Broxbourne residents. This level of retained demand is important because it means that any marketing, pricing, changes in pool programming or use for particular groups is going to directly impact on residents of Broxbourne and surrounding local authorities.
- Relative share for swimming pools in Broxbourne (a reflection of supply, demand and capacity, taking into account all neighbouring areas) is 3% above the national average – i.e. Broxbourne residents overall have a 3% better share of access to pools than in the country as a whole. Within the borough this RS varies broadly from north to south, with the best RS (up to a third better than the overall Broxbourne average) in the Hoddesdon area

(near the John Warner pool) and the lowest (up to 18% worse) in the south east of the borough where, despite the existence of pools, there is a higher population demanding access.

**Map 4.4: Relative share for swimming pools in the Broxbourne area**



- Used capacity** - The level of swimming pool capacity used (how full the pools are) is slightly in excess of what Sport England consider to be the comfortable level for pools to be full which is at 70% of the total swimming pool capacity - in Broxbourne the pool capacity used is 73%. However the Grundy Park Leisure Centre and Cheshunt School pools are estimated to be operating at 84% and 100% of capacity used (and John Warner at just below comfortable use) while the school pools are operating at well below comfortable levels. So the Borough wide average does mask considerable variation across the sites. This does not mean there is a need to consider additional swimming pool provision because there is still more swimming pool capacity than demand. It does mean however that the pools are very full and the opportunity to change pool programming to create more capacity, possibly by reducing the number of hours for a swimming use which does not attract a lot of users and increasing the number of hours for the most popular swimming activities. This is a way of increasing pool capacity by programming and reducing the pools full level.

## Conclusions and Policy Issues

- The supply and demand for swimming across Broxbourne are almost in balance, to the extent that satisfied demand for swimming is 97% of total demand. There is some unmet demand located outside the catchment area of any swimming pool but this is very small. To absorb this unmet demand is about increasing the access to the existing pools and is not about provision of new swimming pools.
- The two public pools at Grundy Park Leisure Centre and John Warner Sports Centre are relatively modern or have recently been the subject of a major refurbishment (or in Grundy Park's case is currently undergoing such treatment) so there should not be a need for refurbishment of these pools for several years. However, two of the school pools are dated (and Cheshunt has some structural problems) and may need major investment depending on their condition to ensure that they remain fit for purpose in terms of meeting community needs.
- However, the main current issue for swimming pool provision in Broxbourne appears to be the apparent high use of the Grundy Park Leisure Centre pool, which the model estimates is operating well above comfortably full levels. The proposed refurbishment of the Grundy Park Leisure Centre pools is likely to increase the level of utilised capacity as this will increase its attractiveness to users and draw more people to the facility (and correspondingly less from other nearby facilities). So while there is insufficient demand to justify a new pool to meet unmet demand, consideration should be given to providing additional capacity in the peak period at other pools to reduce the pressure on these facilities. There may be some possibility of increasing capacity by promoting additional 'public' access to other school pools in the borough. Otherwise it is difficult to see how capacity can be increased at the main public pools, except for major rebuild or significantly increased opening times (which are probably difficult to achieve). Cheshunt School pool is also considered to be operating at near capacity, but as suggested above, was probably not available at the time of the assessment - in view of its small capacity and estimated number of hours available to the community, this lack of availability is not considered to alter the general conclusion of the FPM study.
- Due to the capacity issues that have been identified, the additional demand associated with future population growth in Broxbourne (through both natural growth and housing led growth and potential participation increases) is likely to place pressure on existing facilities if the supply remains the same. Further modelling work can be undertaken to assess the implications of population growth on the existing provision of swimming pools in the future.
- More detailed runs of the Facilities Planning Model will be necessary if the Borough Council wishes to assess the impact of closing existing facilities or opening new facilities in Broxbourne or surrounding local authority areas both now and in the future or to assess the impact of population change.

## INITIAL CONCLUSION FOR SWIMMING POOLS

### Supply

**There are 9 indoor pools (6 main, 3 ancillary/learner/teaching) on 7 sites within Broxbourne. 4 of these pools are accessible to the public on a pay and play basis (LA and joint provision pools), 3 are on school sites and available to clubs and others on a booking system and the remaining 2 are for registered members at private health clubs. 51% of the total indoor water space (1531m<sup>2</sup>) is available on a pay and play basis, 11% to registered members at commercial clubs and the remainder (39%) to clubs and others. If an allowance (50%) is made for pools not in fully secured community use (i.e. commercial facilities for members and other pools available for bookings only), there is in reality about 1150m<sup>2</sup> available to the community, the equivalent of about 5.5 4-lane pools.**

Absolute Broxbourne provision for pools is low compared with neighbouring LA areas, although relative provision is slightly above average. There are a range of facilities within a reasonable driving time outside the borough which can accommodate Broxbourne users if required.

Quality - the main 'public' pools are in good condition, though Grundy is now somewhat aged, albeit it is being refurbished. The school pools are generally of a lower overall quality and suffer in these terms from their actual usage and range of programmes. The school pools in general are dated and unlikely to be fully fit for purpose and offer the quality of experience into the later stages of the strategy period without significant updating and refurbishment.

#### SFC estimate of demand

The SFC estimates that at present (with the latest population estimate of 94,500 in 2013) there is sufficient demand in Broxbourne at normal participation rates for about 1000m<sup>2</sup> of water space, the equivalent of over 19 lanes or nearly 5 4-lane pools in community use.

With a future estimated population in 2031 of 103,800, there is sufficient demand for about 1075m<sup>2</sup> of space in pools, the equivalent of over 20 lanes or more than 5 pools. Despite the large increase in population (9%), demand increases by only 7% as the population ages.

These compare with current provision of about 1,530m<sup>2</sup> of pool space (in the APP assessment) or 1,150m<sup>2</sup> of space in pools in full community usage. On this crude assessment, there is sufficient water space in total to meet this expected demand from Broxbourne residents, both now and in the future, even if only the 'real' community availability is taken into account.

#### FPM assessment

A fuller, more robust assessment to consider the actual availability of pools throughout the day, hours of usage, location in terms of demand, age and condition has been undertaken using the FPM, and this only considers larger halls of strategic significance.

The supply and demand for swimming across Broxbourne are almost in balance, to the extent that satisfied demand for swimming is 97% of total demand – it is not feasible to attempt to meet this demand merely by providing additional pools.

The main current issue for swimming pool provision in Broxbourne appears to be the apparent high use of the Grundy Park Leisure Centre pool (and to a lesser extent John Warner), which the model estimates are operating well above comfortably full levels. The current refurbishment of the Grundy Park Leisure Centre pools is likely to increase the level of utilised capacity as this will increase its attractiveness to users and draw more people to the facility (and correspondingly less from other nearby facilities).

While there is insufficient demand to justify a new pool to meet unmet demand, consideration should be given to providing additional capacity in the peak period at other pools to reduce the pressure on these facilities. There may be some possibility of increasing capacity by promoting additional 'public' access to other school pools in the borough, but it is difficult to see how capacity can be increased at the main public pools, except for major rebuild or significantly increased opening times (which are probably difficult to achieve).

The Cheshunt School pool was probably not available for community use at the time of the FPM assessment, but its small capacity and availability are not likely to effect the overall FPM conclusions. However despite its apparent structural problems, it does remain an important pool for meeting current and future need and should be retained.

In the longer term, due to the capacity issues that have been identified, the additional demand associated with future population growth in Broxbourne (through both natural growth and housing led growth) and possible participation increases are likely to place pressure on existing facilities if the supply remains the same. Further modelling work can be undertaken to assess the implications of population growth on the existing provision of swimming pools in the future increased participation in swimming or the impact of closing existing facilities or opening new facilities in Broxbourne.

The two public pools at Grundy Park Leisure Centre and John Warner Sports Centre are relatively modern or have recently been the subject of a major refurbishment so there should not be a need for refurbishment of these pools in the short term. However, two of the school pools are dated (and Cheshunt has structural problems) and may need major investment depending on their condition to ensure that they remain fit for purpose in terms of meeting community needs.

## 5. Health and Fitness Centres

05

Sport England defines health and fitness suites as those facilities providing fitness stations for both cardiovascular and strength training, more commonly known as gym, and excludes spaces for aerobics and dance activities. The assessment below is based as before on the tools available from Sport England (although these are more limited than for other facilities).

### ACTIVE PLACES POWER

#### Supply

There are 7 health and fitness venues providing a total of 341 health and fitness stations across the borough. Of these two are available on a pay and play basis, three are for registered members and two are for private use only. One venue comprising 90 stations is understood to have recently closed.

Site Name	Ward	Stations	Ownership/ management	Access	Year Built/refurb
JOHN WARNER SPORTS CENTRE	Rye Park	108	School/ commercial	Pay and Play	2002/2013
GRUNDY PARK LEISURE CENTRE	Cheshunt Central	120	Local Authority/ commercial	Pay and Play	1984/2011/2013
HERTFORDSHIRE GOLF & COUNTRY CLUB	Broxbourne	43	Commercial	Registered Membership use	1995/2012
MARRIOTT HEALTH CLUB (CHESHUNT)	Wormley & Turnford	7	Commercial	Registered Membership use	1991
TARGET TRAINING STUDIO	Theobalds	25	Commercial	Registered Membership use	2001/2010
SHEREDES SCHOOL	Hoddesdon Town	26	School/ LA in house	Private Use	1989/2004
HERTFORD REGIONAL COLLEGE	Wormley & Turnford	12	Further Education/ in house	Private Use	2008
<b>Total</b>		<b>341</b>			
GOOD HEALTH CLUB (CLOSED)	Hoddesdon North	90	Commercial	Pay and Play	1984/2001

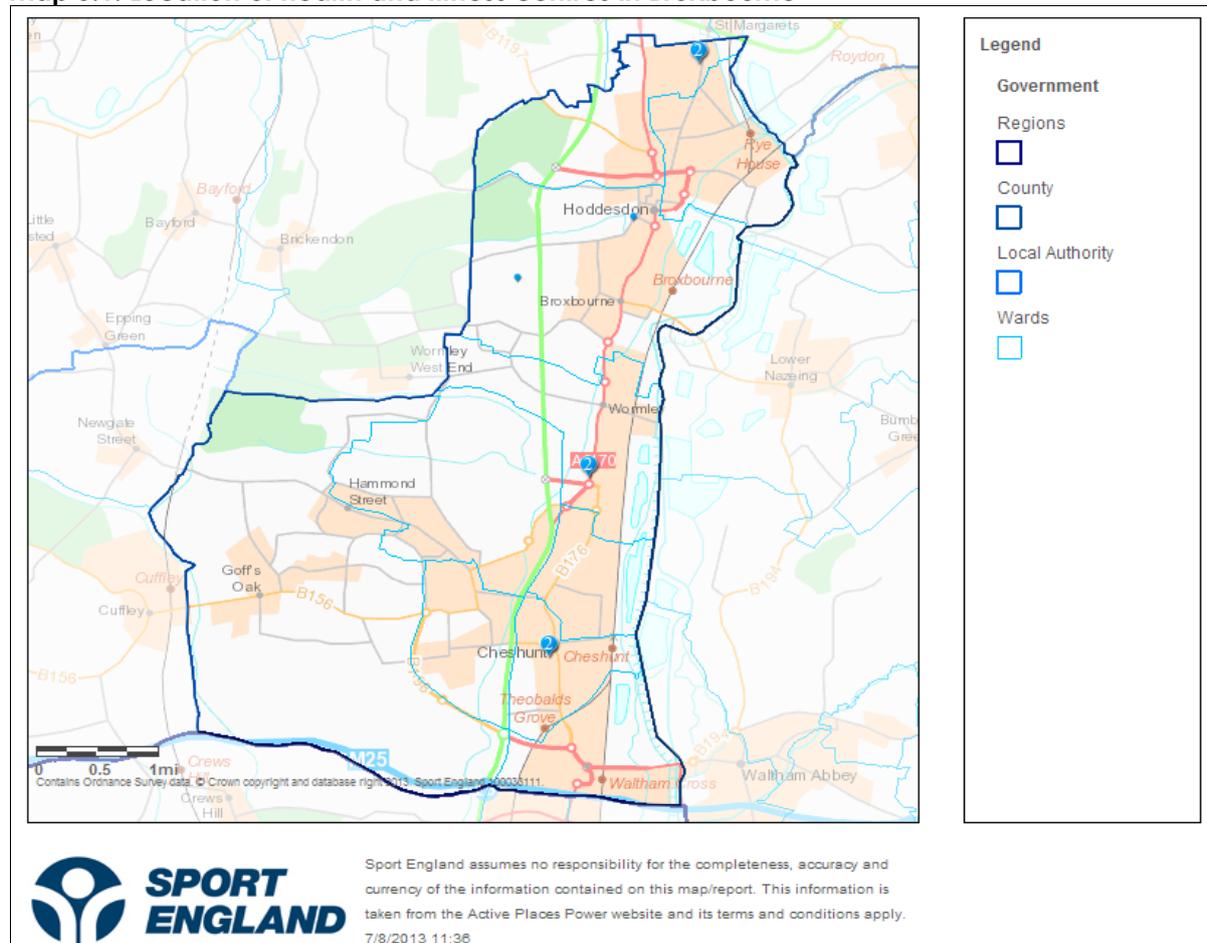
In terms of availability for the wider community, 228 stations are there for pay and play use (67%) on LA, and joint provision sites, 75 are for registered members (22%) on commercial sites and 38 (11%) are privately used. Members clubs and those used by local sports clubs are not necessarily available to the wider community (and therefore weighted down 50%), so the effective number of 'public' stations in the borough is 266.

