

CHELMSFORD CITY COUNCIL INDOOR SPORTS ASSESSMENT & STRATEGY

STRATEGY & ACTION PLAN

DECEMBER 2024

QUALITY, INTEGRITY, PROFESSIONALISM

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Cert Num: 6543-QMS-001

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Quality control	Andy Fawkes/ John Eady	26/04/2024
Client comments	Jazz White/Andy Fawkes	04/06/2024
Final approval		

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BUILT FACILITIES STRATEGY – DRAFT STRATEGY REPORT

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PART 1: INTRODUCTION

Chelmsford City Council (CCC) commissioned Knight Kavanagh & Page Ltd (KKP) to produce an Indoor & Outdoor Sports Assessment and Strategy (ISAS) and to update its Open Space Study. Collectively, this work has produced the following published documents which will provide evidence to support the development of an updated Chelmsford Local Plan:

- Indoor Sports Needs Assessment
- Indoor Sports Strategy and Action Plan
- Playing Pitch and Outdoor Sports Assessment
- Playing Pitch and Outdoor Sports Strategy and Action Plan
- Open Space Study.

This is the Chelmsford City Council (CCC) Indoor Sports Strategy and Action Plan Report for the period 2024-2041. Recommendations are drawn from the Indoor Needs Assessment Report 2024. Both documents have been prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP). The strategy has been developed in tandem with the City Council's Playing Pitch and Outdoor Sports Strategy (PPOSS).

The inter-relationship between the portfolio of documents must be noted as some sports covered by the PPOSS also access indoor facilities for matches/training or use such areas on an informal basis. Similarly, there are indoor sports venues which feature playing pitches and/or other outdoor facilities.

The Needs Assessment and the Strategy were both prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with CCC, Sport England, national governing bodies of sport (NGBs), Active Essex, local sports clubs and key stakeholders. Sport England's ANOG guidance for indoor facilities follows a four-stage approach (below). This Indoor Sports Strategy and Action Plan represents the Application of the findings of the earlier Indoor Sports Needs Assessment.

- ❖ Stage A: Prepare and tailor the approach.
- ❖ Stage B: Gather information on supply and demand.
- ❖ Stage C: Assessment – bringing the information together.
- ❖ Application: Application of an assessment.

In arriving at the strategy's recommendations in respect of Chelmsford's current and future needs for swimming pools and sports halls, current levels of population as well as anticipated levels of population growth (to 2041 in line with the review of the CCC Local Plan) have been applied to Sport England's [Facilities Planning Model \(FPM\)](#).

1.1: Purpose

Building on the Needs Assessment and Facilities Planning Model (FPM) findings, the Strategy provides CCC with a comprehensive assessment of the current level of facilities available and future supply and demand needs for facility provision linked to key housing growth sites listed in the Councils Preferred Options Local Plan Consultation. It delivers a clear evidence base and recommendations to inform future development and/or consolidation of facilities, partnership development opportunity and funding applications up until 2041.

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CCC is committed to providing sufficient provision for the changing economic and demographic profile in the Authority. This is evidenced by the significant investment into public leisure centres within the last decade. Based on the updated needs assessment, it can make informed decisions to ensure that facilities are located in the right places to enable the maximum number of local people to take part in regular, meaningful physical activity and sport.

The focus is, thus, to provide clear direction for all partners so that they can collectively plan and develop the more modern, efficient, and sustainable range of community-based leisure, physical activity and sport facilities that the residents of Chelmsford require. Built upon a comprehensive, up-to-date evidence base in line with the emerging Local Plan, it sets out a strategic, action plan-based approach to the enhancement of existing, and creation of new, sporting provision. This will ensure that residents can be physically active, healthier and, where appropriate, achieve their physical, sporting, health, and wellbeing ambitions in the local community.

1.2: Chelmsford Local Plan

The Chelmsford Local Plan (2013-2036) was adopted in May 2020. The Local Plan outlines the strategic priorities and long-term vision for Chelmsford along with the locations for delivering housing and other strategic development needs such as employment, retail, leisure, community, and transport development. Strategic Policy S13 committed to commencing a formal review of the Local Plan two years after its adoption.

The Council has begun a review of its adopted Local Plan, further information is available at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

The review of the Plan is proposing to extend the Local Plan period by a further 5 years, with 1,000 homes being required per annum. Total population is expected to be 218,336 in 2041 based on this forecast.

Future facility requirements stated within this Indoor & Built Sports Facilities Strategy will cover the period up to 2041 and be informed by the housing led population projection over this period to form part of the evidence base to support the Review of the Local Plan.

The Preferred Options Local Plan Consultation 2024 shows the total housing growth projected to 2041 to be distributed across three Growth Areas within the Authority:

- ◀ Central and Urban Chelmsford: 4,228 dwellings.
- ◀ North Chelmsford: 7,842 dwellings including 6,250 at the Chelmsford Garden Community development to the Northeast of Chelmsford City Centre (NB a further new secondary school will also be delivered as part of the Garden Community by 2041.)
- ◀ South and East Chelmsford 4,469 dwellings including 3,000 at East Chelmsford Garden Community (Hammonds Farm) development to the East of the City Centre and 1,220 dwellings North of South Woodham Ferrers. (NB a new secondary school will also be delivered as part of the Garden Community by 2041.)

To support the Local Plan, CCC intend that the following objectives are enshrined within the indoor built facility strategy.

- ◀ Provide a robust evidence base and to provide parameters for developing a toolkit for the Council/developers.

- ◀ Help direct expenditure of any future Section 106 monies or other planning contributions (including CIL should this become relevant)
- ◀ Provide a robust, transparent, and effective means of justifying requirements so that they can be successfully defended in respect of significant housing development, (in particular the proposed Chelmsford and Hammonds Farm Garden Communities) or at future reviews of the emerging Local Plans - and to make strategic decisions on investment, ensuring that any planning gain monies are focused on the relevant local authority areas in which they are collected.

1.3: Sport England Planning Tools

Facilities Planning Model

Sport England's Facilities Planning Model (FPM) helps to assess the strategic provision of community sports facilities. It has been developed as a means of:

- ◀ Assessing requirements for different types of community sports facilities on a local, regional or national scale.
- ◀ Helping local authorities determine an adequate level of sports facility provision to meet local need.
- ◀ Testing 'what if' scenarios with regard to provision and changes in demand, this includes testing the impact of opening, relocating and closing facilities and the impact population changes may have on need for sports facilities.

In its simplest form the FPM seeks to assess whether the capacity of existing facilities for a particular sport is capable of meeting local demand considering how far people are prepared to travel to a facility (using the integrated transport network). To estimate the level of sports facility provision in an area, the model compares the number of facilities (supply) with the demand for that facility (demand) that the local population will generate.

For the purpose of this study, CCC commissioned an FPM local run assessment for both swimming pool and sports hall provision. Analysis looked at the following aspects:

- ◀ A baseline assessment of existing sports hall provision using 2022 population in order to assess how the supply of facilities in 2022 is meeting demand in Chelmsford.
- ◀ A baseline assessment of existing swimming pool provision using 2022 population in order to assess how the supply of facilities in 2022 is meeting demand in Chelmsford.
- ◀ A forward assessment of need and an evidence base for swimming pools to 2041, based on the projected population change (using CCC housing led population projections) in the Chelmsford administrative area/study area.

Sports facility calculator (SFC)

The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

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The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits. For swimming pools, it uses 25m lane equivalents and for sports halls it uses the number of badminton courts.

The SFC has been applied in Appendix 2: Sports Facility Calculator: Housing growth analysis in order to provide an estimation at a site specific level of the additional sports facility requirements (swimming pools & sports halls) accruing from new housing growth proposed in the Preferred Options Local Plan Consultation 2024 across the Authority. NB, when arriving at investment decisions, the SFC should not be used solely to determine the need for sports facilities from a single development. The calculations presented in Appendix 2 should only be used alongside the strategies overarching strategic recommendations and combined with the application of the Planning Gain Contributions Toolkit (see Appendix 3) when arriving at investment decisions.

1.4: Facility requirements: swimming pools and sports halls

In order to prioritise the type of sports facilities which should benefit from developer contributions (both on and offsite) linked to the major housing growth sites discussed above, below is a summary of current and future (2041) facility requirements for swimming pools, and sports halls as per the findings of the needs assessment, FPM reports and SFC calculations.

Swimming pools

Table and Figure 1.1 overleaf illustrate the swimming pools within the Chelmsford administrative area alongside their site ID reference as shown in Figure 1.1 overleaf. Figure 1.1 illustrates that the majority of Chelmsford's pool provision, including the CCC operated 10 lane pool at Riverside Leisure Centre (Site ID 63) is distributed in and around the City Centre. The North Chelmsford (shaded pink) and East Chelmsford (shaded salmon) Garden Communities are both well located in relation to City Centre provision. Housing growth North of Woodham Ferrers (shaded white) is located within a mile of the 6-lane pool at South Woodham Ferrers Leisure (Site ID 64).

Current position

Needs assessment findings, which incorporate analysis of the FPM, CCC operating data and facility visits suggest that both public swimming facilities are operating at a high level of used capacity (FPM suggests Riverside is operating at 100% and South Woodham Ferrers 78%). The vast majority of demand for swimming (94%) by Chelmsford residents is estimated to be met by pools in the Authority.

The FPM estimates that there is sufficient water space to meet current levels of demand in Chelmsford. Levels of unmet demand (as described in the FPM) are however **not** sufficient to justify providing a new pool anywhere in the Authority. It instead recommends extending the availability of pools located on school sites in order to alleviate pool capacity issues.