In addition, there are a large number (over 65) of other health and fitness centres outside Broxbourne but within 20 minutes drive of the centre of the borough. Health and fitness provision in the neighbouring LA areas is set out below.

	Centres	Stations
<b>East Herts</b>	20	1002
<b>Enfield</b>	35	1273
<b>Epping Forest</b>	20	871
<b>Hertsmere</b>	21	1212
<b>Welwyn Hatfield</b>	9	531

Broxbourne provision for health and fitness is therefore low compared with neighbouring LA areas, but this does not take into account pro rata provision. There are however a range of facilities within a reasonable driving time outside the borough which can accommodate Broxbourne users if required.

**Map 5.1: Location of health and fitness centres in Broxbourne**



**Facilities per 1000 population** – a manual calculation of the pro rata provision of health and fitness centres in Broxbourne and the neighbouring LA areas reveals the following (the totals include all facilities on the database that are currently in operation):

	Population 2013	All centres	No of stations	All stations/1000
<b>Broxbourne</b>	94500	7	341	3.61
<b>East Herts</b>	139200	20	1002	7.20
<b>Enfield</b>	319700	33	1170	3.66
<b>Epping Forest</b>	126200	17	777	6.16
<b>Hertsmere</b>	101500	21	1212	11.9
<b>Welwyn Hatfield</b>	113800	9	531	4.67
<b>East region</b>	5979213*	684	30699	5.13
<b>England</b>	53783807*	6693	304283	5.66

\*2011

Local provision in Broxbourne for health and fitness stations is well below the national and regional average, and lower than all surrounding districts except Enfield. Relative supply of health and fitness is therefore low.

### Quality

Information on the quality of facilities in Broxbourne is taken from APP which highlights age of facility, and refurbishment, and enables this aspect to be used as a proxy for quality, and is supplemented by site inspection data.

### APP data

	Built	Refurbished
<b>&lt;1979</b>		
<b>1980-1989</b>	2	3 (2004/11/13)
<b>1990-1999</b>	2	1 (2012)
<b>2000-2009</b>	3	2 (2010/2013)
<b>2010-</b>		

Of the 7 centres currently available for community use (for which information is available), only one was not built or refurbished in the last 20 years, most are more recent than that. It can be judged therefore that health and fitness facilities are generally in good condition according to age.

The quality, condition and programming were also assessed by site visits to the health and fitness centres at the main 'public' leisure centres, and the scores for these are set out under the section on sports halls.

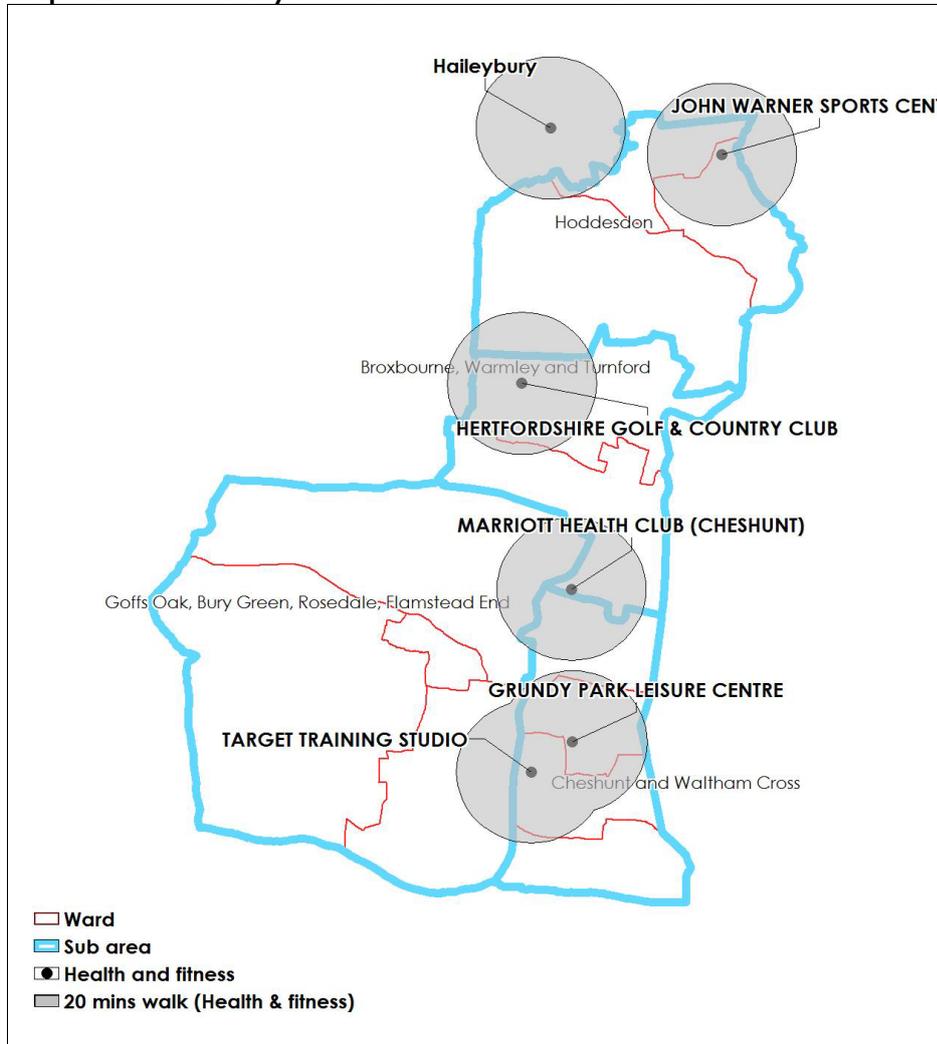
Overall the quality of health and fitness centres can be said to be good, only one centre has not been built or refurbished since 2000, and the condition and range of facilities meets current requirements.

### Accessibility

No detailed assessment of accessibility was undertaken (and accessibility mapping is not available from Active Places), but the distribution of centres around Broxbourne suggests that a

very high proportion of local residents live within a 20 minute drive of a health and fitness centre and walking accessibility is also good from the main population centres.

**Map 5.2: Accessibility to health and fitness centres in Broxbourne**



## DEMAND ASSESSMENT

Active Places or the FPM do not consider health and fitness in the same degree of detail as other facilities, and there is no 'ready reckoner' for assessing demand. The Fitness Industry Association has devised a model that provides guidance on the supply of stations against the current anticipated demand.

The model defines health and fitness users as all people participating in health and fitness, including private club members and users of local authority facilities. The model is based on peak period demand, and the peak times are identified as follows:

Mon-Fri, 6pm – 10pm

Sat-Sun, 12pm – 4pm

For modelling purposes, it is assumed that 65% of the total weekly usage occurs at the busiest (peak) time periods. Based on research with health and fitness operators it has been assumed that the average member/user visits the facility 2.4 times per week.

Sport England's Active People Survey has been used to understand the percentage of the population participating in health and fitness. In Broxbourne, Active People shows that 8.4% of the population participate in health and fitness/gym on a weekly basis (compared with the national average) – this figure has been used to reflect the local situation, based on APS data.

Standard	Value	Total
Population (over 16)		72250
% of population participating in health and fitness	8.4%	6069
Average number of visits per week	2.4	14566
No. of visits in peak time	65%	9468
No. of visits on one hour of peak time	28	338
<b>TOTAL NO. OF STATIONS REQUIRED (PEAK TIME)</b>		<b>338</b>

This shows that, on this basis, a total of 338 stations are required during the peak time period to accommodate anticipated current levels of demand. According to Active Places the current supply is 341 (or 266 if relative accessibility to the public is included) – this represents an adequate supply if all stations are included, or a small shortfall of about 70 stations if only those widely available to the community are considered.

#### INITIAL CONCLUSIONS FOR HEALTH AND FITNESS

**There are 341 stations on 7 health and fitness sites within Broxbourne. Taking into account wider accessibility by the community, this equates to about 266 stations in total. Anticipated demand from within the borough from the FIA methodology is for about 338 stations. There therefore appears to be a small shortfall of health and fitness stations for the wider community within Broxbourne of about 70 stations. However this is mitigated somewhat by the relatively large number of centres in neighbouring LA areas, and the apparent export of demand to these areas.**

**There is therefore some justification for limited additional health and fitness provision in the borough in the future. Additional capacity might also be able to be released at private clubs who might be encouraged to open up their own facilities for wider community use where necessary.**

**Quality and accessibility are both considered to be good.**

**Future provision - As with other facilities, future need is dependent on any increase in population, which may be mitigated by the ageing of the population. If increased participation in accordance with local and SE targets is achieved, it is likely that additional stations will be required in the next 10-15 years over and above any planned increases at the present. Positive provision for health and fitness should be made particularly in conjunction with new housing development throughout the borough.**

**Furthermore, with the provision of other new sporting facilities a new health and fitness suite can provide great opportunities for cross-selling and marketing and help to increase participation in other sports and activities and therefore should always be considered as an 'add-on' when considering other new sporting provision.**

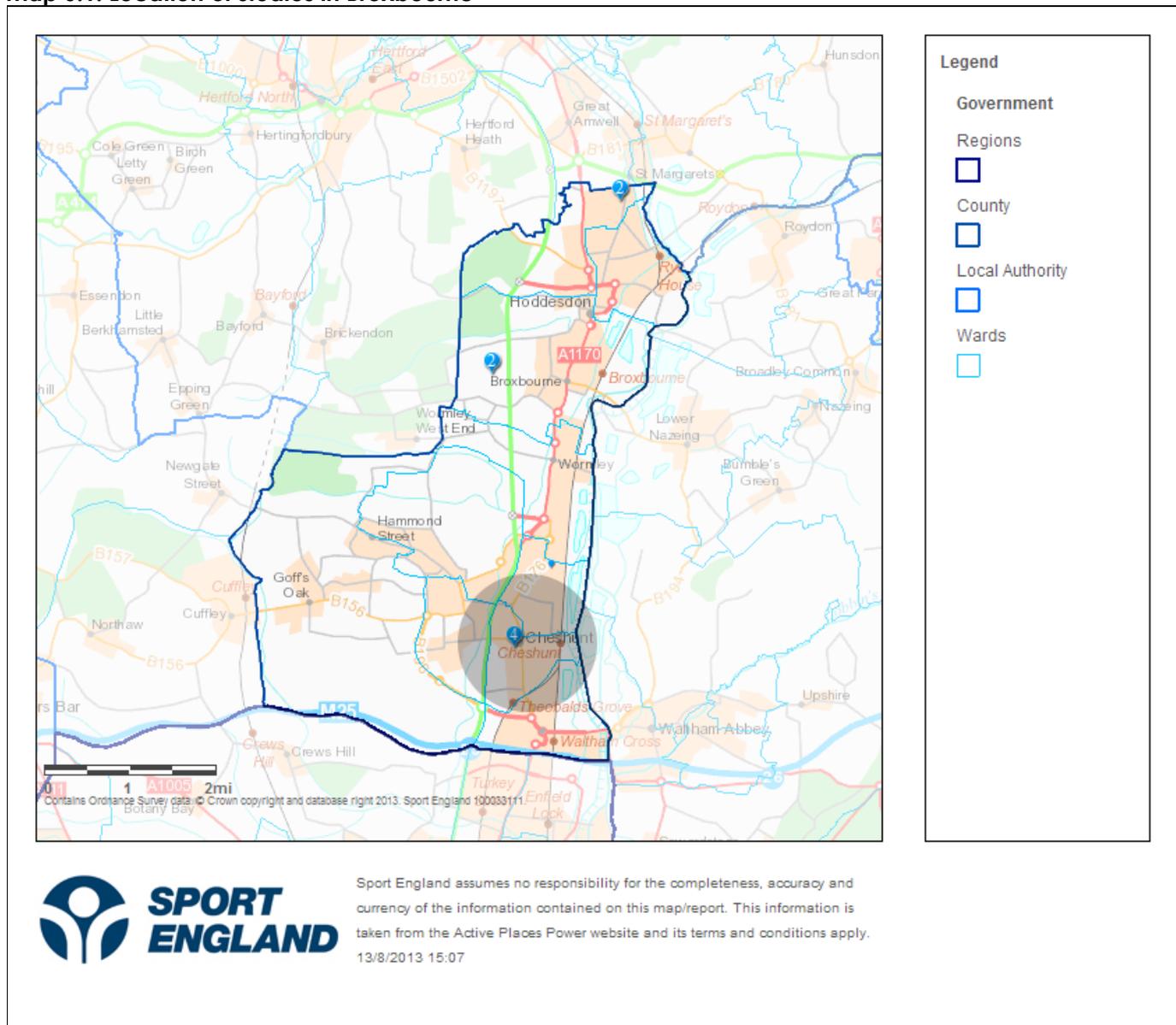
# 6. Studios

## Supply

06

The Active Places database has recently collected information on studio provision mostly as part of wider sports facilities. There are 8 such studios available at present in Broxbourne, three at the main sports centres at Grundy and John Warner, and the remainder at private venues.