Great Baddow High School (Site ID 32, built 1972) has the potential to extend its availability by 26 hours, alongside Moulsham high school (Site ID 50, built 1980 / 16 available hours) and Chelmsford High School for Girls (Site ID 17, built 1980 / 24 available hours). NB needs assessment findings illustrate that each of these pools have issues with building quality / condition and will require schemes of refurbishment.

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Figure 1.1: Chelmsford administrative area swimming pools with planned housing growth¹²

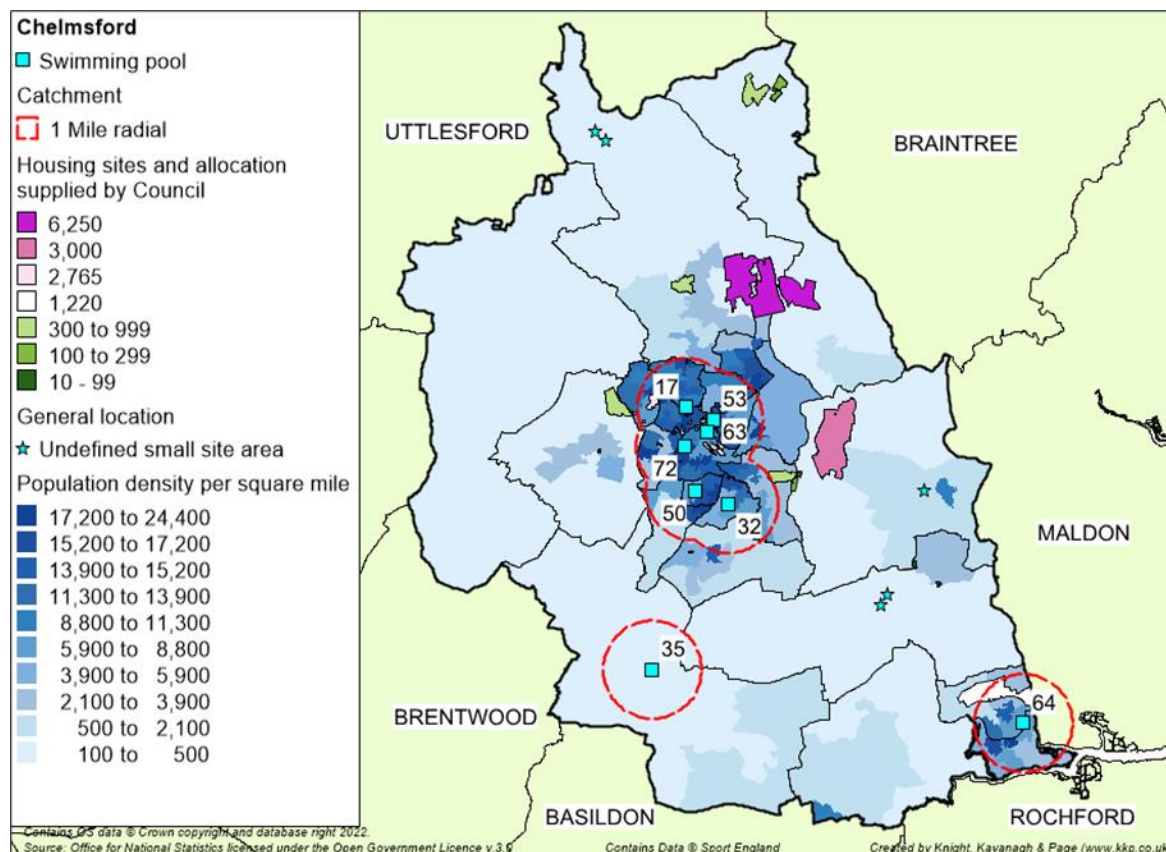


Table 1.1 Chelmsford administrative area Swimming pools (160m²+) 2041 position

ID	Site name	Lanes/length	Area (m ²)
17	Chelmsford County High School For Girls	4 x 18m	180
32	Great Baddow High School	4 x 18m	162
35	Greenwood Estate Health Spa & Retreat	1 x 20m	200
50	Moulsham High School	5 x 20m	200
53	Nuffield Health	2 x 20m	200
63	Riverside Leisure Centre	10 x 25m	500
64	South Woodham Ferrers Leisure Centre	6 x 25m	325
72	Virgin Active	4 x 20m	300

2041 position

Overall, in 2041 the FPM states there will remain sufficient water space in Chelmsford to meet demand generated by the enlarged population, based on existing facilities accommodating this demand, and levels of unmet demand being insufficient to justify a new facility in its own right.

In 2041, the modelled FPM findings assume that (due to Riverside LC being at capacity), Great Baddow High School pool will absorb a large amount of demand created by new

¹ See appendix 1 for full site list

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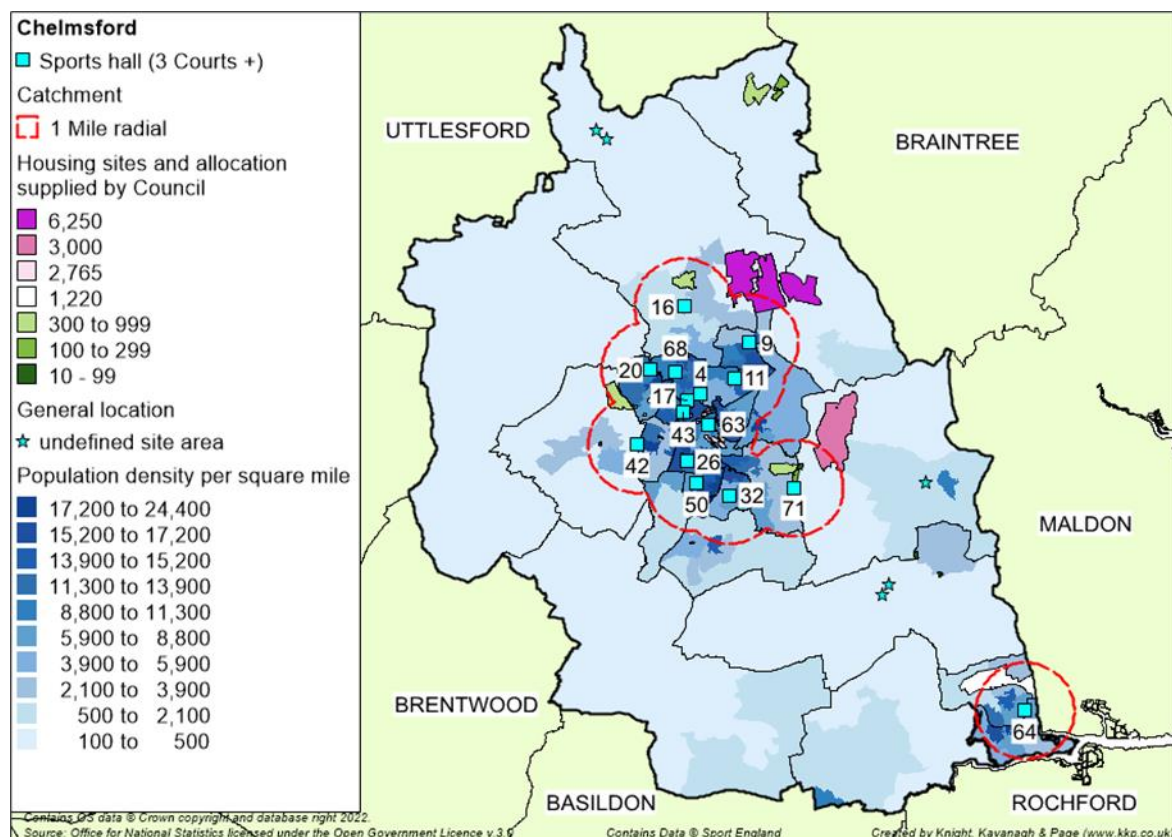
housing growth (used capacity at this site increases from 59% to 80%). The commercial pool at Nuffield Health is assumed to increase its used capacity from 43% to 64%.

The position in 2041 re-emphasises and strengthens the need to improve the quality of ageing school pools, on which there is currently a heavy reliance on, and which will only grow in line with population growth. These facilities lie outside the control of CCC and should they fall out of use would significantly constrain the ability of residents to swim in the Chelmsford administrative area. There is a need to protect and extend the community available hours at these sites, alongside making the necessary capital improvements.

Sports halls

Table 1.2 overleaf lists the sports halls within the Chelmsford administrative area alongside their site ID reference as shown in Figure 1.2. Figure 1.2 illustrates that the vast majority of sports hall sites of at least three badminton courts in Chelmsford are located in and around the city centre, thus well located in relation to the two major Garden Community developments. This includes the CCC operated sites at Chelmsford Sports and Athletics Centre (four courts, Site ID 20) Dovedale Leisure Centre (five courts, Site ID 26) and Riverside Leisure Centre (six courts, Site ID 63). Dual use provision at South Woodham Ferrers Leisure Centre (four courts, site ID 64) is the sole facility located outside of the city centre and is within one mile of planned housing growth site shaded white.