**Map 6.1: Location of studios in Broxbourne**



Site Name	Facility Status	Ownership/management	Access Type	Year Built/refurb
GRUNDY PARK LEISURE CENTRE	Operational	Local Authority/commercial	Pay and Play	1984/1999
GRUNDY PARK LEISURE CENTRE	Operational	Local Authority/commercial	Pay and Play	1984/2003
JOHN WARNER SPORTS CENTRE	Operational	School/commercial	Pay and Play	2002/2008
HERTFORDSHIRE GOLF & COUNTRY CLUB	Operational	Commercial	Registered Membership use	1995
HERTFORDSHIRE GOLF & COUNTRY CLUB	Operational	Commercial	Registered Membership use	2011
TARGET TRAINING STUDIO	Operational	Commercial	Registered Membership use	2001
TARGET TRAINING STUDIO	Operational	Commercial	Registered Membership use	2007
TURNFORD SCHOOL	Operational	School/in house	Sports Club / Community Association	2007
GOOD HEALTH CLUB (CLOSED)	Closed	Commercial	Pay and Play	1984/2004

In addition there are studios at several of the local secondary and high schools which may be available for wider community use as follows:

- Broxburne School - studio
- Goffs School – performing arts centre available for dance
- St Mary’s School – 2 dance/drama studios with sprung floor, mirrors, little used, but available for ‘good’ hirers
- Herts Regional College – 2 dance studios, with some community use but coordinated separately from sport
- Turnford School – dance studio with some community usage on weekday evenings

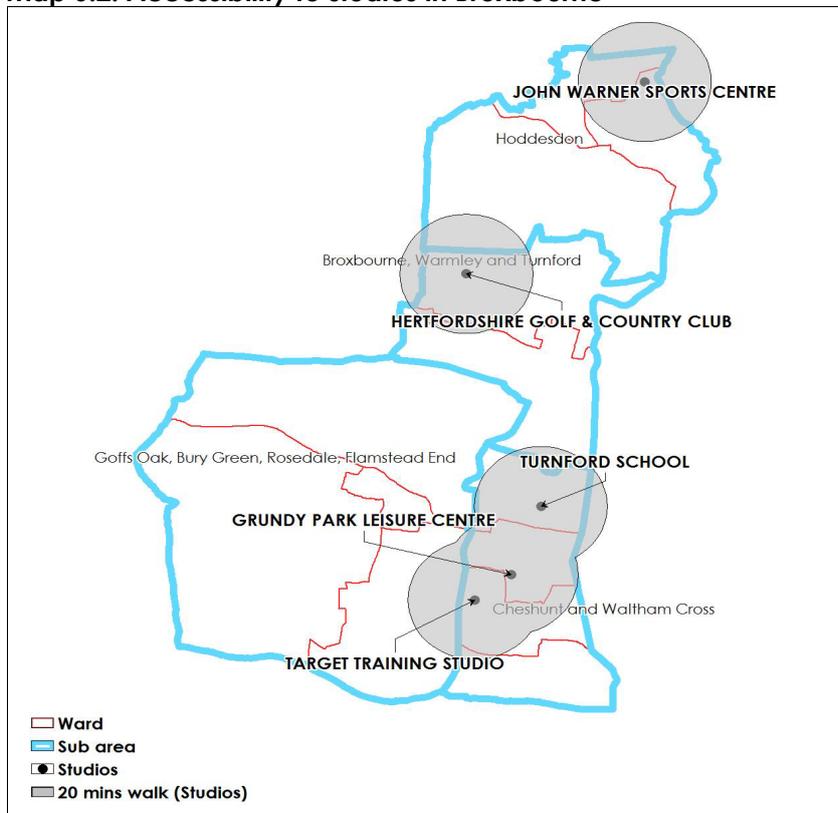
## Demand

There is no accepted method of assessing demand for studio use, and Active People data on participation is too imprecise to accurately extrapolate demand from participation data. Additional evidence of local usage of and demand for such facilities is required to assess whether current supply meets likely current and future demand, but discussion with studio owners, managers and operators suggest that there is significant spare capacity and little or no expressed unmet demand.

## Accessibility

No detailed assessment of accessibility was undertaken (and accessibility mapping is not available from Active Places), but the distribution of studios around Broxbourne suggests that a very high proportion of local residents live within a 20 minute drive of a studio and walking accessibility is also good from the main population centres.

**Map 6.2: Accessibility to studios in Broxbourne**



### INITIAL CONCLUSION FOR STUDIOS

There is a range of studios available for the community to use at public, commercial and school venues. There is no current method of assessing demand, and consultation with operators is required to assess the current and future adequacy of facilities and confirm the impression that there are more than adequate studios to meet demand in the borough. No additional studios are therefore considered to be needed in the short term.

## 7. Squash

07

Except for the database of facilities, the assessment below is not based as before on the tools available from Sport England, and relies on locally gained information, websites and feedback from governing bodies.

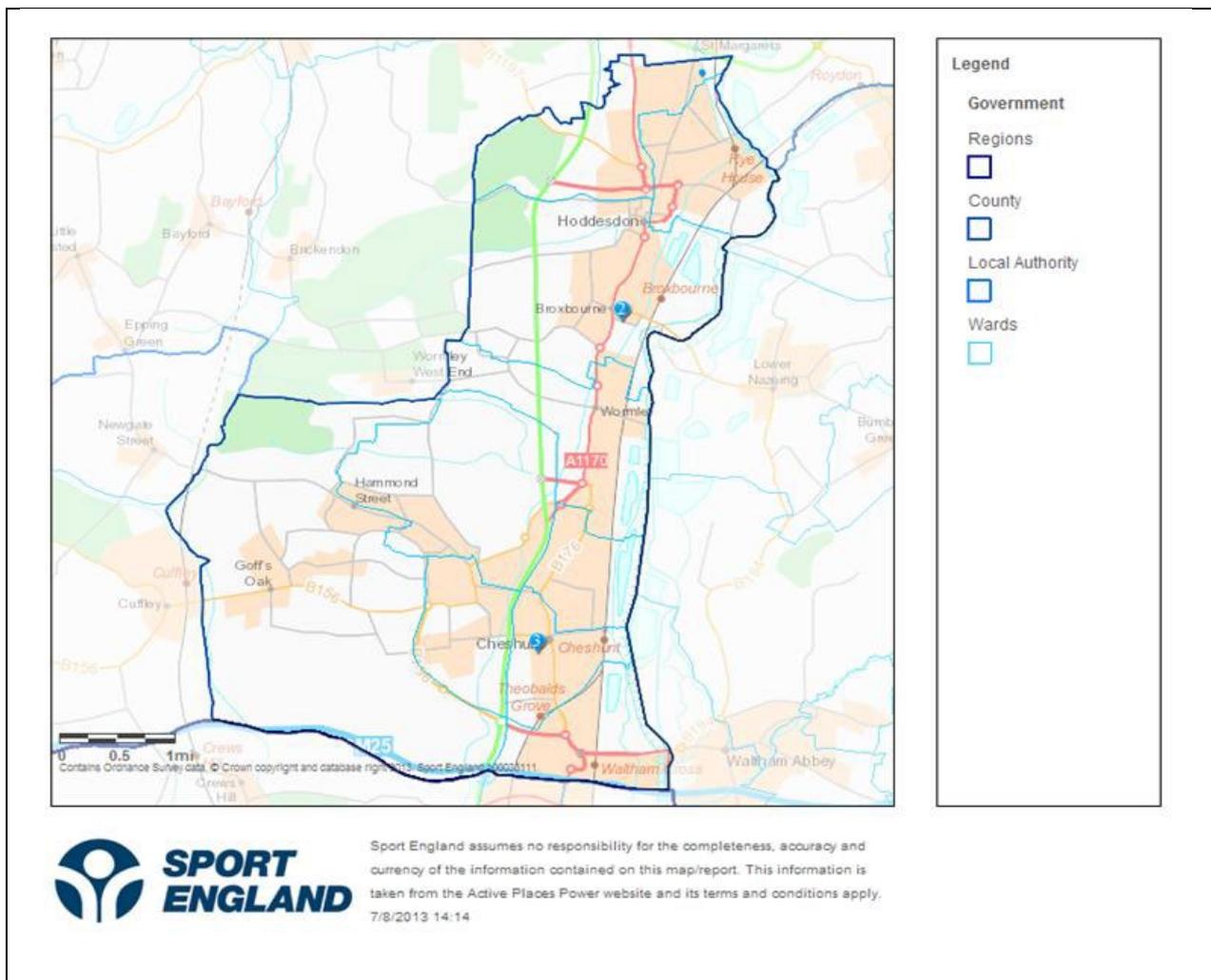
Site Name	Facility Sub Type	Courts	Facility Status	Ownership Type	Access Type	Year Built/refurb
GRUNDY PARK LEISURE CENTRE	Glass-backed	1	Operational	Local Authority/commercial	Pay and Play	1984/2011
BROXBOURNE SPORTS CLUB	Normal	4	Operational	Sports Club	Sports Club / Community Association	1975/2012
BROXBOURNE SPORTS CLUB	Glass-backed	1	Operational	Sports Club	Sports Club / Community Association	1995/2012
CHESHUNT CLUB	Glass-backed	2	Operational	Sports Club	Sports Club / Community Association	1970/2007
<b>Total</b>		<b>8</b>				
JOHN WARNER SPORTS CENTRE	Normal	1	Closed	School	Pay and Play	2002
CHESHUNT CLUB	Normal	1	Closed	Sports Club	Sports Club / Community Association	1970/2004

Of the total of 8 courts, half are glass backed, allowing for viewing. All courts are on public or club sites, and therefore available to the wider community, albeit that club membership may be necessary. Two courts have closed down in recent times.

A number of other facilities exist in the neighbouring LA areas surrounding Broxbourne as follows. Local provision in absolute terms is poor in the borough.

	No of venues	No of normal courts	No of glass courts	Total courts
<b>East Herts</b>	7	10	9	19
<b>Enfield</b>	3	10	1	11
<b>Epping Forest</b>	4	9	1	10
<b>Hertsmere</b>	5	9	6	15
<b>Welwyn Hatfield</b>	6	8	8	16

**Map 7.1: Location of squash courts in Broxbourne**



### Relative Supply

A manual assessment has been undertaken of the supply of squash courts in Broxbourne compared with pro-rata provision in the neighbouring LA areas and other areas (the totals include all facilities on the database that are currently in operation).

	2013 estimated population	No of courts	Courts per 1000 population
<b>Broxbourne</b>	94300	8	0.08
<b>East Herts</b>	139200	19	0.14
<b>Enfield</b>	319700	11	0.03
<b>Epping Forest</b>	126200	10	0.08
<b>Hertsmere</b>	101500	15	0.15
<b>Welwyn Hatfield</b>	113800	16	0.14
<b>East region</b>	5979213*	575	0.10
<b>England</b>	53783807*	4442	0.08

Relative provision in Broxbourne is therefore about the national average, although it is lower than in the region. Provision in the wider area including adjacent LA areas is generally good, and indeed better than average with the exception of Enfield.

## Demand

There is no established methodology for estimating the level of total demand, and satisfied and unmet demand as with other planning tools. The Active People surveys undertaken regularly by Sport England do give some indication of existing participation in squash although it is accepted that this does not equate exactly with demand, as the latter may be affected by current provision. However the regularity of the surveys from 2007/8 on a six monthly and annual basis since then do allow some trends in participation to emerge, as set out in the following table.

<b>Once a week participation</b>			
	<b>APS 2 Oct 07/08</b>	<b>APS5 Oct 10/11</b>	<b>APS 6 Apr 11/12</b>
<b>Overall participation</b>	0.71%	0.67%	0.65%
<b>Male England</b>	1.21%	1.18%	1.16%
<b>Female England</b>	0.24%	0.19%	0.16%
<b>East region</b>	0.79%	0.74%	0.77%
<b>Once a month participation</b>			
<b>Overall participation</b>	1.19%	1.10%	1.05%
<b>Male England</b>	2.0%	1.89%	1.85%
<b>Female England</b>	0.43%	0.35%	0.30%
<b>East region</b>	1.35%	1.19%	1.16%

Some of the headline findings from these surveys are as follows:

- overall participation has declined both in regular and less regular participation over the time period, and this is reflected in both male and female activity rates;
- there have been downward trends in 30-35, 35-44 age groups, while 45-64 has fallen back to levels of two years ago after an increase. 20-24 participation is back to same levels of 2 years ago;
- organised squash represents about 27% of all participation, club membership 18% and organised competitive squash about 13%;
- coaching and tuition have increased over time; and
- participation in the East region is higher than the national average and remained fairly steady.

It is well documented that squash is not as popular as in its heyday of say 20 years ago, but it is apparent that there is a core of participation, that new courts are always being built and that the NGB (England Squash) is active in promoting the sport. However participation targets set with Sport England are being missed (to the current tune of 50,000 (once per week participation is currently about 285,000).

In the absence of more detailed information therefore, it is assumed that the demand for squash courts in Broxbourne is equivalent to the regional average, and therefore about 10-20% above the national average, but that this will fluctuate and may well not increase significantly given the most recent trends in participation.

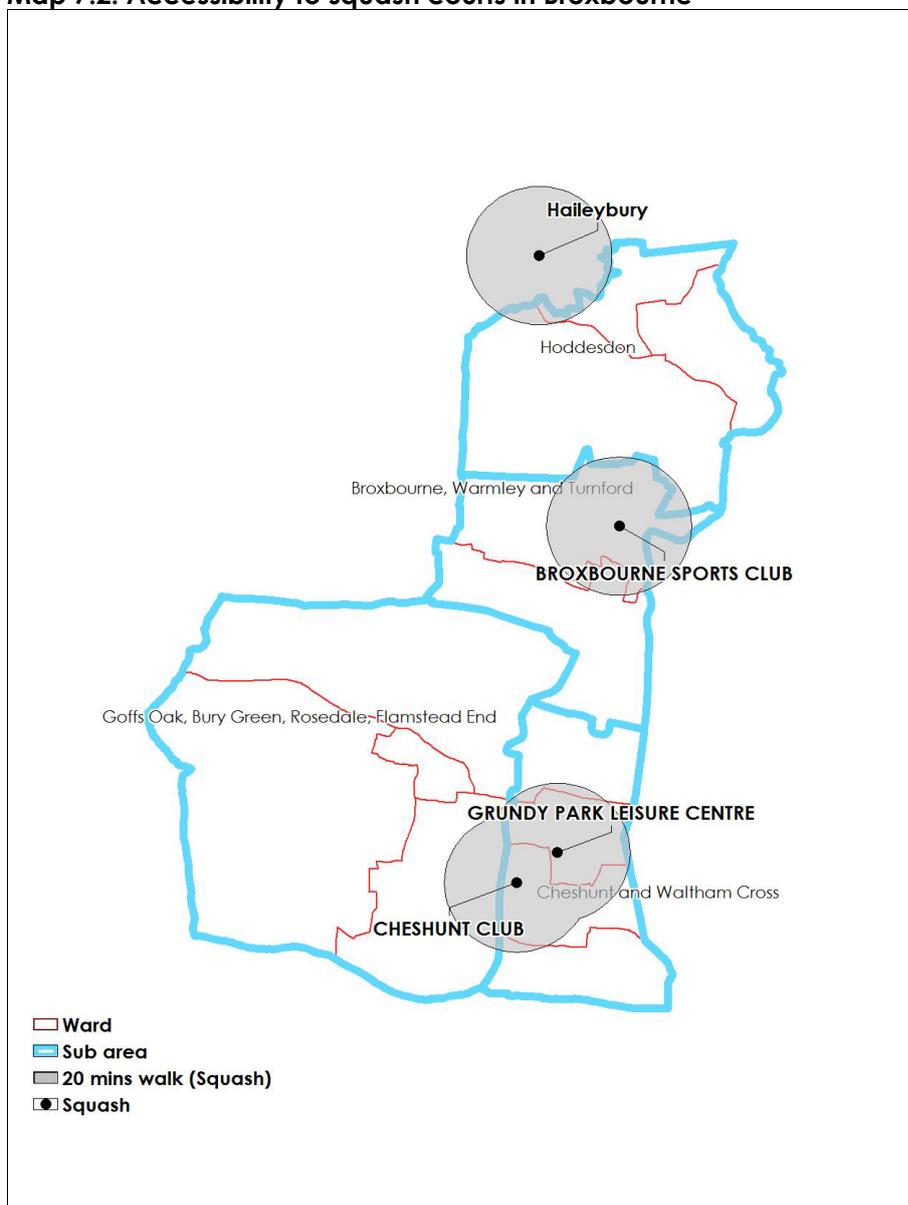
## Quality

Detailed quality assessments were not undertaken of all courts, but hearsay evidence and visual inspection of the 'public' court Grundy Park suggest that facilities are generally in a fair condition.

## Accessibility

No detailed assessment of accessibility was undertaken (and accessibility mapping is not available from Active Places), but the distribution of courts around Broxbourne suggests that a very high proportion of local residents live within a 20 minute drive of a squash court and walking accessibility is also good from the main population centres.

**Map 7.2: Accessibility to squash courts in Broxbourne**



## INITIAL CONCLUSION FOR SQUASH

There are three venues for squash in the borough with 8 courts for wider community use, which is a relatively low level of provision compared with neighbouring LAs, though there is access to other courts on the edge of but outside the borough. However existing provision per capita overall for squash is almost the average for England.

Demand is extrapolated from national and regional participation rates at about 10-20% above the national average.

Comparing supply with estimated demand, it is suggested that there may in principle be a shortfall of 1-2 courts to meet demand, although the evidence locally suggests that courts are currently being closed. It may well be that other clubs and courts in the area are in sufficient numbers to meet anticipated demand in Broxbourne. The usual need for 3 court facilities especially on club sites, to help development, is met at Broxbourne Club.

Quality is generally fair and overall accessibility to existing courts good.

Additional squash provision might therefore be considered either as free standing centres in 1 location or more probably as part of existing centres if demand is identified.

Future provision - As with other facilities, future need is dependent on any increase in population, which is mitigated by the ageing of the population together with changes in participation. It is likely that additional squash courts might be required in the next 10-15 years over and above current increased requirement.

# 8. Indoor Bowls

08

The assessment below is based as before on the tools available from Sport England.

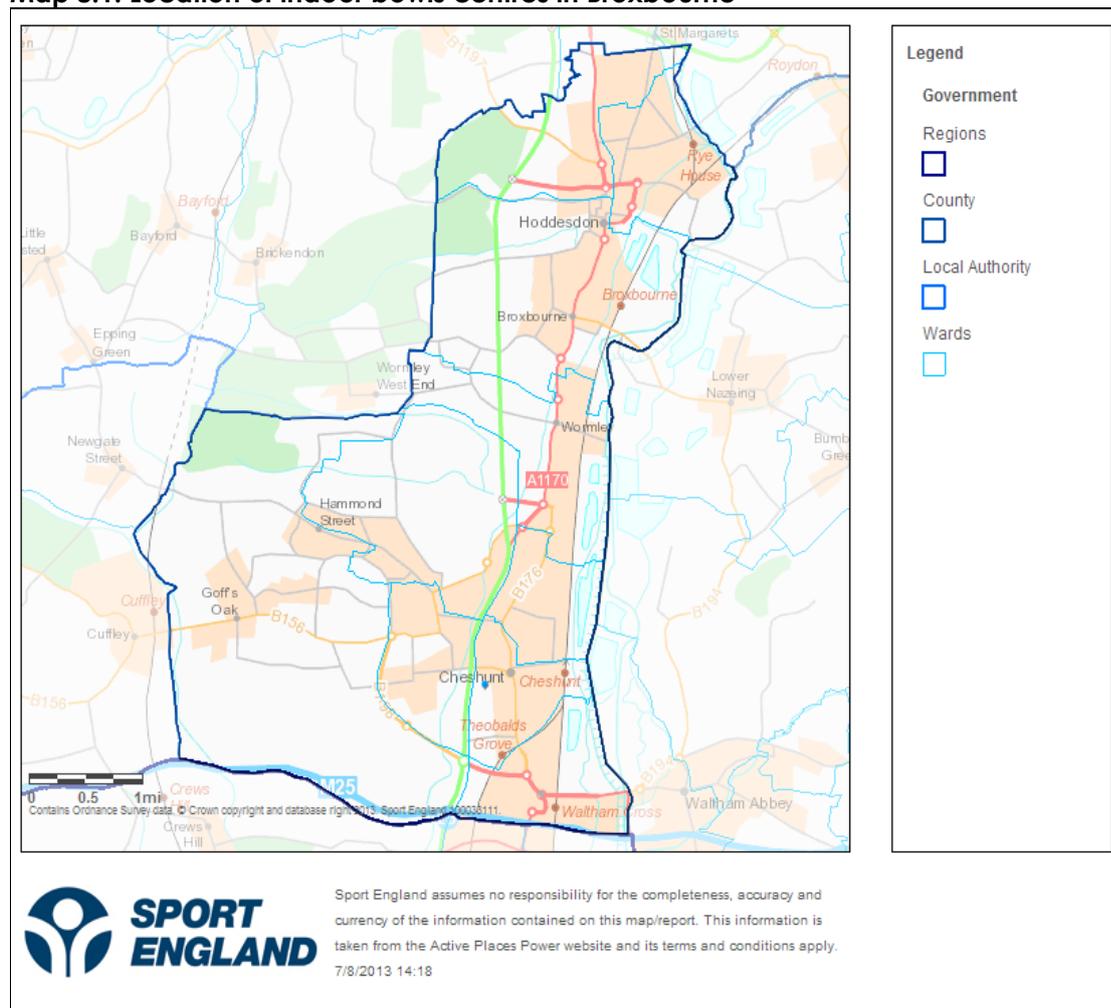
## ACTIVE PLACES POWER

### Supply

Site Name	Ward	Rinks	Ownership/ management	Access	Year Built/refurb
CESHUNT CLUB	Theobalds	6	Sports Club	Sports Club / Community Association	1973/2007

There is one club based bowls facility within Broxbourne providing 6 rinks.

**Map 8.1: Location of indoor bowls centres in Broxbourne**



**Cheshunt Indoor Bowls Club** is a section of the Cheshunt Sports Club, and was built in 1973, with refurbishment in 2007. It is a members' club and the main activities take place from mid September to the end of April. The bowls hall and other facilities at the Cheshunt Club are currently the subject of discussions about possible relocation to an adjacent site, but it is the intention that all existing facilities on the Cheshunt Club site will be retained, albeit possibly in a new location.

In addition there are a further 11 indoor bowls centres within a 30 minute drive of the middle of the borough as follows:

Site Name	Rinks	Access	Ownership/management	Year Built	Refurbished	Minutes from Broxbourne
DAVID LLOYD CLUB (ENFIELD)	7	Registered Membership use	Commercial	1992	Yes	10-15
TYE GREEN INDOOR BOWLS CLUB	9	Sports Club / Community Association	Sports Club	1973	Yes	20-25
PICKETTS LOCK INDOOR BOWLS CLUB	6	Pay and Play	Other/sports club	1973	Yes	20-25
BOUNDS GREEN RECREATION CLUB LTD	3	Sports Club / Community Association	Commercial	1939	Yes	20-25
BRAMLEY BOWLS CENTRE	2	Pay and Play	Local Authority/Trust	1936	Yes	20-25
DAVID LLOYD CLUB (CHIGWELL)	7	Registered Membership use	Commercial	1992	Yes	20-25
HATFIELD BOWLING CLUB	4	Sports Club / Community Association	Commercial	1924	Yes	20-25
STEVENAGE ARTS & LEISURE CENTRE	6	Pay and Play	Local Authority/Trust	1974	No	20-25
GLEBELANDS INDOOR BOWLS CLUB	8	Sports Club / Community Association	Commercial	1990	Yes	25-30
WATFORD INDOOR BOWLS CLUB	6	Pay & play	Local Authority/sports club	1991	Yes	25-30

**Facilities per 1000 population** – a manual calculation of the pro rata provision of indoor bowls in Broxbourne and the neighbouring LA areas reveals the following (the totals include all facilities on the database that are currently in operation):

	Population 2013	Indoor bowls centres	Rinks	All indoor pools/1000
<b>Broxbourne</b>	94300	1	6	0.06
<b>East Herts</b>	139200	0	0	0
<b>Enfield</b>	319700	4	18	0.06
<b>Epping Forest</b>	126200	1	7	0.06
<b>Hertsmere</b>	101500	0	0	0
<b>Welwyn Hatfield</b>	113800	1	4	0.04
<b>East region</b>	5979213*	74	397	0.07
<b>England</b>	53783807*	341	1797	0.03

\*2011

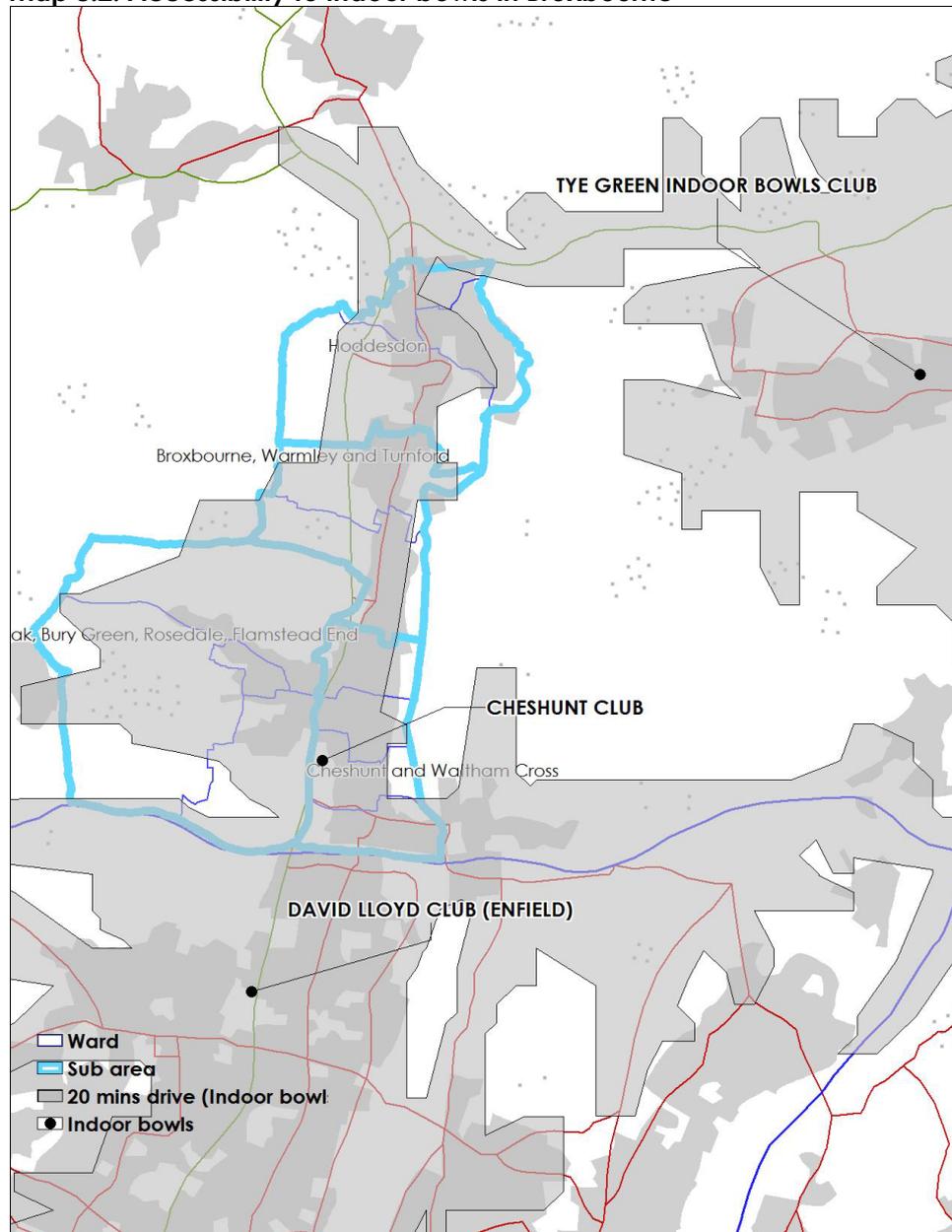
Pro rata bowls provision in Broxbourne is slightly better than the national average, but lower than the average in the East region, where indoor bowls has a long tradition and is well catered for. It is unrealistic to draw too firm conclusions when the numbers of facilities are so low, but local provision in the borough is as high as any of the surrounding LA areas where indoor bowls exists.