Figure 1.2: Chelmsford administrative area sports halls with planned housing growth ³



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Table 1.2 Chelmsford administrative area Sports Halls (3 + Courts)

Map ID	Site name	Courts
4	Anglia Ruskin University (Mildmay)	4
9	Beaulieu Park School	4
11	Boswells School	4
16	Chelmer Valley High School	4
17	Chelmsford County High School For Girls	4
20	Chelmsford Sports & Athletics Centre	4
26	Dovedale Sports Centre	5
32	Great Baddow High School	4
42	Hylands School	4
43	King Edward VI Grammar School	5
50	Moulsham High School	4
50	Moulsham High School	3
51	New Hall School	4
63	Riverside Leisure Centre (Chelmsford)	6
64	South Woodham Ferrers Leisure Centre	4
68	St John Payne Catholic School	6
71	The Sandon School	4
-	Total	73

Current position

Overall, the assessment, including FPM analysis identifies that there is a sufficient supply of sports halls across the Chelmsford administrative area to meet population demand in 2022, but that there is an uneven distribution in their quality and available capacity. There is a need to maintain the quality of the good and above-average quality sites and invest in the below average sports halls to ensure that they meet modern user expectations.

There is also a need to engage with schools to consider whether community access they offer can be extended, possibly by securing binding community use agreements (CUAs) on certain sites where these are not in place and to ensure that the available supply of halls meets anticipated rises in demand. In this sense, Beaulieu Park School (Site ID 9) is a site located within close proximity to the North East Chelmsford Garden Community and has the potential to extend its community availability. Similarly, it may be that some of the football activity presently reportedly taking place in sports halls could be taken outdoors onto 3G pitches enabling increased sports hall capacity for indoor sports.

2041 position

Whilst future housing growth projections were not applied to sports hall analysis via the FPM, when the level of anticipated population growth in the Chelmsford administrative area is applied via the Sports Facility Calculator, it suggests that an additional 12.24 badminton courts are needed to meet the additional demand created by new population of 34,688 by 2041. The two new secondary schools, to be located in each of the Garden Communities therefore offer potential to address a portion of this shortfall. It is also worth highlighting that most school halls have unsecured community use and any closures could significantly affect the total supply available in the Authority.

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1.5: Other dedicated facility requirements:

For facilities other than swimming pools and sports halls, the calculation of facility requirements including dedicated sports facilities as a result of a new housing development relies solely on the findings of the needs assessment. In this sense, KKP undertook assessment of the following additional facility types which incorporated consultation with CCC, sports clubs and the relevant NGBs:

- ✦ Gymnastics and Trampolining
- ✦ Indoor bowls
- ✦ Ice Skating
- ✦ Squash
- ✦ Village and community halls
- ✦ Indoor Athletics
- ✦ Indoor Tennis
- ✦ Combat Sports.

Current or future demand for additional facilities was identified linked to the following facility types:

Health and fitness

KKPs audit assessment, including CCC membership data found that whilst there is broadly a balanced supply and demand position in terms of health and fitness facilities, there are high levels of current demand and utilisation across the Authority, particularly at Riverside LC. Audit findings suggest that when factoring in projected population growth, there is potential to increase the scale and quality of fitness provision in a targeted fashion in the Chelmsford administrative area.

Taking into account CCCs potential plans to provide additional capacity at Dovedale SC on the periphery of the City Centre, and with the majority of other current provision also clustered around the City Centre, there is potential to provide further additional capacity at South Woodham Ferrers Leisure Centre (linked to adjacent housing growth site North of this settlement) which is currently limited to 26 stations and could be extended to (say) 60-80 stations and additional studio space. New provision could also be considered as part of the two new secondary schools at each of the new Garden Communities. This will be important for providing local health & fitness facilities for the new communities and to help sustain the sports hall for community use in the view of cross-subsidisation.

Indoor Tennis

The Chelmsford administrative area has been identified as a priority location by the Lawn Tennis Association (LTA) for a new indoor tennis centre based on the LTAs demand modelling⁴, which included 20 min drive time analysis of local population interested in playing tennis.

There are no current indoor tennis facilities within the Chelmsford administrative area and the majority (11 of the 14) located in neighbouring areas within a 30-minute drive are located to the South of the Authority. This would suggest that the two Garden Community locations to the North and East of the City Centre should be explored as viable options for new provision.

⁴<https://www.lta.org.uk/roles-and-venues/venues/tennis-padel-facility-funding-advice/indoor-community-tennis-projects/>

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Gymnastics

Needs assessment findings confirmed that whilst all residents within the Chelmsford administrative area reside within a 30-minute drive time of the two clubs based in the Authority, both report having capacity issues as a result of outgrowing their current venues. British Gymnastics confirmed that supporting clubs to increase participation and expand provision is a priority within the Chelmsford administrative area.

Swallows Gymnastics Club (SGC) is located within an industrial unit at South Woodham Ferrers whilst Chelmsford Gymnastics Club (CGC) is located on the south western fringe of the City Centre. It is recommended that CCC explores ways to secure new or refurbished facilities through developments in Chelmsford & South Woodham Ferrers, via firstly identifying appropriate site(s) for development, prior to establishing whether CIL/S016 contributions can be identified. Given the current location of the clubs, either of the Garden Community sites could be explored in relation to CGC, meanwhile the site North of South Woodham Ferrers should be explored in relation to SGC.

PART 2: VISION AND STRATEGIC RECOMMENDATIONS

KKPs audit and analysis provided by Sport England planning tools show that in the main, the core leisure provision (swimming pools, sports halls, health and fitness) within the Chelmsford administrative area is well located in relation to main centres of population, both now and when considering proposed housing growth to 2041. The principal opportunity/challenge for the Chelmsford administrative area is to ensure its indoor and built facilities remain fit for the future, provide accessible opportunities, and that new strategically located provision can be provided in relation to identified demand.

The need to cater for the core market of sports consumers already participating in local clubs whilst enabling growth of existing or new activities to meet the needs of new participants and the authority's growing population places importance on the programming schedule at public leisure sites which can provide daytime availability during off-peak periods.

CCC's vision for sport and leisure provision in the area until 2041 reflects a clear ambition to ensure that facilities are attractive, accessible, and fit for purpose with a wide range of programming to meet the needs of all residents. The proposed vision is:

“To work with partners to create high quality, inclusive and sustainable sports facilities which meet community need, increase participation and support health and wellbeing now and in the future.”

2.1: Overarching strategic recommendations

Ensure strategy recommendations are reflected in the review of the CCC Local Plan and via the Planning System

This strategy should ensure that future sport and physical activity needs within the Chelmsford administrative area are met via protecting and sustaining existing provision and delivering investment into strategically located new provision.

Specifically, taking into account existing and projected levels of demand for swimming pools and sports halls described in the needs assessment, this means that these facility types should be protected from development / disposal via the planning system.

In respect of directing CIL / S106 developer contributions linked to the improvement of existing, or addition of new facilities, these should be directed towards the following priorities:

- ✦ Improving the quality of existing school swimming pools at Great Baddow High School, Chelmsford HS for Girls, Moulsham HS.
- ✦ Ensuring that the two new secondary schools to be delivered in each Garden Community include Sport England design compliant sports halls.
- ✦ Providing community accessible health and fitness facilities at the new secondary schools, and towards increasing the capacity of the fitness suite at South Woodham Ferrers LC.
- ✦ Support new / refurbished dedicated gymnastics provision in response to identified capacity issues at Chelmsford and Swallows Gymnastics Clubs.
- ✦ Providing a new indoor tennis centre linked to the strategic priority identified by the Lawn Tennis Association.

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Implement targeted investment plans at South Woodham Ferrers and Dovedale Leisure centres to enable them to ensure a high-quality, energy efficient operation at these sites over the period of the strategy.

CCC should, in line with KKP's audit (quality assessment) findings and the Council's own carbon reduction targets, ensure that existing facilities are maintained to required quality standards and made as energy efficient as possible.

South Woodham Ferrers Leisure Centre (SWLFC) is ageing and likely to need investment over the strategy period to ensure its viability and attractiveness in the longer term. Essentially a medium/long term plan is required to deal with this required investment in respect of the pool hall, surrounds, plant and M&E.

There is also potential at SWLFC to consider expansion of the existing health and fitness space in anticipation of housing growth in the vicinity of the site, and to provide additional capacity for daytime use by older residents.

At Dovedale, the Council has a plan to implement a scheme of refurbishment which will improve the entrance/reception area and increase health and fitness capacity whilst reducing the number of squash courts from three to two. If this scheme is approved, this would commence in June 2025 and be completed early 2026. It will create some valuable additional daytime access.

Maintain/increase community use of sports facilities on school sites.

Overall, the needs assessment including FPM / SFC analysis demonstrates that the supply of sports halls and swimming pools currently located on school sites is key to meeting current and future demand for these facilities, particularly given the high utilisation of CCC operated provision. It is also recognised that the majority of the school site supply does not have secured community access and the facilities themselves are ageing with potential to close. In addition, new school sports hall provision planned at the Chelmsford and Hammond Farm Garden Communities is required in order to meet future demand expressed by the growing population. To this end, CCC should pursue the following objectives, working closely with school academy providers and Active Essex.

- ▶ Increase access for community use generally at key school sites and provide a more balanced distribution of met demand.
- ▶ Secure community use agreement's (CUAs) for current sites without an agreement, and at new schools linked to Garden Communities.
- ▶ Negotiate an increase in available community opening hours and therefore capacity at the key school-based swimming pool sites Chelmsford County High School for Girls Great Baddow High School, Moulsham High School.)
- ▶ Modernisation of pools located on the above educational sites given the dependence by the community for these pools for meeting needs and these should be targeted for priority for investment.

There is an opportunity, in the light of recent UK Government funding announcements⁵, to consider how making physical improvements to school facilities, alongside negotiating secure community use agreements (CUAs) to facilitate greater community usage of these sites.

⁵ [Link to Street Games website](#)

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In this sense the Council should prioritise discussions with the schools associated with dual use sites at Dovedale and South Woodham Ferrers and also work with Active Essex to identify where there is willingness and potential at other education sites to increase levels of access (and as necessary make improvements to facility quality as per the assessment).

The importance of new school facilities being designed for community use is crucial through having community access secured through a community use agreement. In addition, including a range of facilities such as health & fitness facilities in the facility mix at new school sites should support their operational sustainability

CCC should continue to align its leisure facility offer with increasing participation amongst underrepresented groups, addressing physical inactivity and using the Thriving Places Index to support improvements

In line with the principles advocated in the recent Sport England [Future of Public Sector Leisure report](#), CCC is committed to further enhancing its role in delivering preventative activity within its leisure provision, including exploring how alongside its existing 'Active Health' health referral offer, it could deliver additional primary health care services, (e.g. cardiac, cancer, pulmonary rehabilitation) both within leisure centres and the creation of new shared spaces for health and wellbeing in Chelmsford.

Whilst levels of inactivity are lower than Essex, Regional and National levels there are still unacceptably high rates of inactivity. The wider determinants of health outlined in the Thriving Places Index should provide the key focus for future policy and decision making., CCC should therefore continue to develop understanding of its current user base, the reach and impact of its activities, and local barriers to access using data available including Sport England's **Moving Communities tool**, especially its survey capability.

In respect of pricing, CCC has a membership and pricing policy within its 'Our Chelmsford' brand, including 'Premium', 'Plus' and 'Lite' options, alongside 'family', 'kids', 'young adult' and 'student' variants. Each carries a requirement to register, book and pay online which reflects wider trends in the industry.

CCC have developed this structure based on customer research and have included the ability to 'pay and play' alongside discounted rates for a range of groups e.g., people who are unemployed, those with disabilities, those over 65. CCC nevertheless recognise that some residents may require additional support when accessing leisure provision, (e.g. the ability to pay on the day for residents without access to IT). A further clarification within its published pricing options which describes the offer of additional assistance is therefore recommended.

In recognition of the potential need to further simplify its pricing structure, it is recommended that CCC should implement an annual review of its policy, informed by customer research and recognising viability and affordability issues for the Council within the context of budget planning.

Enable increased use of smaller community facilities (e.g. activity halls and community centres).

Smaller community venues offer a wider range of physical activity and sport opportunity across the Authority. Many are located within relatively easy access to groups which may face barriers to participation, including residents living in isolated rural locations who may be older and/or experiencing specific health needs. They also offer the ability to host a range of linked services e.g. NHS health screening and physical activity referral.

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Given the projected population increase in the number of residents aged over 65, CCC should support village and community hall operators to increase the volume of activity and opportunity provided. The Council's Forever Active Programme (<https://www.chelmsford.gov.uk/leisure-centres/who/over-50s-activities/>) is a success story on which this can be built. In addition, Active Essex are committed to working with CCC, parish councils and community/third sector bodies on a "matching" exercise whereby smaller venues with available capacity can be paired with potential users. This in turn may necessitate supporting these venues (via funding bids / small grants) to undertake small scale facility improvements (e.g. badminton court line marking).

In the City Centre meanwhile, there is potential to create a small health and wellbeing hub in the vicinity of Riverside Leisure Centre as part of a future neighbouring development, which could provide a space for health referral and wellbeing activity as part of the pathway. If it cannot be achieved at this location, achieving the co-location of leisure and health and wellbeing, social care facilities should be achieved where the opportunity arises.

Ensure that public leisure provision supports Council objectives with regard to environmental sustainability and climate crisis.

CCC declared a climate and ecological emergency in 2019 and has proceeded to enact its Climate and Ecological Emergency Action Plan, which is an ongoing commitment to make Council activities net zero carbon by 2030. Accordingly, and in line with its carbon reduction targets, the Council should ensure that existing facilities are made as energy efficient as possible and that any new developments consider carbon reduction measures as a high priority, for example connecting cycle routes to well used leisure facilities

Support investment by NGB's

The Strategy should look to attract investment from other national governing bodies (Badminton England, England Netball, Basketball England, Volleyball England) in providing and maintaining sports facilities for meeting the needs of specific sports in view of the conclusions for gymnastics and indoor tennis).

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PART THREE: SPORTS FACILITY CALCULATOR: HOUSING GROWTH AREA ANALYSIS

Using Sport England's Sports Facility Calculator⁶ it is possible to estimate for each of Chelmsford's Local Plan housing Growth Areas, as set out in the Preferred Options Consultation 2024, the likely quantity of sports facilities required to meet additional demand generated by new housing sites, and the cost of the additional facilities.

As set out above there are three key growth areas identified in the Local Plan Preferred Options Consultation 2024 for projected housing developments across Chelmsford to 2041. The growth areas are as follows:

- ◆ Growth Area One: Central and Urban Chelmsford - 4,228 dwellings.
- ◆ Growth Area Two: North Chelmsford - 7,842 dwellings.
- ◆ Growth Area Three: South and East Chelmsford – 4,469 dwellings.

Please note, the housing developments at West Chelmsford - Warren Farm (880 dwellings), North East Chelmsford Garden Community (6,250 dwellings), East Chelmsford Garden Community - Hammonds Farm (3,000 dwellings), and North of South Woodham Ferrers (1,220 dwellings) have been given specific attention below due to the significant number of dwellings they will provide. This aligns with the sites assessed in the Playing Pitch and Outdoor Sports Strategy and Action Plan which forms part of the wider Indoor & Outdoor Sports Assessment and Strategy.

For reference, the indicative figures assume that population growth will average 2.4 people per dwelling, which is based on the current average occupancy rate in the Authority.

Any obligations sought should be based on a tailored approach to each development, using the robust evidence base provided as part of the Indoor Sports Assessment to clearly justify the needs arising and how they are to be met. The calculations should only be used alongside the strategies overarching strategic recommendations and combined with the application of the Planning Gain Contributions Toolkit (see Appendix 3) when arriving at investment decisions.

NB individual site calculations are also provided in Appendix 1.

Growth Area 1: Central And Urban Chelmsford

Table 3.1: Overall requirement – Sport England Sports Facility Calculator (SFC) results

Total housing growth	Total SFC requirement		Cost
4,228	Sports Hall	2.88 Badminton courts	£2,076,733
	Swimming Pools	2.07 Swimming lanes	£2,277,668

⁶ More information on the Sports Facility Calculator can be found here <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility-calculator/>

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In terms of overall requirements for sports halls, as set out in Table 3.1 above, the SFC suggests a requirement for just under 3 badminton courts in Growth Area 1 to support the scale of development over the period to 2041. Needs assessment findings however highlighted a relatively good supply of sports halls in this part of the administrative area, and that focus should be placed on improving quality and capacity at existing school-based halls.

In terms of swimming pool provision, SFC analysis suggests a requirement for just over two lanes of swimming provision based on the level of demand generated, i.e. smaller than a four lane (minimum sized) community pool. Sport England Facilities Planning Model analysis, which provides a spatial assessment of demand corresponds with this finding i.e. that unmet demand is not sufficient to justify providing a new pool in this part of the Chelmsford administrative area.

West Chelmsford - Warren Farm

The West Chelmsford - Warren Farm development is the largest single allocation within Growth Area one and is set to deliver 880 dwellings. For the following calculations, set out in Table 3.2 below a total associated population increase of 2,112 people has been used for this development. This is consistent with Council estimates for the scheme.

Table 3.2: Sport England Sports Facility Calculator results – 2,112 population increase

Total housing growth	Total SFC requirement		Cost
880	Sports Hall	0.60 Badminton courts	£432,252
	Swimming Pools	0.43 Swimming lanes	£474,075

Sports hall / swimming pool requirements

As set out in Table 3.2 the results of the SFC identify a need for the equivalent of 0.60 badminton courts, and 0.43 lanes of swimming provision at West Chelmsford, therefore the development does not justify the delivery of a new sports hall or swimming pool in its own right.

Off-site requirement

SFC requirements for the development could also partially be met through off site contributions, improving sites within the locality of the development to increase the quality and user experience. There may be an option to deliver some off-site contributions at an early stage of the development prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites which could be considered are as follows:

- Hylands School (c.1.7miles from the Warren Farm development) Needs assessment findings highlight a need for investment in its sports hall, specifically to repair / replace its roof and to resurface the sports hall floor.
- Chelmsford County High School for girls (c. 2miles from the Warren Farm development). Needs assessment findings highlight a need for investment in its

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swimming pool, specifically in its plant and machinery in order to improve its user experience.

The following additional facilities, also located in the Central / Urban Chelmsford area were highlighted in the needs assessment as requiring improvement and could therefore benefit from off-site contributions:

- ✦ Moulsham school sports hall: sports hall floor is in need of replacement.
- ✦ Moulsham school swimming pool: pool tiling and changing room refurbishment.
- ✦ Great Baddow High School sports hall and swimming pool : requirement for a general scheme of refurbishment at both facilities.
- ✦ The Sandon School sports hall: requirement for a general scheme of refurbishment including replacement of lighting and heating installations.

Growth Area 2 : North Chelmsford

Table 3.3: Overall requirement: Sport England Sports Facility Calculator results

Total housing growth	Total SFC requirement		Cost
7,842	Sports Hall	5.33 Badminton courts	£3,851,996
	Swimming Pools	3.83 Swimming lanes	£4,224,697

In terms of overall requirements for sports halls, as set out in Table 3.3, the SFC suggests a requirement of 5.33 badminton courts in growth area 2 to support the scale of development over the period to 2041.