### Quality

The existing bowls centre was built in 1973 and has been refurbished in 2007, and quality is considered to be good, although there may be a need to bring the hall up to more modern standards. The quality was also confirmed by a site visit. At this stage, the centre is therefore considered to be in relatively good condition, albeit that it is very much a 1970s building, and likely to remain fit for purpose over the duration of the study only so long as it is maintained well.

### Accessibility

**Map 8.2: Accessibility to indoor bowls in Broxbourne**



Accessibility mapping is no longer available from Active Places, but a detailed assessment of the distribution of centres in and around Broxbourne suggests that almost all local residents live within a 20 minute drive of a bowls centre either in the borough or in adjacent districts and boroughs.

## **SPORTS FACILITIES CALCULATOR**

The SFC is primarily intended to estimate the demand for facilities in discrete areas e.g. it is useful in determining the likely demand for halls from the residents of new housing growth. With some provisos it can be used to give a broad estimate of the demand over a local authority area, though it takes no account of demand across LA boundaries, quality of facilities and detailed opening times.

The SFC estimates that at present (with the latest population estimate of 94,500 in 2013) there is sufficient demand in Broxbourne at normal participation rates for about 1 centre, or about 6 rinks in community use.

With a future estimated population in 2031 of 103,800, there is sufficient demand for about 1.25 centres or about 7 rinks in community use. Despite an increase in population of about 9%, demand increases by about 25% as the population ages.

These compare with current provision of one 6-rink centre. There appears to be adequate provision for indoor bowls at present from this assessment, while by 2031 there may be additional demand for an extra rink. However a fuller analysis is required to take into account the actual availability of centres throughout the day, hours of usage, location in terms of demand, age and condition. Bowls is not considered in Sport England's FPM and alternative means must therefore be found.

### **INITIAL CONCLUSION FOR INDOOR BOWLS**

**There is one indoor bowls centre in the borough with 6 rinks, but a large number of other centres within a 30-minute drive in adjacent LA areas. Existing provision for indoor bowls in the borough is slightly better than the national average, but lower than the average in the East region, and local provision in the borough is as high as any of the surrounding LA areas where indoor bowls exists.**

**Accessibility is considered good, although there is only one centre in the borough.**

**Quality is broadly good.**

**The SFC estimates that at present (with the latest population estimate of 94,500 in 2013) there is sufficient demand in Broxbourne at normal participation rates for about 1 centre, or about 6 rinks in community use. By 2031, there is sufficient demand for about 1.25 centres or about 7 rinks in community use. At present there is an apparent adequacy of bowls rinks and a small shortfall in the longer term.**

**There is no great justification for additional indoor bowls provision in Broxbourne at the present, but in the longer term, there may be some merit in providing an additional rink, particularly if the centre is relocated to an adjacent or new site.**

## 9. Indoor Tennis

The assessment below is based as before on the tools available from Sport England (although these are more limited than for other facilities).

### ACTIVE PLACES POWER

#### Supply

There are no indoor tennis centres in Broxbourne.

The nearest indoor tennis centres within a 30 minute drive from the centre of the borough are as follows:

Site Name	Facility Sub Type	Courts	Access	Ownership/management	Year Built	Refurbished	Minutes from Broxbourne
DAVID LLOYD CLUB (ENFIELD)	Traditional	6	Registered Membership use	Commercial	1991	Yes	10-15
HARLOW LEISUREZONE	Traditional	3	Pay and Play	Other/Trust	2010	No	10-15
GOSLING SPORTS PARK	Framed Fabric	4	Pay and Play	Other/Trust	1990	No	15-20
GOSLING SPORTS PARK	Traditional	9	Pay and Play	Other/Trust	1990	No	15-20
GOSLING SPORTS PARK	Airhall	4	Pay and Play	Other/Trust	2009	No	15-20
HARLOW LAWN TENNIS CLUB	Framed Fabric	4	Pay and Play	Local Authority/sports club	2009	No	15-20
HAZELWOOD LAWN TENNIS & SQUASH CLUB	Traditional	3	Sports Club / Community Association	Sports Club	1966	Yes	15-20
CHINGFORD SCHOOL OF TENNIS CLUB	Airhall (seasonal)	3	Pay and Play	Commercial/other	2004	No	20-25
DAVID LLOYD CLUB (CHIGWELL)	Traditional	9	Registered Membership use	Commercial	1992	Yes	20-25
DAVID LLOYD CLUB (CHIGWELL)	Airhall (seasonal)	2	Registered Membership use	Commercial	1992	No	20-25
DAVID LLOYD CLUB (HATFIELD)	Traditional	3	Registered Membership use	Commercial	2004	No	20-25
DAVID LLOYD CLUB (HATFIELD)	Traditional	4	Registered Membership use	Commercial	2004	No	20-25
QUEENSWOOD SCHOOL	Traditional	2	Private Use	School/commercial	1994	No	20-25

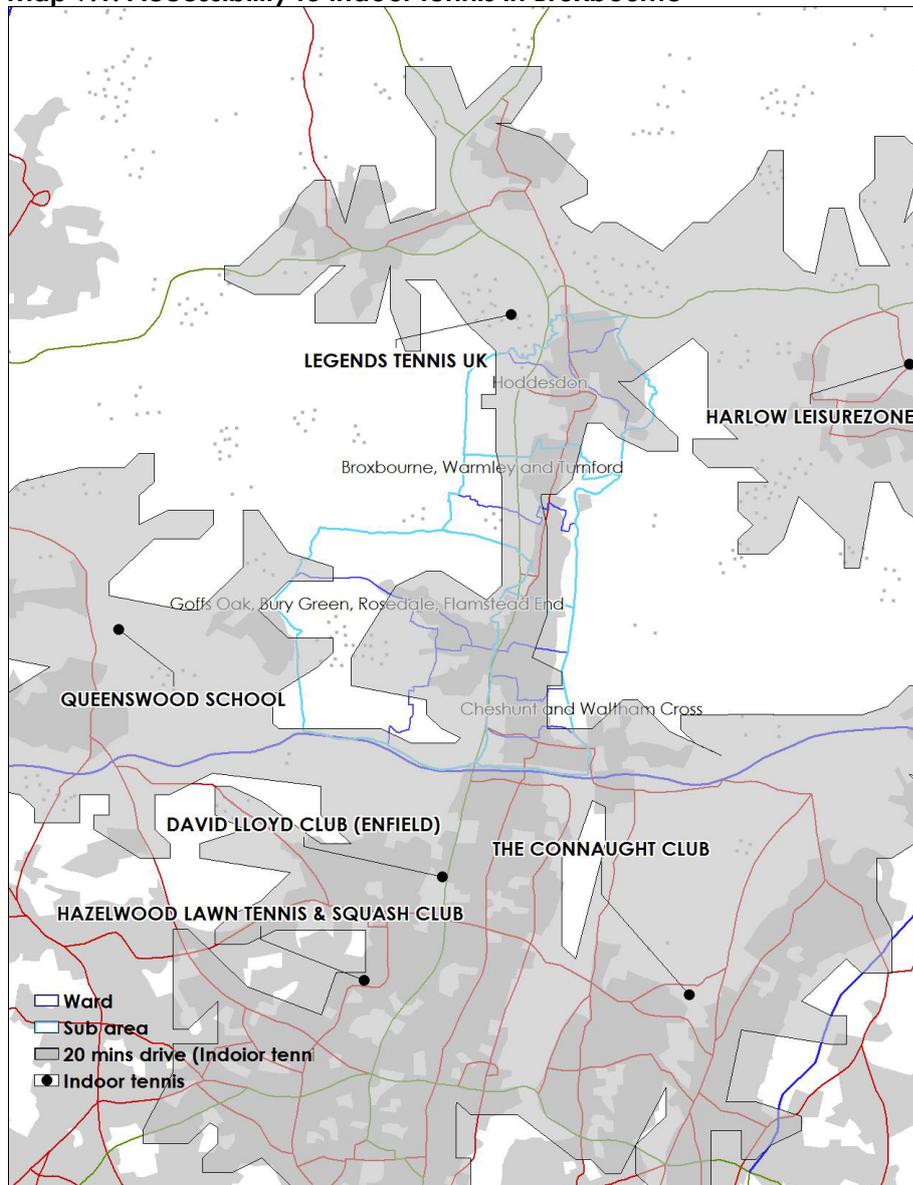
Site Name	Facility Sub Type	Courts	Access	Ownership/ management	Year Built	Refurbished	Minutes from Broxbourne
THE CONNAUGHT CLUB	Framed Fabric	2	Sports Club / Community Association	Sports Club	1980	No	20-25
THE CONNAUGHT CLUB	Airhall (seasonal)	2	Sports Club / Community Association	Sports Club	2004	No	20-25
WELWYN TENNIS CLUB	Airhall (seasonal)	2	Sports Club / Community Association	Local Authority/sports club	1989	Yes	20-25
COOLHURST LAWN TENNIS AND SQUASH RACKETS CLUB	Airhall (seasonal)	2	Registered Membership use	Sports Club	1903	Yes	25-30
DAVID LLOYD CLUB (FINCHLEY)	Traditional	10	Registered Membership use	Commercial	1989	Yes	25-30
DAVID LLOYD CLUB (FINCHLEY)	Airhall (seasonal)	5	Registered Membership use	Commercial	1989	No	25-30
LISTER TENNIS CLUB	Airhall	2	Pay and Play	Sports Club	1994	Yes	25-30
LEGENDS TENNIS UK	Traditional	4	Pay and Play	Commercial	2008	Yes	25-30

A manual assessment has been undertaken of the supply of indoor tennis in the wider area to compare provision (the totals include all facilities on the database that are currently in operation):

	2013 estimated population	No of centres	No of courts	Courts per 1000 population
<b>Broxbourne</b>	94300	0	0	0
<b>East Herts</b>	139200	1	4	0.03
<b>Enfield</b>	319700	2	9	0.03
<b>Epping Forest</b>	126200	2	11	0.09
<b>Hertsmere</b>	101500	2	13	0.13
<b>Welwyn Hatfield</b>	113800	7	28	0.25
<b>East region</b>	5979213*	54	192	0.03
<b>England</b>	53783807*	341	1315	0.02

In the LAs surrounding Broxbourne, local provision for tennis is very high and clearly in excess of the national and regional averages – in the case of Hertsmere and in particular Welwyn Hatfield, these are some of the best levels in the whole country.

**Map 9.1: Accessibility to indoor tennis in Broxbourne**



Accessibility mapping is no longer available from Active Places, but a detailed assessment of the distribution of centres in and around Broxbourne within 10-30 minutes of the centre of the borough suggests that most residents of Broxbourne can access a centre within 20 minutes' drive of home, albeit these are in neighbouring areas.

### DEMAND ASSESSMENT

Active Places or the FPM do not consider indoor tennis in the same degree of detail as some other facilities, and there is no 'ready reckoner' for assessing demand. It is possible however to assess demand in broad terms by reference to LTA data, as follows.

In 'Priority Project Funding, Policy and Operational Procedures', the LTA states that one indoor court can serve 200 regular tennis players. The Active People Survey found that 1.27% of adults regularly participate (once per week) in tennis. On the basis of this figure, applied to the

borough's current adult population (72250), there is potential for  $72250 \times 1.27\%$  divided by 200 = 4-5 courts for the whole borough.

There are currently no courts available in Broxbourne, and on the basis of this calculation, there is some justification to suggest that there may be a local demand in the first instance for the provision of a new centre with 3-5 courts, subject to club and governing body comment.