In terms of swimming pool provision, SFC analysis suggests a requirement for 3.83 lanes of swimming provision based on the level of demand generated, i.e. smaller than a four lane (minimum sized) community pool. Sport England Facilities Planning Model analysis, which provides a spatial assessment of demand confirms that unmet demand is not sufficient to justify providing a new pool in this part of the administrative area.

North East Chelmsford Garden Community

The North East Chelmsford Garden Community (NECGC) is set to deliver the majority of the total housing growth in the North Chelmsford Growth Area. This will include 6,250 homes, 56,946 sqm employment space and a wide range of sustainable facilities and services to create a self-supporting community and reduce the need for outward journeys. The community will need to include all the services and facilities required for a development of this size, such as employment spaces, education provision, health and community facilities, and sports, leisure and open space facilities.

For the following calculations, set out in Table 3.4 below a total housing figure of 6,250 dwellings and an associated population increase of 15,000 people has been used for this development. This is consistent with Council estimates for the scheme.

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Table 3.4: North East Chelmsford Sport England Sports Facility Calculator results

Total housing growth	Total SFC requirement		Cost
6,250	Sports Hall	4.25 Badminton courts	£3,069,972
	Swimming Pools	3.06 Swimming Lanes	£3,367,008

Sports Hall requirement

It is understood that a secondary school is being delivered as part of the garden community. This is likely to include a new four court sports hall which will account for the majority of the projected future shortfall of sports hall supply identified for the Garden Community and the wider Growth Area (4.25 / 5.33 badminton courts respectively as set out in Table 3.4).

Swimming pool requirement

As set out in Table 3.4 in respect of the need for swimming pool provision at the Garden Community, the SFC suggests a requirement for 3.06 lanes out of the total 3.83 lane requirement in North Chelmsford i.e. in both cases less than a four-lane community pool. FPM findings meanwhile concluded that levels of unmet demand in this part of the administrative area are not sufficient (currently or in 2041) to justify providing a new swimming pool.

FPM and needs assessment findings suggest that the remaining need in North Chelmsford, (alongside ensuring compliant design and community use operation of the new school) is to address existing 'off-site' issues in respect of facility quality and maximising use of existing sports hall sites.

Health and fitness / wellbeing requirement

Needs assessment findings confirmed that housing growth, including via the NECGC is likely to result in a need for additional health and fitness provision, including flexible spaces for health referral activity. This offers an opportunity to consider co-location of new build community accessible health and fitness / wellbeing provision alongside school sports hall provision at the NECGC.

Overall, it is recommended that developer contributions in relation to the NECGC are prioritised towards:

- ◀ Ensuring that sports hall facilities at the proposed new secondary school meet Sport England technical guidance requirements in respect of community sports hall design⁷.
- ◀ Providing community accessible health and fitness / wellbeing provision (e.g. small gym / flexible studio space) at the new secondary school.
- ◀ Providing health & fitness suites and activity studios at community centres and sports pavilions within the development.

⁷ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/sports-halls>

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Off-site contributions

Off-site contributions (at developments in Growth Area 2 outside of the NE Chelmsford Garden Community) should be directed towards improving the condition of sports hall facilities at Chelmer Valley High School, which is c. 2 miles from the NECGC. This facility is identified within the needs assessment as having received limited investment in the last decade. Specifically, its sports hall floor is in need of refurbishment / replacement and repairs are required in respect of its roof.

In respect of swimming pools, off site contributions should be directed towards at Chelmsford County High School for girls, Moulsham and Great Baddow school pools in relation to the improvements identified within the needs assessment.

Growth Area 3 : South and East Chelmsford

SFC calculations for the South and East Chelmsford growth area are set out in Table 3.5 below.

Table 3.5: South and East Chelmsford Sport England Sports Facility Calculator results

Total housing growth	Total SFC requirement		Cost
4,469	Sports Hall	3.04 Badminton courts	£2,195,234
	Swimming Pools	2.19 Swimming lanes	£2,407,635

In terms of overall requirements for sports halls, the SFC suggests a requirement of 3.04 badminton courts in growth area 3 to support the scale of development over the period to 2041.

In terms of swimming pool provision, SFC analysis suggests a requirement for just over three lanes of swimming provision based on the level of demand generated, i.e. smaller than a four lane (minimum sized) community pool. Sport England Facilities Planning Model analysis, which provides a spatial assessment of demand confirms that unmet demand is not sufficient to justify providing a new pool in this part of the administrative area.

East Chelmsford Garden Community - Hammonds Farm (ECGC)

The ECGC- Hammonds Farm development (3,000 dwellings) is set to deliver the majority of housing growth within Growth Area 3. For the following calculations, set out in Table 3.6 below a total associated population increase of 7,200 people has been used for this development. This is consistent with Council estimates for the scheme.

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Table 3.6 ECGC Sport England Sports Facility Calculator results

Total housing growth	Total SFC requirement		Cost
3,000	Sports Hall	2.04 Badminton courts	£1,473,586
	Swimming Pools	1.47 Swimming Lanes	£1,616,164

Sports hall requirement

ECGC is expected to include a secondary school and potential sporting hub. including a new four court sports hall. This should be designed in compliance with Sport England design guidance and will address the whole of the anticipated SFC sports hall shortfall across the Growth Area (3.04 courts).

Taking into account needs assessment findings, priority should therefore be placed on providing off-site contributions from other developments within the SE Chelmsford Growth Area towards improving existing facilities, as set out in the indoor facility needs assessment.

Swimming pool requirement

In respect of swimming provision, the anticipated overall shortfall of 2.19 lanes, and 1.47 lanes for ECGC highlighted by the SFC is smaller than a four lane (minimum sized) community pool. FPM analysis, which provides a spatial assessment of demand corresponds with this finding i.e. that unmet demand is not sufficient to justify providing a new pool in this part of the administrative area. Priority should be given to improvements at Chelmsford County High School for girls, Moulsham and Great Baddow school pools in relation to the improvements identified within the needs assessment.

Health and fitness / wellbeing requirement

Needs assessment findings confirmed that housing growth, including via the ECGC is likely to result in a need for additional health and fitness provision, including flexible spaces for health referral activity. This offers an opportunity to consider co-location of new build community accessible health and fitness / wellbeing provision alongside school sports hall provision at the ECGC.

Overall, it is recommended that developer contributions in the ECGC garden community are prioritised towards:

- ◀ Ensuring that sports hall facilities at the proposed new secondary school meet Sport England technical guidance requirements in respect of community sports hall design.
- ◀ Providing a community accessible health and fitness facility (e.g. small gym / flexible studio space) at the new secondary school.
- ◀ Providing health & fitness suites and activity studios at community centres and sports pavilions within the development.

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Off-site contributions

It is recommended that off-site are prioritised towards improvement of the sports facilities at Chelmsford County High School for girls, Moulsham and Great Baddow school pools in relation to the improvements identified within the needs assessment.

North of South Woodham Ferrers

The North of South Woodham Ferrers development is set to deliver 1,220 dwellings. The estimated additional population derived from housing growth from 1,220 dwellings with an occupancy rate of 2.4 per household is 2,928 people.

Sports Hall requirement

As set out in Table 3.7 below, the SFC requirement for sports halls for this development equates to an area less than one badminton court in size (0.75 badminton courts). This would therefore not justify the creation of new sports hall provision in its own right. Developer contributions should instead be directed off-site.

Swimming pool requirement

Swimming pool requirements equate to an area less than one lane of a swimming pool (0.59 lanes). This would therefore not justify the creation of new swimming provision in its own right which corresponds with FPM findings (these demonstrated that unmet demand in this part of Chelmsford was not sufficient to justify new provision). Developer contributions should instead be directed off-site.

Off-site contributions

Off-site contributions in respect of this development should be directed towards improving facilities at South Woodham Ferrers Leisure Centre (SWFLC). Sports hall facilities at SWFLC were highlighted as being in need of improvement within the needs assessment, including a requirement to replace / refurbish the sports hall floor and improve the quality of changing room facilities. Swimming pool facilities were meanwhile highlighted as likely to require improvement in the medium / long term due to the facilities age.

In respect of off-site contributions to health and fitness, needs assessment findings confirmed that housing growth is likely to result in a need for additional health and fitness provision in the Chelmsford administrative area. At SWFLC, there is potential to expand the relatively small gym and to consider how the provision of new flexible space for health referral can help to service the needs of older residents and those with long term health conditions in the locality.

Table 3.7 Land North of South Woodham Ferrers Sport England Sports Facility Calculator results

Total housing growth	Total SFC requirement		Cost
1,220	Sports Hall	0.75 Badminton courts	£565,575
	Swimming Pools	0.59 Swimming lanes	£673,515

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PART FOUR: INDOOR BUILT FACILITIES ACTION PLAN

The following action plan contains three sections:

1. Overarching recommendations.
2. Site specific recommendations.
3. Sport specific recommendations.

As above, in respect of timescales, short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these 'headings' are as follows:

- ◆ **Protect**- to protect the right opportunities in the right places.
- ◆ **Enhance** - to enhance opportunities through better use of existing provision.
- ◆ **Provide**- to provide new opportunities to meet the needs of current and future generations.

NB: Responsibility for actions set out in the plan are not solely the responsibility of CCC and are assigned across a number of agencies including CCC, schools, the Essex Active Partnership, NGBs and sports clubs. This reflects that, whilst the strategy has been commissioned by the Local Authority, it will require a partnership approach to deliver its recommendations over the life of the strategy.

4.1: Overarching recommendations

Strategic objective	Action	Timescale	Responsibility
OR1 Ensure strategy recommendations are reflected in the revised CCC Local Plan and via the Planning System Protect/Enhance/Provide	Generic I. Act upon Strategy objectives and actions in part 2.2.2. and 2.2.3. Adopt this Indoor and Built Sports Facilities Strategy as an evidence-based document supporting the review of the Local Plan and development management decisions. II. Retain a policy to secure developer contributions for indoor and built sports facilities. III. Ensure that the review of the Local Plan continues to contain a suitably worded policy to protect existing provision in line with NPPF (paragraph 103).	Short / Medium / Long term Short term Short term	CCC CCC CCC

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Strategic objective	Action	Timescale	Responsibility
	<p>IV. Use the Strategy and Action Plan document to inform the need for proposals for new/enhanced provision as well as protecting existing provision.</p> <p>Swimming pools</p> <p>V. All existing swimming pool provision should (given existing and projected levels of demand) be protected from development / disposal via the planning system.</p> <p>VI. CCC to work alongside Great Baddow High School, Chelmsford HS for Girls, Moulsham HS and Essex Active Partnership to identify required capital improvement works in order to enhance community availability and experience.</p> <p>VII. Off-site developer contributions in relation to housing growth sites should be directed towards the improvement of the sites identified above (or others deemed a priority during the monitoring and review of this strategy)., via the Planning Gain Contributions Toolkit (See appendix 3)</p> <p>Sports Halls</p> <p>VIII. All existing sports hall provision should (given existing and projected levels of demand) be protected from development / disposal via the planning system.</p> <p>IX. Off-site developer contributions should be linked towards improving the quality of existing school sports halls (as highlighted via the needs assessment, or others deemed a priority during the monitoring and review of this strategy, via application of the Planning Gain Contributions Toolkit - see appendix 3) in order to enhance their attractiveness and sustainability for community use.</p>	<p>Short / medium term</p> <p>Long term</p> <p>Short / medium term</p> <p>Medium term</p> <p>Long term</p> <p>Medium term</p>	<p>CCC</p> <p>CCC, Housing developers, Academy providers, Essex AP</p> <p>CCC, Housing developers, Design professionals, Academy providers, Essex AP</p> <p>CCC, Housing developers, Design professionals, Academy providers, Essex AP</p> <p>CCC, Housing developers, Design professionals, Academy providers, Essex AP</p> <p>CCC, Housing developers, Design professionals, Academy providers, Essex AP</p>

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Strategic objective	Action	Timescale	Responsibility
	X. Ensure that the two new secondary schools planned at the North East Chelmsford and Hammonds Farm Garden Communities include community (SE design compliant) and accessible sports halls. CCC to work with appointed design professionals / academy providers to ensure that sports hall design is compliant with Sport England technical guidelines and secured community access is achieved.	Medium term	CCC, SE, Housing developers, Design professionals, Academy providers, Essex AP
	Health and fitness		
	XI. Provide additional capacity at South Woodham Ferrers Leisure Centre (linked to adjacent housing growth site North of this settlement)	Medium term	CCC, SE, Housing developers, Design professionals, Academy providers, Essex AP
	XII. New provision to be considered as part of the two new secondary schools at each of the new Chelmsford Garden Communities to support their operational sustainability.	Medium term	CCC, SE, Housing developers, Design professionals, Academy providers, Essex AP
OR2 Implement targeted investment at South Woodham Ferrers and Dovedale leisure centres to enable high-quality, energy efficient operation. Protect/Enhance	South Woodham Ferrers Leisure Centre Leisure: i. Prepare a medium/long term investment plan to implement the required improvements to the pool hall, surrounds, plant, M&E and other areas of the building which need to be upgraded. ii. Increase in size and community access to fitness facilities should also be considered. Dovedale Leisure Centre iii. Implement a scheme of refurbishment which will improve the entrance/reception area and increase the capacity of and access to health and fitness.	Medium term Medium term Short/medium term	CCC CCC CCC

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Strategic objective	Action	Timescale	Responsibility
<p>OR3</p> <p>Maintain/increase community use of sports facilities on school sites.</p> <p>Protect/Enhance</p>	<p>i. Increase community available school sports hall and swimming pool hours, where possible, and reinforce this process with binding CUAs.</p> <p>ii. Continue to work with schools with good levels of community use to ensure complementary programming across the Authority and to market and promote the availability of the current stock of sports halls to more sections of the community.</p> <p>iii. Develop a site-by-site improvement plan for those sports halls / swimming pools requiring capital investment. Priorities should be identified and regularly reviewed.</p> <p>iv. Develop a site-by-site engagement action plan for schools with limited or no current community use (e.g. New Hall School).</p> <p>v. Secure CUAs linked to planning permissions for new/upgraded indoor sports facilities on educational sites that can help meet need identified in the strategy.</p> <p>vi. Ensure new schools developed as part of new housing developments have community access secured through a community use agreement. In addition, the facility mix should support their operational sustainability and include health & fitness facilities.</p>	<p>Short / Medium term</p> <p>Short / Medium term</p> <p>Short / Medium term</p> <p>Short / Medium term</p> <p>Short / Medium term</p> <p>Short / Medium term</p>	<p>CCC, schools/College, Academy chains, Active Essex</p> <p>CCC, schools/College, Academy chains, Active Essex</p> <p>CCC, schools/College, Academy chains, Active Essex</p> <p>CCC, schools/College, Academy chains, Active Essex</p> <p>CCC, schools/College, Academy chains, Active Essex</p> <p>CCC, schools/College, Academy chains, Active Essex</p>
<p>OR4</p> <p>CCC should continue to align its leisure facility offer with increasing participation amongst underrepresented groups, addressing physical inactivity and achieving wider health outcome delivery.</p> <p>Enhance</p>	<p>I. CCC should continue to develop understanding of its current user base, reach and impact of its activities, and local barriers to access via use of Sport England's Moving Communities tool and Thriving Places Index.</p> <p>II. CCC to implement an annual review of its pricing policy, informed by customer research and reflecting viability / affordability issues for the Council.</p> <p>III. CCC to provide clarification within its published pricing options to describe the offer of additional assistance to enable 'pay and play' access for those residents with additional needs e.g. without the ability to book online</p>	<p>Short term</p> <p>Short / medium term</p> <p>Short term</p>	<p>CCC</p> <p>CCC</p> <p>CCC</p>
OR5	<p>i. CCC to work alongside Active Essex on a 'matching exercise' whereby venues with available capacity are</p>	Short - medium term	CCC, AE, parish councils, community and voluntary sector organisations.

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Strategic objective	Action	Timescale	Responsibility
<p>Enable increased use of smaller community facilities (e.g., activity halls and community centres).</p> <p>Enhance</p>	<p>paired with potential user groups e.g. community clubs, voluntary groups.</p> <p>ii. Ensure that village and community halls have the required support (bid writing, marketing and promotion) to enable sustained and increased use for sport and physical activity. Especially in regard to the aging population and convenient location of such facilities.</p> <p>iii. There is potential to create a small health and wellbeing hub in the vicinity of Riverside Leisure Centre as part of a future neighbouring development, which could provide a space for health referral and wellbeing activity as part of the pathway. If it cannot be achieved at this location, achieving the co-location of leisure and health and wellbeing, social care facilities should be achieved where the opportunity arises.</p>	<p>Short / medium term</p> <p>Short / medium term</p>	<p>CCC, AE, parish councils, community and voluntary sector organisations.</p> <p>CCC, AE, parish councils, community and voluntary sector organisations.</p>
<p>OR6</p> <p>Environmental sustainability and climate crisis.</p> <p>Protect/Enhance/Provide</p>	<p>i. Improve the performance of Council buildings aiming to achieve net zero emissions.</p> <p>ii. Maximise external funding opportunities to assist with meeting this target.</p> <p>iii. Design all new Council-controlled/influenced sport/ leisure centre buildings, extensions and refurbishments to achieve net zero emissions.</p> <p>iv. Focus on the switch away from oil and natural gas use where deliverable and ensure facilities are as energy efficient as is possible.</p> <p>v. Deliver ongoing 'invest to save' energy efficiency projects to reduce overall emissions and reduce running costs.</p> <p>vi. Maximise onsite renewable energy generation opportunities.</p>	<p>Short/medium term</p> <p>Short/medium term</p> <p>Short/medium term</p> <p>Short/medium term</p> <p>Short/medium term</p> <p>Short/medium term</p>	<p>CCC, AE, schools/ College, community organisations</p> <p>CCC, AE, schools/ College, community organisations</p> <p>CCC, AE, schools/ College, community organisations</p> <p>CCC, AE, schools/ College, community organisations</p> <p>CCC, AE, schools/ College, community organisations</p> <p>CCC, AE, schools/ College, community organisations</p>
<p>OR7</p> <p>Support investment by NGB's</p> <p>Enhance/Provide</p>	<p>i. The Strategy should look to attract investment from other national governing bodies (Badminton England, England Netball, Basketball England, Volleyball England) in providing and maintaining sports facilities for meeting the needs of specific sports in view of the conclusions for gymnastics and indoor tennis.</p>	<p>Medium term</p>	<p>NGB's</p>

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Strategic objective	Action	Timescale	Responsibility
OR8 Monitor and review	i. Keep this Indoor and Built Sports Facilities Strategy relevant and up to date.	Medium term	CCC, Sport England