#### **OVERALL CONCLUSIONS FOR INDOOR TENNIS**

**There are no indoor tennis courts in Broxbourne although there are 7 centres with 33 courts within 20 minutes from the centre of the borough. There is a choice of facility for tennis players from Broxbourne.**

**Using LTA data on the average court provision required to accommodate demand, there is a shortfall of up to 5 courts.**

**Despite the abundance of other centres outside the borough, there is some justification for the provision of indoor tennis at the present time in Broxbourne, in the first instance on one site with 3 courts. Additional feasibility is required to ascertain the total number of new courts required over the strategy period and the best locations within the whole county.**

**Future provision - As with other facilities, future need is dependent on any increase in population, which is mitigated by the ageing of the population. However, if increased participation in accordance with local and SE targets is achieved, it is likely that additional indoor tennis court space will be required in the next 10-15 years.**

## 10. Specialist Facilities

10

While it is not the prime intention of the study to consider specialist facilities for sport, as the brief concentrated on community provision, nevertheless the initial consultation with clubs identified some specialist facility requirements, which might be able to be incorporated in existing or proposed new community sports halls and the like. Consideration of these specific issues is addressed below, and feeds into the subsequent section on issues and options.

### Gymnastics

Turnford Gym Club has been in existence for 10 years, and currently uses the hall at Turnford School, but this is inadequate for its particular purpose. It is too small to allow the full range of activities, and there are problems with the hall environment. The club has a waiting list of 150 which is equal to its current membership. The club ideally requires a new venue/centre, on a permanent basis, with the equivalent of a 2 court hall, ideally with 5000 ft<sup>2</sup> with changing. A school hall or alternative facility such as redundant warehouse would be ideal, although there may well be planning issues with the latter. Although in an ideal world, the club would like a venue where equipment was able to be left out permanently, it would be keen to share (and considers itself compatible with dance, H&F, martial arts, trampolining and similar activities).

**Implications for strategy** – a school hall of at least 2 courts would be suitable for the club, but in the longer term a permanent venue with fixed equipment is required if the aspirations of the club are to be met. The strategy should address both these objectives in the short and longer terms. A location in a warehouse or similar facility would be appropriate subject to planning permission.

### Indoor netball

Turnford Netball Club was started in 1967, playing at the College, but a number of leagues were begun and these are now based at the outdoor courts at Wormley. (Outdoor playing issues are dealt with in the PPS separately). Of more relevance to this study is the need for indoor facilities for competition and training.

Sports hall hire is a great problem. The Club field over 26 teams and are forced to hire different venues for training and matches - the Regional College, Goffs Sports Hall (where cancellations are common) St Mary's School (which is expensive). Regular booking for National League and Regional League fixtures at the John Warner Sports Centre have been lost.

The club uses the Goff's School Sports Hall for Regional League matches, and the Wodson Park Sports club at Ware, and the Hertfordshire University Sports Hall in Hatfield, for National League matches, which have to be played indoors. The Grundy Park Sports Hall is the only other facility in the Borough and this will not take block bookings.

**Implications for strategy** - Ideally the club would really like a new sports hall built at Wormley. This would give Turnford a proper home ground and it would open up its use to the other netball Clubs who play at Wormley. However the practical and financial problems of achieving this are obvious. Alternatively consideration should be given to the exclusive or main use of one of the existing sports halls (on a school site) to accommodate the netball club.

### **Table tennis**

Broxbourne Table Tennis Academy uses Grundy Park (one afternoon / evening) and John Warner (2 hours per week). At present players reach a certain level and then migrate as the club cannot offer the required training hours (in reality many just give up). The lack of a club facility is deterring young people developing. The club is trying to establish a premier club (as in Enfield and Harlow) and ideally requires a 2 badminton court hall with provision for 8 tables. The club would like to work with another sports club to build small facility, and considers that Broxbourne School/Hoddesdon TC have room available. There are also three other table tennis clubs in the borough with facility requirements.

**Implications for strategy** – space suitable for a permanent or semi permanent table tennis centre should be considered in conjunction with other developments or as a cooperative venture.

### **Other sports**

While there have been no specific discussions on other specialist facilities, the development of a comprehensive sports hall network throughout the borough would provide a number of other sports such as cricket, basketball, volleyball etc with the opportunity to accommodate specialist use.

### **Conclusions**

There is the opportunity when highlighting future locations for sports halls in particular to ensure that location and design take into account the needs of particular sports where this is possible within the overall provision.

# 11. Issues and Options

11

As a result of the foregoing assessment together with the initial stages of consultation, a range of issues was identified after discussion between interested parties, and these are set out below, together with the draft options that present themselves. They form the basis of consultation with local groups, clubs and others (set out in the following chapter).

## **SPORTS HALLS**

### **OVERALL SUMMARY AND CONCLUSION**

**There is no current justification for additional halls to meet existing unmet demand but as all facilities are already at capacity, additional capacity is required now to meet current need.**

**Quality of the main 'public' sports halls is good and has benefitted from recent major refurbishment, and some education halls are new and therefore in good condition, but the remaining school stock is aged and unlikely to be fit for purpose over the whole term of the strategy.**

**In the longer term, additional housing and population will increase demand by 6% which although less than the increased population (because of the ageing demographic) will exacerbate the current situation, as will any increased participation in accordance with local and SE targets. It is possible that additional halls may be required in the longer term.**

**It is very likely that some of the existing halls will no longer be fit for purpose because of age.**

### **ISSUES FOR CURRENT AND FUTURE PROVISION**

- The assessment demonstrates that in principle there are sufficient sports halls to meet the needs of the community – this needs to be verified by evidence from local clubs and groups. Is the current number and distribution of sports halls adequate to meet local club/recreational requirements, and is there a good balance of 'public', school and other facilities?
- Is there a sufficient range of halls of various sizes in appropriate locations to allow all different activities to take place, including competitions?
- Is there a case for some sports halls to become a focus for particular sports and the specialist needs of such sports to be considered in any refurb or new build while maintaining their ability to multi-sport? This will depend whether consultation has identified a need from particular sports for halls to meet their particular requirements.
- If the evidence that the main sports halls are at capacity is confirmed, how can this situation be resolved?
- Most of the local sports halls are on school sites, and school sports halls offer a good opportunity for community use. Many schools give good community access to their sports halls, but there are still some who do not. Is improved community access to school halls in the evening and at weekends feasible? Is there a role for management of community time to be coordinated throughout the borough, possibly with the involvement of the

Council? If all secondary schools have a main sports hall, which is also available for public use, should they be developed with a different specialist facility for particular sports in order to improve provision across the borough? If so what specialist facilities are needed and could be supported in Broxbourne?

- In the current financial climate, what is the best way of funding new sports halls/improvements if these are necessary? The BSF programme of school improvement offered some possible assistance to new/enhanced sports hall provision, but this is no longer available in its current form. Will the replacement school capital/modernisation programme offer any potential for improved school sports halls in the future?
- Overall quality is considered to be good at the main public halls, but the strategy extends into the future when all facilities will be 15 or so years older. Will existing sports halls still be fit for purpose by then?
- If the additional population in the new housing areas significantly increases the demand for sports halls in the future, should new provision take place within the new housing areas, or should facilities be more centrally located to meet the demand from existing built up areas?

#### **OPTIONS FOR FUTURE CONSIDERATION**

1. **Do nothing – will result in continued over usage of existing halls, especially as quality deteriorates over the period of the strategy**
2. **Improve capacity by enhancing access to existing school and other halls for more intensive use – St Mary's, Herts Regional College – in accordance with the findings of the assessment**
3. **Develop new school sports halls as part of any planned redevelopment of school sites –**
4. **Consider the provision of new 4 court halls at those high schools/academies currently without, for the benefit of school and wider community use (Turnford, Sheredes, Cheshunt, Broxbourne) – not currently recommended in the assessment but might be considered as a long term priority**
5. **Better management of existing school/education halls with coordination by central body (e.g. BoB) – additional CU, rationalisation of facility opening, central booking, club development, etc**
6. **Quality improvements to smaller halls (e.g. on some school sites) to make more attractive for CU where whole 4 court hall not required**
7. **Better usage of smaller spaces in borough – e.g. community halls**
8. **In the later years of the timeframe covered by the strategy consider the development of an additional major sports hall/leisure centre incorporating a sports hall, possibly 6-8 courts, in the middle of the borough.**

#### **SWIMMING POOLS**

## OVERALL SUMMARY AND CONCLUSION

While there is insufficient demand to justify a new pool to meet unmet demand, consideration should be given to providing additional capacity in the peak period at other pools to reduce the pressure on these facilities. There may be some possibility of increasing capacity by promoting additional 'public' access to other school pools in the borough, but it is difficult to see how capacity can be increased at the main public pools, except for major rebuild or significantly increased opening times (which are probably difficult to achieve).

Quality - the main 'public' pools are in good condition, though Grundy is now somewhat aged, albeit it is being refurbished. The school pools are generally of a lower overall quality and suffer in these terms from their actual usage and range of programmes. The school pools in general are dated and unlikely to be fully fit for purpose and offer the quality of experience into the later stages of the strategy period without significant updating and refurbishment.

In the longer term, due to the capacity issues that have been identified, the additional demand associated with future population growth in Broxbourne (through both natural growth and housing led growth) is likely to place pressure on existing facilities if the supply remains the same. Further modelling work can be undertaken to assess the implications of population growth on the existing provision of swimming pools in the future increased participation in swimming or the impact of closing existing facilities or opening new facilities in Broxbourne.

## ISSUES FOR CURRENT AND FUTURE PROVISION

- The assessment suggests that although there is relatively low provision, it is difficult to justify any more pools in the borough to meet current need. Taking into account location, size and availability, do the existing pools meet the demand for recreational swimming, teaching and/or club activities? Do swim clubs and others still experience difficulty of gaining access at their preferred times?
- There is some evidence that some main pools are at capacity. How can this situation be resolved if true?
- What is the role of commercial pools at health clubs in meeting the local demand for swimming?
- The current quality of the main pools is considered good. There is an issue of age and functionality with the school pools, many of which were built before 1990, although some refurbishment has taken place. The quality of pools is very important. What improvements are needed (if any) to keep them fit for purpose over the lifetime of the strategy?
- In the current financial climate, what is the best way of funding new pools/pool enhancements?
- If the additional population in the new housing areas significantly increases the demand for swimming in the future, should new provision take place within the new housing areas, or should facilities be more centrally located to meet the demand from existing built up areas?

## OPTIONS

1. Do nothing, continued reliance on existing pools in Broxbourne and other pools outside borough will result in continued over usage of existing pools, especially as quality deteriorates over the period of the strategy
2. Management/programming changes at existing main pools to increase capacity – there may be limited opportunity for this
3. Refurbishment of school pools and provision of ancillary facilities to facilitate community use – Sheredes, Cheshunt and Turnford Schools
4. Better coordination of management and usage of all pools with coordination by central body (e.g. BoB) – additional CU, rationalisation of facility opening, central booking, club development, etc
5. Negotiate where feasible and economic better community access to health and fitness club pools at Hertfordshire and Marriot Clubs

## HEALTH AND FITNESS

### OVERALL SUMMARY AND CONCLUSION

There is some justification for limited additional health and fitness provision in the borough in the future. Additional capacity might also be able to be released at private clubs who might be encouraged to open up their own facilities for wider community use where necessary.

Quality and accessibility are both considered to be good.

Future provision - As with other facilities, future need is dependent on any increase in population, which may be mitigated by the ageing of the population. If increased participation in accordance with local and SE targets is achieved, it is likely that additional stations will be required in the next 10-15 years over and above any planned increases at the present. Positive provision for health and fitness should be made particularly in conjunction with new housing development throughout the borough.

Furthermore, with the provision of other new sporting facilities a new health and fitness suite can provide great opportunities for cross-selling and marketing and help to increase participation in other sports and activities and therefore should always be considered as an 'add-on' when considering other new sporting provision.

### ISSUES FOR CURRENT AND FUTURE PROVISION

- The assessment has found that health and fitness provision in the borough is below average, but local evidence is also needed to support this shortfall. As health and fitness responds to the market better than other sports facility provision, this overall calculation may not be borne out in reality.
- Is existing access to health and fitness centres equitable for the whole community? Are there enough health and fitness facilities available on a pay and play basis? Are all sections of the population catered for – e.g. young people, senior residents, disabled?
- The scale and size of new health and fitness centres will be determined by demand, and the need to make other provision sustainable. Therefore, a new facility is only likely

to be built if it is economically viable and sustainable to do so as part of other provision e.g. in conjunction with a new sports hall, swimming pool or AGP.

- The optimum size of health and fitness centres may depend on a range of factors, and there is no ideal number of stations per centre.

## OPTIONS

1. Need for additional stations at public centres
2. Better promotion and usage of commercial centres to accommodate wider community access
3. Development of smaller new centres in conjunction with new housing developments in various locations
4. Development of health and fitness facilities in conjunction with other new and enhanced facilities e.g. AGPs, tennis centre.

## STUDIOS

### OVERALL SUMMARY AND CONCLUSION

There is a range of studios available for the community to use at public, commercial and school venues. There is no current method of assessing demand, and consultation with operators is required to assess the current and future adequacy of facilities and confirm the impression that there are more than adequate studios to meet demand in the borough. No additional studios are therefore considered to be needed in the short term.

### ISSUES FOR CURRENT AND FUTURE PROVISION

- Is there a local demand for additional studios for dance, movement, and other activities requiring smaller and specific spaces?

## OPTIONS

1. Development of additional studios if need identified
2. Better community use of existing school studios where demand is evident.