4.2: Site specific recommendations

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS1 Anglia Ruskin University (Mildmay)	University (in house)	Opened in 1989, it has a 4-court sports hall (rated above average). The sports hall floor was refurbished in 2023. It is only available for 18 hours of community use per week, its non-availability during the week is based upon it being reserved for student activity only.	ii. Continue to invest in the facilities to maintain/improve the quality. iii. Consider a possible extension to current opening hours of the sports hall to increase community use given its current capacity.	Angela Ruskin University	Medium
SS2 Beaulieu Park School	Academy (School Hire)	Opened in 2019, it has one (above average) 4-court sports hall and three (below average) studios. All are available to the community via a registered membership. Beaulieu Park School is operating at 85% used capacity although it is only available for 20 hours per week.	i. Continue to invest in the facilities to maintain/improve the quality. ii. Consider a possible extension to current sports hall opening hours to increase community use.	Academy/School Hire	Medium
SS3 Boswells School	Academy (School Hire)	Opened in 1982 and refurbished in 2009, it has one (above average) 4-court sports hall, a 2-court activity hall, a 4-lane x 18m swimming pool and one studio. All are available to the community via a registered membership. The pool did not feature in the FPM (as it is below the minimum standards) but offers a wide range of community use. The hall is available for 36 hours during the peak period and is comfortably full at 90% used capacity.	i. Continue to invest in the facilities to maintain/improve the quality. ii. Consider a possible extension to current sports hall opening hours of to increase community use capacity.	Academy/ School Hire	Medium

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS4 Chelmer Valley High School	Academy (in house)	Opened in 1995 and refurbished in 2012, it has a (below average) 4-court sports hall, a 2-court activity hall and one studio. A new sports hall floor is required due to damage and wear and tear. Ongoing issues with leaking roof affect sporting activity. It is available for 25 hours in the peak period and operates at comfortably full capacity at 68%.	i. Refurbish the sports hall floor and repair the roof to ensure the facility is of suitable facility. ii. Maintain a good school/community relationship to maximise community use and extend the number of hours available to the community.	Academy/ School Hire	Long
SS5 Chelmsford County High School for Girls	Academy	It has an (above average) 4-court sports hall and studio (opened in 2021) and a 4 lane x 18m (below average condition) swimming pool. The pool has not been refurbished since 2010 and has ongoing issues with its pool heating system which struggles to maintain a consistent temperature. The FPM assumption is that the pool operates at 100% used capacity (during community use hours). The School has aspirations to upgrade the pool but there are no current plans – any refurbishment would depend on other financial priorities. The sports hall offers 34 hours of community use and is used by a range of sports. It is reportedly operating at 90% full capacity.	i. Invest in the facilities to maintain/ improve quality. ii. Maintain good school/community relationships to maximise public use. iii. Replace the swimming pool plant and the building in which it is housed.	Academy	Short-Long
SS6 Chelmsford Gymnastics Club	Sports Club	A dedicated gymnastics facility run and maintained by the <i>in-situ</i> club. It reports having significant latent demand across most age groups. Further provision/storage space is needed.	i. Maintain/improve facility quality. ii. Explore whether it is possible increase provision (e.g. storage) to help the club to meet demand.	Club/BG	Medium
SS7 Chelmsford Sport & Athletics Centre	CCC	Opened in 2002, it has a 4-court sports hall, studios and an indoor athletics sprint straight (all rated above average quality and a recently (2023) refurbished 76-station health and fitness gym (rated good). The sports hall is available for 94 hours in the peak period and operates at 70% full capacity.	i. Continue to invest in the facilities to maintain/improve the quality.	CCC	Medium

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS8 Club Woodham	Commercial	85-station health and fitness gym, three studios and three squash courts (two traditional/one glass backed). All rated above average.	i. Continue to invest in the facilities to maintain/improve the quality.	Club/ England Squash	Medium
SS9 Danbury Sports & Social Centre	Danbury Parish Council	One court activity hall and 36-station health and fitness gym both rated below average. Access is via registered membership.	i. Continue to maintain and invest in the sports facilities to ensure they remain high quality and attractive to users.	Parish Council	Medium
SS10 Dovedale Sports Centre	CCC	Opened in 1974 and refurbished in 2002, it has an (above average) 5-court sports hall plus a 16 station health and fitness gym, one studio and three traditional squash courts (all below average). The hall operates at above the comfortably full benchmark level. Refurbishment plans for the health and fitness suite and accompanying changing rooms are being prepared. It is reported that limited use is being made of the squash courts and The Council has plans to repurpose one as part of a wider refurbishment.	i. Invest in the facilities to maintain/improve the quality. ii. Produce a plan to refurbish the site. iii. Consider a programme focus on 14-18 year olds in the expanded health and fitness suite if refurbished.	CCC	Short
SS11 Falcon Bowls Club	Sports Club	One indoor 8-rink bowls facility (rated above average). Its carpet was last resurfaced in 2016. And will soon need to be replaced despite being well maintained by the club. LED lights have been installed above the playing surface and throughout the rest of the building to reduce energy consumption.	i. Continue to market and promote the venue to drive up participation and ensure its long-term sustainability. ii. Continue to invest in maintaining the facilities.	Club/ EIBA	Long

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS12 Great Baddow High School	Academy (in house)	<p>Opened in 1972, refurbished in 2012, it has a 4-court sports hall, 1-court activity hall, 4-lane x 18m swimming pool and one studio. All rated below average quality.</p> <p>The hall is available for 25 hours in the peak period and is operating at the comfortably full benchmark.</p> <p>The swimming pool is reportedly (and according to FPM) operating at 59% used capacity; below Sport England's comfort factor of 70%.</p> <p>The sports hall floor is dated and needs refurbishment. It also has an issue with a leaking roof which it looking to source funding to fix.</p>	<p>i. Explore options to upgrade the sports hall floor and repair the roof.</p> <p>ii. Maintain good school/community relationship and sustain (and improve) levels of community use should the opportunity arise.</p> <p>iii. In accordance with the FPM findings, explore the increase in availability of the pool and invest in modernising the facility to accommodate additional community use and increase its attractiveness.</p>	Academy	Medium
SS13 Greenwood Estate Health & Spa Retreat	Commercial	<p>Opened in 2002 and refurbished in 2024, it has a 1-lane x 20m swimming pool, which is rated as good quality.</p> <p>Membership is required to access the facilities.</p>	<p>i. Continue to invest in the facilities to maintain/improve the quality.</p>	Commercial operator	Medium
SS14 Hamptons Sport & Leisure	Sports Club	<p>Three squash courts – two glass backed and one traditional (rated above average). It is accessible via a registered membership.</p>	<p>i. Continue with existing maintenance regimes to ensure ongoing good courts quality for club/community use.</p>	Club/ England Squash	Medium

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS15 Hylands School	Academy (School Space)	Opened in 1970, it has a 4-court sports hall and 1-court activity hall (below average). The roof is prone to leaks and this affects the quality of the sports hall surface. A new floor is required due to its age, damage and general wear and tear. The hall is available for 17.5 hours per week in the peak period and is operating below the comfortable full benchmark at 68%.	<ul style="list-style-type: none"> i. Deliver routine facility maintenance and repair the roof. ii. Explore option to replace the sports hall floor. iii. Maintain good school/community relationships and extend the number of hours available to the community. 	Academy/ School Space	Medium
SS16 King Edward VI Grammar School	Academy (in house)	Refurbished in 2018, it has a 5-court sports hall, a 2-court and 1-court activity halls with a new sports hall floor (above average). The hall is operating at 90% used capacity but does not currently offer community use on weekends, it is available for 17.5 hours in the peak period.	<ul style="list-style-type: none"> i. Continue to invest in the facilities to maintain/improve the quality. ii. Consider a possible extension to current opening hours of the sports hall to increase community use given its current capacity. 	Academy	Short

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BUILT FACILITIES STRATEGY – DRAFT STRATEGY REPORT

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS17 Moulsham High School	Academy (in house)	<p>Opened in 2000, it has a 4-court and 3-court sports halls and 5-lane x 20m swimming pool (all rated below average). The hall is available for 40.5 hours in the peak period and operates at 95% used capacity.</p> <p>The swimming pool is modelled (FPM) to be operating at 62% used capacity – below the Sport England's comfort factor of 70%.</p> <p>The building looks outdated and tired. A new sports hall floor is required due to wear and tear. LED lights were installed in 2022.</p>	<ul style="list-style-type: none"> i. Deliver regular routine facility repair work and explore options to replace the sports hall floor. ii. Maintain good school/community relationships to maximise public use. iii. In accordance with the FPM findings, explore increasing the availability of the pool and invest in modernising the facility to accommodate additional community use and increase its attractiveness as well as securing access through a CUA. 	Academy	Medium
SS18 New Hall School	Independent school	Opened in 1976 and refurbished in 2012, it has a 4-court sports hall, 6-lane x 25m swimming pool, 40 station health and fitness gym. (all above average. None of the facilities are available to the community.	<ul style="list-style-type: none"> i. Consider whether/how community use can be established to increase overall provision in Chelmsford. 	Independent school	Medium
SS19 Nuffield Health (Chelmsford)	Commercial	<p>Opened in 1999, this 2-lane x 20m swimming pool and two studios, are rated above average. Given the commercial nature of the facility and the normal high quality offering of the Nuffield Health brand it is considered unlikely that it has not received some upgrading/m refurbishment over this time period.</p> <p>The FPM indicates that the pool is operating at 43% used capacity.</p>	<ul style="list-style-type: none"> i. Continue to invest in the facilities to maintain/improve quality. 	Commercial operator	Medium