## SQUASH

### OVERALL SUMMARY AND CONCLUSION

Comparing supply with estimated demand, it is suggested that there may in principle be a shortfall of 1-2 courts to meet demand, although the evidence locally suggests that courts are currently being closed. It may well be that other clubs and courts in the area are in sufficient numbers to meet anticipated demand in Broxbourne. The usual need for 3 court facilities especially on club sites, to help development, is met at Broxbourne Club.

Quality is generally fair and overall accessibility to existing courts good.

Additional squash provision might therefore be considered either as free standing centres in 1 location or more probably as part of existing centres if demand is identified.

Future provision - As with other facilities, future need is dependent on any increase in population, which is mitigated by the ageing of the population together with changes in

participation. It is likely that additional squash courts might be required in the next 10-15 years over and above current increased requirement.

#### **ISSUES FOR CURRENT AND FUTURE PROVISION**

- Is there a local need for additional squash courts to meet demand in accordance with the demand exercise?
- Is the range and type of courts suitable for the different demands – is there a need for extra 'public' courts at leisure centres?
- Are facilities adequate to allow the development of clubs, coaching and junior participation?
- Quality and condition are considered to be fair/good, but need to be maintained to keep facilities fit for purpose over the period of the strategy.
- The additional population in the new housing areas may increase the demand for squash centres in the future. Should any new provision take place on new sites, or be more centrally located to meet the demand from both these and existing built up areas.

#### **OPTIONS**

1. **Rely on existing facilities to meet need, including those in adjacent boroughs**
2. **Work with NGB to refine future provision levels**
3. **Seek new facilities in appropriate locations if demand exists in future**
4. **Consider reinstatement of squash courts for casual and pay and play at leisure centres**

#### **INDOOR BOWLS**

##### **OVERALL SUMMARY AND CONCLUSION**

**There is no identified need for additional indoor bowls provision in Broxbourne at the present, but in the longer term, there may be some merit in providing an additional rink, particularly if the centre is relocated to an adjacent or new site.**

#### **ISSUES FOR CURRENT AND FUTURE PROVISION**

- Is there a need for an additional centre or additional rinks in Broxbourne in the future given the good access to centres on the edge of the borough? If so where should these be located?
- If the current club and hall are relocated, should the green be extended to take account of potential future demand?
- Indoor bowls is very specialist facility and does not easily allow other sporting usage. Is it feasible to combine additional bowls provision in the future with other new sports facility development (short mat bowls, outdoor bowls or other sports) on a joint site?

- Is there a need to explore participation rates and facts relating to the ageing population –the assumptions of this being an older persons' sport may not be appropriate?

## OPTIONS

1. Reliance on existing centres within and outside Broxbourne, and retention of current centre at Cheshunt Club to meet current demand
2. Relocation on adjacent site and extension of green/rinks as part of a wider redevelopment of indoor and outdoor facilities in this area of Cheshunt
3. Consider the provision of additional rinks if demand increases as the result of demographic and participation changes.

## INDOOR TENNIS

### OVERALL SUMMARY AND CONCLUSION

Despite the abundance of other centres outside the borough, there is some justification for the provision of indoor tennis at the present time in Broxbourne, in the first instance on one site with 3 courts. Additional feasibility is required to ascertain the total number of new courts required over the strategy period and the best locations within the whole county.

Future provision - As with other facilities, future need is dependent on any increase in population, which is mitigated by the ageing of the population. However, if increased participation in accordance with local and SE targets is achieved, it is likely that additional indoor tennis court space will be required in the next 10-15 years.

### ISSUES FOR CURRENT AND FUTURE PROVISION

- There are no indoor tennis facilities in the borough, but local residents can gain easy access to centres in neighbouring LAs. Is there a local need for facilities in Broxbourne?
- If new indoor tennis provision is required in the borough, where should this be located and why?
- Is there a need to link any new such provision with existing outdoor provision for tennis?
- Should any new indoor facility be permanent or temporary?
- Is it feasible to combine limited indoor tennis provision in the future with other new sports facility development on a joint site? There may be a need for large halls for other sports e.g. netball – could these be combined? If so where is the best location for such facilities?
- What types of surface or structure might be appropriate in any new centres?

## OPTIONS

1. Continue to rely on Broxbourne residents accessing the many tennis centres within a 20 minute drive of the borough
2. Development of new 3 court centre in conjunction with existing outdoor tennis club at Broxbourne or Hoddesdon

3. **Combine indoor tennis with other racket sports (squash, table tennis) if need arises for new facility**
4. **Combine new indoor tennis with Cheshunt Park Golf Centre under LA management**
5. **Consider the type of new facility - permanent or seasonal structure.**

## **SPECIALIST FACILITIES**

### **OVERALL SUMMARY AND CONCLUSION**

**There is the opportunity when highlighting future locations for sports halls in particular to ensure that location and design take into account the needs of particular sports where this is possible within the overall provision.**

**There is an identified need from clubs for purpose built or shared specialist halls for netball, gymnastics, table tennis and maybe other sports.**

### **ISSUES FOR CURRENT AND FUTURE PROVISION**

- **Is the provision of purpose built facilities for netball, gymnastics and table tennis feasible within this strategy?**
- **Is Broxbourne an appropriate location for larger than local specialist facilities?**
- **There is a growing trend for some specialist facilities (including indoor cricket and gymnastics) to consider converting industrial units to meet their requirements needs. If evidence of need for this type of facility is identified, there may be planning implications for such development**

### **OPTIONS**

1. **Consider the provision of purpose built facilities for gymnastics, table tennis and netball**
2. **Consider allocating existing or proposed sports halls for specialist use at certain times of the week**
3. **Consider the conversion of warehouse and other non sports buildings for use as specialist sports facilities.**

## 12. Strategy and Action Plan

As the result of consultation with stakeholders after the audit and assessment and identification of issues and options, the following represents the proposed strategy for the range of indoor sports facilities considered in the study. The table overleaf highlights the main proposals and seeks to prioritise these in accordance with a time scale as follows:

- Short Term: 1-2 years (to 2015)
- Medium Term: 2-8 years (2015-2021)
- Long Term: 8+ years (2021-2031)

At this stage of the strategic planning process, costs are only given as relatives and additional work is required at later stages to determine absolute costs.

Recommended policy	Priority	Term	Partners	Cost	
<b>Sports halls</b>					
SH1	Retain the provision of the main 4/6 court sports halls at Grundy Park and John Warner SC as the main focus for a variety of sports within the borough, ensure that all existing sports halls are maintained and fit for purpose over the whole term of the strategy to 2031 and make arrangements for their upgrade and refurbishment when required	High	Ongoing	LA	£
SH2	Improve the overall capacity of sports halls in the borough by retaining, maintaining and enhancing the availability of existing education sports halls at St Marys School and Herts Regional College (including Goffs School if not redeveloped) to ensure continued/additional community use and long term sustainability, and in particular use by clubs and associations, and more specialised use, in the evenings, at weekends and during school holidays	High	Medium	LA/schools/college	£
SH3	Develop new 4 court school sports halls as part of any planned school developments, and negotiate and develop full community access.	High	Medium	Schools	£££

SH4	Consider the provision of new 4 court halls at those high schools/academies currently without (Turnford, Sheredes, Cheshunt)) for the benefit of school and wider community use – as a long term priority.	Medium	Long	Schools	£££
SH5	Develop and manage a framework for the usage of all sports halls (particularly school halls) to ensure community use by the wider community, sports clubs and other users, including defining particular halls for specialist use by clubs in a particular activity (e.g. netball, basketball)	Medium	Short	LA/schools/ other operators	£
SH6	Coordinate (through BoB or leisure operator) the management and promotion of all sports halls throughout the borough to ensure optimum availability for all sectors – casual, club, specialist, training and competition, including additional CU, rationalisation of facility opening, central booking, club development, etc	Medium	Short	LA/schools/ other operators	£
SH7	Ensure quality improvements to smaller halls (e.g. on some school sites) to make more attractive for CU where whole 4 court hall not required	Medium	Medium	Schools/LA/ other operators	££
SH8	Ensure continued and managed access to smaller indoor spaces in the borough, including school halls, village halls and community centres for particular activities not requiring full sports hall provision.	Low	Short	LA/schools/ others	£
SH9	In the latter stages of the strategy consider the development of an additional major sports hall/leisure centre incorporating a sports hall, possibly 6-8 courts, in the middle of the borough if demand arises	High	Long	LA/commer cial sector	£££
<b>Swimming pools</b>					
SW1	Retain the provision of the main 6 lane pools at John Warner SC and Grundy Park as the main focus for a variety of water sports , ensure that both pools are maintained and fit for purpose over the whole term of the strategy to 2031 and make arrangements for their upgrade and refurbishment when required	High	Ongoing	LA	££
SW2	Implement any opportunities for management/programming changes at existing main pools to increase capacity	High	Short	LA/schools	£

SW3	Undertake any necessary refurbishment of school pools and provision of ancillary facilities (e.g. changing, community space) to increase capacity for pools in the borough, and facilitate improved community use, at the existing small pools at Sheredes, Cheshunt and Turnford Schools for a range of lessons, training, casual and recreational uses in conjunction with the school.	Medium	Medium	Schools	££
SW4	Negotiate where feasible and economic better community access to health and fitness club pools at Hertfordshire Golf and Country and Marriot Clubs as a supplement or alternative/addition to existing pool provision	Medium	Medium	LA/commercial clubs	£
SW5	Establish a hierarchy of pools within the borough to ensure that all needs for learning, teaching, improvement, excellence, and other related activities are met	Medium	Short	LA/schools/commercial	£
SW6	Promote the better coordination of management, promotion and usage of all pools with coordination by central body (by BoB) – additional CU, rationalisation of facility opening, central booking, club development, etc to ensure optimum availability for all different users	Medium	Short	LA/schools/other operators	£
<b>Health and fitness centres</b>					
HF1	Maintain the current level and mix of facilities in Broxbourne and consider the ongoing need for additional stations at the two main public centres at Grundy Park and John Warner	Medium	Medium	LA	££
HF2	Consider the development of a new 50-70 station centre in the borough to meet current identified shortfalls.	Medium	Medium	LA/others/commercial	££
HF3	Maintain and improve where necessary the quality of facilities in the borough	High	Ongoing	LA/others/commercial	£
HF4	Promote better access by the wider community to existing commercial centres in the borough to improve choice	Medium	Medium	LA/commercial	£
HF5	Consider the provision of additional centres and stations in accordance with identified future demand, in accessible locations throughout the borough, preferably in	Medium	Medium	LA/commercial/schools/other	££

	conjunction with other planned sports and community facilities including sports halls (especially on schools sites), pools, AGPs and community halls, to ensure that all facilities are sustainable in financial terms				
HF6	Ensure the development of smaller new centres in conjunction with new housing developments in various locations where appropriate	Medium	Long	LA/commercial	
<b>Studios</b>					
ST1	Retain and maintain the quality of existing studios in leisure centres and other main venues	High	Ongoing	LA/schools/commercial	£
ST2	Promote better community access of existing school studios where demand is evident	Medium	Medium	LA/schools	£
ST3	Develop additional studios in conjunction with other enhanced sports facility provision where need is identified in the future to ensure that all facilities are sustainable in financial terms	Medium	Long	LA/schools/commercial	££
<b>Squash courts</b>					
SQ1	Retain and maintain the quality of existing courts at the two main clubs and Grundy Park	High	Ongoing	Clubs/LA	£
SQ2	Work with NGB to refine future provision levels and seek one new 1-2 court centre in an appropriate location if demand exists in future	Medium	Medium	NGB/LA/clubs	£££
SQ3	Consider reinstatement of squash courts for casual and pay and play at Grundy Park and John Warner	Medium	Medium	LA	£
<b>Indoor bowls centres</b>					
IB1	Retain and maintain the existing 6 rink centre at Cheshunt to meet current and potential future need, and ensure its continuing viability through a programme of planned maintenance and improvement	High	Ongoing	Club	£
IB2	If the redevelopment of indoor and outdoor sports facilities in the vicinity of the existing bowls centre in Cheshunt proceeds, ensure that the bowls centre is retained and relocated as part of the redevelopment, with the option to extend in the future if there is an identified need for additional rinks.	High	Medium	Club/others	£££

IB3	Continue to promote the sport throughout the borough as an activity which is particularly suitable for older people, given the future demographics of the area, while at the same time encouraging more participation by younger people	Medium	Ongoing	NGB/clubs/ LA	£
IB4	Consider the multi use of the existing centre or any new facility at times when indoor bowls is out of season for soft play or other compatible sports and recreational activities.	Medium	Medium	Club/LA/oth ers	£
<b>Indoor tennis courts</b>					
IT1	Work with the two existing clubs at Broxbourne and Hoddesdon to develop a proposal for the provision of 3 indoor/covered courts at one existing club, including consideration of the type of new facility - permanent or seasonal structure.	High	Medium	Clubs/NGB/ LA	£££
IT2	Alternatively combine a new 3 court indoor tennis with existing sports facilities at Cheshunt Park Golf Centre under LA management	Medium	Medium	LA/NGB	£££
IT3	Consider the possibility of combining indoor tennis provision with other racket sports (squash, table tennis) in line with other proposals in this strategy	Medium	Medium	NGB/clubs/ LA	££
<b>Specialist facilities</b>					
SF1	Develop proposals and a feasibility study for the provision of either a purpose built or shared use facility for gymnastics to meet the existing needs of Turnford Gym club, either by means of a new gym hall or the conversion of other suitable premises (e.g. warehousing). Encourage the planning authority to take a flexible approach to conversion of appropriate units to help facilitate this, which may be more realistic than a specialist centre being built.	High	Medium	Club/NGB/L A	£££
SF2	Consider allocating existing or proposed sports halls (particularly on new or existing schools sites) for netball, table tennis, gymnastics (as an alternative to SF1 above) and other identified specialist sports uses at certain times of the week, in a hierarchy of sports halls (see elsewhere) in a coordinated manner, particularly on school sites where management would be facilitated.	High	Medium	Clubs/NGBs /LA/schools	£

SF3	Pending more detailed consultation with NGBs in the area, consider the opportunity to accommodate larger scale specialist facilities in the main sports hall at Grundy Park if other sports hall provision in the strategy releases any spare capacity	Low	Long	NGB/clubs/ LA	£
SF4	Work with governing bodies and other clubs to seek to accommodate other specialist facilities in existing sports facilities where these could be accommodated without detriment to their main use	Medium	Long	NGB/clubs/ LA/schools	£
<b>General facilities</b>					
G1	Consider the provision of appropriate built facilities in conjunction with the development of multi sports hubs (see Outdoor Facilities Strategy G6) in the first instance at Wormley PFs	Medium	Ongoing	LA/schools/ clubs/others	£££
G2	Consider in the planning process the land space that might be required, available and appropriate for future built sports facilities as set out in this strategy	Medium	Ongoing	LPA	£

# 13. Funding, Planning Guidance and Implementation

13

## Funding

The delivery of the future leisure facility infrastructure across Broxbourne will, to a large extent, be dependent on capital funding. The following proposals and comments form the basis of this funding.

The capital funding picture for municipal leisure facilities is in a state of flux. Local authority finances are under pressure and previous major national funding programmes such as Building Schools for the Future (BSF) and Regional Development Agency funding are no longer available. Some funding opportunities, however, still remain; for example, individual school capital grants have replaced BSF and Sport England now has more clearly defined capital available through its Places People Play Legacy funding programme. While the education capital funding programmes will continue to change over time, there will still be a need for investment to take place on school sites during the strategy period and opportunities for joint projects may arise.

Using assets innovatively will be a key feature of the next few years, as will working in partnership on a multi-agency approach. The Government is also seeking to ease planning red tape and encourage local communities to realise assets to deliver community benefits. This could mean the sale of surplus land and sites for housing and commercial uses, with receipts being released to fund prioritised community assets, which could include sports provision. The new National Planning Policy Framework (NPPF) provides opportunities for investment through the Community Infrastructure Levy (CIL).

Given the potential level of funding required to refurbish or redevelop the leisure facility infrastructure across Broxbourne it is therefore likely that investment will only be achieved through a combination of opportunities.

The main funding delivery mechanisms for Broxbourne Council and others in delivering the strategy are:

- **Community Infrastructure Levy (CIL) and Section 106 developer contributions:** The Built Facilities Strategy aims to secure developer contributions in association with new development to provide or improve infrastructure.
- **Capital Grant funding:** From local and national agencies such as Sport England, including its Iconic Facilities, Improvement Fund and Inspired Facilities programmes. National Governing Body (NGB) support could also be available to develop specific specialist facilities.
- **Third party funding:** Financing capital through the forecast operational surplus and finance packages as part of the leisure management procurement process or construction contracts. Also, leisure management operators are asked as part of their consideration, to fund developments of health and fitness suites and small refurbishments of existing leisure centre sites.

- **Commercial sector funding:** limited potential for investment from commercial leisure operators such as those who provide health and fitness centre and 5 a-side artificial pitch football centres.
- **Council funding:** including use of capital receipts from the sale of existing assets.
- **Cross funding** – through enabling housing or other development
- **Prudential Borrowing:** or 'spend to save': the local authority may choose to use revenue savings or income from its investment to pay for monies used for capital development, which may be cheaper than an operator can borrow.
- **Education sector** - while the previous sources of funding (including BSF and Primary Schools Programme) have changed and the scale of the education capital programmes have been reduced it is still likely to be a key funding stream especially for sports halls.

## Planning Policy

For many years, certainly since before PPG17 was first produced in 1991, the 'standards' approach has been a fundamental part of planning and delivering future facility provision, on the basis of a per head level of provision e.g. 6 acres of recreational open space per 1000 people and more recently x m<sup>2</sup> of sports hall space per 1000. This enabled an easy-to-calculate method of delivery, but was inflexible, difficult to manage and implement and generally ineffective in securing larger facilities other than recreational open space. More recent advice contained in the NPPF and from Sport England is leading towards a new system based on actual needs as identified by robust assessments such as that carried out in this strategy.

This new system requires the development of sound planning policies which are derived from evidence of need, thorough assessment and consultation with stakeholders. This current study should be used in conjunction with the emerging Local Plan (adoption currently planned for 2015) to ensure the appropriate provision of sport and recreation facilities to meet the needs of the Broxbourne population now and to 2031, ensure new housing development makes appropriate sports provision for new residents, and addresses health issues by early intervention and preventative measures in line with the Council's greater collaborative role in public health. The local plan will need to include policies which:

- Highlight the need for essential sporting infrastructure to be provided as identified in this strategy
- Protect existing sports facilities unless they can be replaced or replicated in appropriate locations nearby
- Secure developer contributions towards their provision by the means set out here.

**Housing Growth** - Over the next 18 years it is planned that Broxbourne will see a growth of 4200 new homes. In planning for growth Broxbourne Council must ensure that its policy for indoor sports facilities seeks to provide a range of good quality, accessible facilities which support all its residents in leading healthy, active lives.

The Built Facilities Strategy and Action Plan (above) details the priorities for new and improved built leisure facilities to be provided in Broxbourne, for existing residents together with those required in association with new development. Where applicable, particularly on large developments, on-site provision of built leisure facilities will be required. On smaller developments, however, the provision of on-site built leisure facilities is unlikely to be required

in which case developer contributions would be sought towards the facility requirements identified in the Action Plan.

## **Developer Contributions**

### **S106/CIL**

In preceding years, local authorities have sought and secured developer contributions for local physical and social infrastructure through Section 106 (and other provisions) of the various Planning Acts. Strict regulations have controlled these contributions in order that they are reasonable and proportionate to the development, and in principle are necessary for the development to be acceptable in planning terms.

From April 2015 the legislation covering Section 106 developer contributions will change. Local authorities will no longer be able to pool more than 5 secured S106 contributions to fund infrastructure projects. Projects which currently rely on funding from a wide number of tariff-based Planning Obligation contributions will instead need to be secured via the new Community Infrastructure Levy (CIL). For example, education contributions which were previously pooled and allocated to a new school or building extension at a later time will now have to seek such funding through CIL.

S106 agreements will remain available but in the main they may only be used to secure new or improved infrastructure which is either site specific or immediately available to the development, e.g. affordable housing, children's play facilities, community centre and playing fields on larger developments. A maximum of 5 contributions can be used to fund one specific infrastructure project which must not also be funded from CIL.

Adoption of CIL is not mandatory but Government regulation requires charging authorities to enter into a two stage consultation process to formally decide what CIL charges are to be introduced prior to adoption. Broxbourne Council is required to develop a Community Infrastructure Levy Charging Schedule as part of the new Local Plan process. The charge must reflect the latest statutory government guidance (April 2013 though further guidance is expected in 2014) and be set at a level capable of providing significant contributions to infrastructure funding but without undermining the overall viability of development in its area. In the process of adopting a charge, the Council will need to decide which infrastructure projects it intends to prioritise with CIL funds.

For projects that may be candidates to be funded in whole or part from CIL contributions, such as the main leisure centre projects, estimated costings will need to be provided (which can be refined and reviewed over time) which can be included in the Council's Infrastructure Delivery Schedule.

The evidence gathered in the production of this strategy indicates that much of the investment in new and improved facilities is required to meet the needs of Broxbourne's existing population in 2013. It would not, therefore, be equitable to apportion the cost of delivering the new and improved facilities solely to new housing development. The total costs of implementing the investment should be apportioned to new development and therefore population on a pro rata basis i.e. the projected population increase to 2031 is 9500 people which will represent about 9% of the total population by then. It follows therefore that 9% of the costs should be sought from new housing development. While this will significantly reduce the amount that could be secured, in the current planning and economic climate, it is more likely to stand up to scrutiny.

Any CIL contribution is subject to the viability of development, other strategic projects identified by the LA and any funding that could be used to support CIL. It should also be

noted that CIL may only generate approximately 20% of the County's infrastructure requirements as per a County Wide Study, so other sources will be required to help fund leisure projects as set out in previous pages.

A basic example of the CIL charging methodology is considered below, as a broad indication of calculating the cost of recommended provision (figures are illustrative only).

The precise methodology needs to be worked up in greater detail and kept under constant review to ensure up to date information is included.

Cost of provision of new facilities in the strategy	say £22m
Cost of refurbishment of facilities	say £10m
Cost of other management solutions	say £7m
Whole life costs (20%)	<u>say £8m</u>
Total cost	say £47m

9% of total is £4.2

Cost per house up to 2031 = £4.2m/4,200 = £1000 or £10 per m<sup>2</sup>

---

## 14. Design Guidance

14

New and enhanced sports facilities will be expected to be designed in accordance with the relevant Sport England and (where applicable) NGB design guidance in order to ensure that the facilities are fit for purpose and of a suitable quality.

## 15. Monitoring and Review

15

This strategy has been produced to enable the development of built sports facilities within Broxbourne to be provided for in a planned and co-ordinated way that meets the needs of the local population and addresses areas of greatest demand.

In order to ensure that the Built Facilities Strategy requirements keep pace with the large amount of growth planned for Broxbourne, a fully costed Action Plan will be required initially for the period up to 2015. The Plan should be then reviewed and updated annually.

A key component of the process of delivering the action plan is the establishment of a steering group, which should be set up by the Council to implement the action plan emerging from the strategy with key stakeholders participating in the steering group as and when necessary and the Council working in partnership with stakeholders to deliver the strategy. The local Community Sports Network, Active Broxbourne, may well have an important role to play in this process – this is a forum of local clubs and other organisations with an independent chairman, serviced largely by Council officers.

A full review of the strategy should be undertaken in 2015 in readiness for the 2015-2021 action plan period. In addition to reviewing the achievements of the action plan for this period, the review will need to assess the full basis of calculating sports facilities requirements for Broxbourne and emerging sporting trends and health issues that will have an impact on this. This will also involve a full reassessment of the following baseline criteria:

- Housing numbers
- Population estimates, both ONS and internal projections
- Full socio-economic and demographic analysis of population projections
- Participation rates (e.g. Active People Surveys) and new sport trend analysis and uptake levels
- Updated facility data including usage, accessibility, affordability, management and facility improvements
- Evolving needs of clubs and governing bodies, and any requirements for major facilities in the area
- Analysis of funding sources and new funding opportunities for the provision/improvement of sports facilities
- Review of growth of emerging sports, their participation rates, facilities available for them and likely facilities necessary for their support and development.

## Glossary

3G	Third generation artificial grass pitch
AGP	Artificial grass pitch
APP	Active Places Power. Sport England database containing information on sports facilities throughout England, also enabling analysis of data
APS	Active People Survey (Sport England participation data)
BC	Bowls club
BLMSO	Broxbourne Leisure Management Service Organisation
BoB	Borough of Broxbourne Council
BSF	Building Schools for the Future
CC	Community centre
CIL	Community Infrastructure Levy
CU	Community use – use of a sports facility by the wider community, either on a pay or play basis or available through block bookings by clubs.
FIA	Fitness Industry Association
FM	Facilities manager
FPM	Facilities Planning Model, Sport England facility modelling system, testing:
Satisfied demand	Satisfied demand – demand for a specific type of sports facility which is met because local residents can access it within a reasonable travel time by car, public transport or on foot (20 minutes), and there is some spare capacity within the facility
Personal/relative share	Personal/relative share – the share of the opportunity which people have to use facilities, taking into account the number, size and availability of facilities, and the local population which has access to them
Unmet demand	Unmet demand - demand for a facility that is not satisfied
Utilised capacity	Utilised capacity – the amount of a facility's capacity that the FPM estimates is used
GC	Golf club/course
GPLC	Grundy Park Leisure Centre
HRC	Herts Regional College
HS	High School
HSP	Herts Sports Partnership
JAG	Community safety Partnership's Joint Action Group
JWSC	John Warner Sports Centre
LA	Local authority

LC	Leisure centre
LDF	Local Development Framework
LSO	Leisure services organisation
LTA	Lawn Tennis Association
MS	Market Segmentation (Sport England participation data)
MUGA	Multi use games area
NFA	National Facilities Assessment (from SE's FPM)
NGB	National Governing Body (of sport)
NI8	National Indicator 8
NNDR	National non domestic rate
NPPF	National Planning Policy Framework published by the Government on 27 March 2012, key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth
ONS	Office of National Statistics
PF	Playing field(s)
PPG17	Planning Policy Guidance Note 17 published by the Government in 1991 (revised 2002) giving guidance on planning for sport, recreation and open space
PPS	Playing pitch study
SC	Sports club or centre or swimming club
SD(O)	Sports development (officer)
SE	Sport England
SFC	Sports Facilities Calculator. Sport England calculation system to assess demand for key community sports facilities
SLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SSP	School Sports Partnership