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS20 Riverside Leisure Centre	CCC	<p>Multi-purpose facility opened in 2019. It has a 6-court sports hall, a 10- lane x 25m swimming pool and a learner/teaching pool (rated good quality) plus a 132- station health and fitness suite, three studios, a soft play children's area and an ice rink (rated above average).</p> <p>The sports hall is operating at c.95% used capacity and caters for a wide range of activities.</p> <p>One of two publicly available swimming pool venues in the Authority, its pools (according to the FPM) operate at 100% used capacity. It is used by Chelmsford Swimming Club for 22 hours per week.</p>	<ul style="list-style-type: none"> i. Maintain overall quality via regular maintenance. ii. Consider whether additional time in the studios could be made available to meet current and future demand. iii. Review pool programming on an ongoing basis to ensure maximum participation from all age and health groups. 	CCC	Long
SS21 South Woodham Ferrers Leisure Centre	CCC	<p>Multi-purpose facility opened in 1987 and refurbished in 2005, it has a 4-court sports hall, a 26 station health/fitness gym and one studio (all rated below average) plus an (above average) 6-lane x 25m swimming pool .</p> <p>The sports hall floor is tired due to a combination of its age, damage and general wear and tear. The hall is available for 50 hours in the peak period and is at 68% used capacity. It is a dual use facility with William de Ferrers School.</p> <p>The swimming pool is operating at 76% of used capacity – above Sport England's comfort factor of 70%. Plans are being considered to refurbish the site and replace the plant room.</p> <p>The changing rooms were upgraded with new showers in 2021 and are in above average condition.</p>	<ul style="list-style-type: none"> i. Maintain refurbishment regime to ensure that the whole venue is fit for purpose and retains its popularity for community use. ii. Explore options to increase sports hall use – promote it to ensure full community awareness of its availability. iii. Explore options to increase health/fitness gym offer due to forthcoming local development and increased demand of space and accessible time for the community. iv. Prepare a medium-long term plan to refurbish the site. v. Ongoing review of pool programming to ensure maximum participation from all age and health groups. 	CCC	Short-Long

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS22 St John Payne Catholic School	Academy (in house)	Opened in 2011, it has a 6-court sports hall plus 1-court and 2-court activity halls (all rated below average). The sports hall is available for 20 hours in the peak period and is operating above the comfortably full benchmark at 80%. Main users are basketball, badminton, cricket, wheelchair basketball, fencing and futsal with limited capacity for increased use.	i. Explore options to modernise the sports hall to ensure that it is of an appropriate standard for community use. ii. Maintain/improve school/community relationship to optimise public use.	Academy	Medium
SS23 Swallows Gymnastics Club	Sports Club	A dedicated gymnastics facility run and maintained by the Club. It reports significant latent demand across most age groups.	i. Maintain and where possible improve the quality of provision. This may include discussions to potentially increase its lease agreement to establish security of tenure.	Club/BG	Medium
SS24 The Sandon School	Academy (in house)	Opened in 1998 and refurbished in 2016, it has a 4-court sports hall, a 1-court activity hall (both below average). The sports hall is available for 33 hours in the peak period and is operating at 90% used capacity. There are reported issues with the heating system and temperature control which are in the process of being addressed. Venue décor is old fashioned, and it has low quality lighting.	i. Deliver regular routine facility repair work and explore options to replace the sports hall floor and install LED lighting. ii. Consider a possible extension to current opening hours of the sports hall to increase community use given its current capacity.	Academy	Short
SS25 Virgin Active	Commercial	Opened in 2001 and refurbished in 2015, it has a 4-lane x 20m swimming pool, rated good quality. It is available to the community via a registered membership.	i. Continue to invest in the facilities to maintain/improve the quality.	Commercial operator	Long

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)
SS26 Writtle University College (ARU Writtle)	University (in house)	A 21-station health and fitness gym, 1-court activity hall and one traditional squash court (all rated below average) and accessible via a registered membership.	i. Undertake regular maintenance to ensure the sports hall, health and fitness suite and studio all remain suitable for community use.	University	Long
SS27 Combat sport facilities	Commercial	Combat sport facilities are generally utilised by commercial operators, and as such, scope for support is limited.	i. Ensure that users have a secure tenure and access to facilities which are fit for purpose.	Commercial operators	Long
SS28 Commercial fitness gyms	Commercial	The commercially operated health and fitness facilities contribute to the diverse offer of facilities available across Chelmsford.	i. Continue to monitor use and gauge the extent to which they complement other activity across the Authority.	Commercial operators	Long
SS29 Community halls/primary schools	Schools/Parish Councils	Audit findings suggest that a broad range of sport and physical activity takes place in Chelmsford's community halls and primary schools for activities such as badminton, these venues play an important role in contributing to overall facility supply. Sustaining and further increasing the amount of activity delivered in village halls and community venues is a strategic priority, which may require targeted investment e.g. to improve the quality of sporting equipment such as badminton nets, or to improve the standard of ancillary facilities.	i. New school halls proposed in primary school and the design of new community halls should try and support indoor sports and activity use such as badminton and in particular be designed to cater for multi-purpose health and fitness activities (e.g. keep fit, dance, martial arts, aerobics, yoga etc.)	Schools/Parish Councils	Long

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4.3: Sport specific recommendations

Considering the issues and challenges identified in the Needs Assessment, the following table identifies those sports which should be prioritised in requiring attention.

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
SP1 Tennis	There are no current indoor tennis courts in Chelmsford. Given that CCC is an LTA priority investment authority for a new indoor facility, there is an opportunity to deliver new provision over the life of this strategy.	i. Consider where and how it may be feasible to develop indoor tennis courts across Chelmsford's administrative area and work with the LTA to progress the concept. ii. Ensure, should a venue be developed, that it offers affordable pay and play access.	CCC LTA	Medium	Enhance / Provide
SP2 Gymnastics	Chelmsford Gymnastics Club has a waiting list of over 1000 members and faces issues commonly associated with ageing industrial buildings including water ingress. Its lease expires in 2028 and the Club is looking at potential options for the future. It would consider moving to a new venue should an opportunity arise and would welcome the option to take a collaborative approach to this with the Council and other partners. Swallows Gymnastics Club (c.500 members) hires two units on the Redhills Industrial Estate in South Woodham Ferrers. However, this is insufficient to meet demand. It requires a larger dedicated facility to accommodate all members. It currently leases the units on a yearly basis but would ideally like a long-term lease agreement which would allow it to invest in the facility (eg solar panels). It also has ongoing issues with a leaking and corrugated roof which it is in the process of acquiring the funds to address.	i. CCC to work with British Gymnastics, Chelmsford and Swallows Gymnastics Clubs to consider the feasibility of providing refurbished / replacement facilities.	CCC, CGC CCC, SGC	Medium Medium	Enhance / Provide Enhance / Provide
SP3 Combat Sports	There is a strong presence in respect of combat sports clubs across Chelmsford. Whilst a good number operate in the private / commercial sector, there are examples (e.g. Gracie Barra Ju Jitsu club) of voluntary clubs who are seeking new facilities in order to accommodate growth.	i. Consider whether CCC might be able to play a role brokering constructive links between combat sports clubs seeking new or additional venues at which to train and compete and 'right-sized' parish/village/community hall operators.	CCC, parish / village / community hall providers. Combat sports clubs	Medium	Enhance / provide

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
SP4 Multi -sport	Several clubs across Chelmsford e.g. Chelmsford Badminton Academy, Chelmsford Casuals Badminton Club, Chelmsford Swimming Club, Chelmsford Table Tennis Club are at membership capacity due to current facility size.	i. Support clubs seeking to access new/different facilities to enable them to grow participation. This applies to sports including badminton, table tennis, volleyball and swimming.	CCC, sports clubs	Short/medium	Enhance / Provide / Protect

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PART FIVE: MONITORING AND REVIEW

This Strategy identifies and recommends the investment and actions required to deliver and maintain high-quality built facilities infrastructure for the Chelmsford administrative area for the period up until 2041.

It is important that it is (and is treated as) a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component contributing to the quality of life of Chelmsford City Council residents.

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

It will be important for CCC and its partners to develop a 3-5 year action plan based around the Strategy and for this to be annually monitored and reviewed. This should not only evaluate progress made against the action plan but should identify actual/potential changes in supply and demand in the Authority. This is on the basis that the Strategy is as much about how facilities are used as it is about ensuring that local infrastructure is of a good quality.

The annual review process should include:

- ▶ A review of progress in respect of actions taken with regard to action plan recommendations made; taking account of any changes required to the priority of each action (e.g. the priority of some may increase/reduce following implementation of others).
- ▶ Lessons learnt throughout the period.
- ▶ New facilities coming on stream (or being made newly available to the community) which will need to be taken into account.
- ▶ Any specific changes in the use of key sites (e.g., sport specific specialisms of sites, changes in availability, etc.).
- ▶ Any specific changes in demand at/for particular facilities and/or clubs in the area (e.g., reduction or increase in club numbers, new housing growth).
- ▶ New formats of traditional sports that may need to be considered.
- ▶ Any other new or emerging issues and opportunities.

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

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APPENDIX 1 – SPORTS FACILITY CALCULATOR INDIVIDUAL SITE ALLOCATIONS

Site Ref.	Area	Facility type	Number of dwellings	Requirement	Cost ⁸
	Growth Area 1 Central and Urban Chelmsford	-		-	-
1	Chelmsford Urban Area	Sports Hall Swimming Pools	2,765	1.88 Badminton courts 1.35 Swimming lanes	£1,358,155 £1,489,564
2	West Chelmsford	Sports Hall Swimming Pools	880	0.60 Badminton courts 0.43 Swimming lanes	£432,252 £474,075
3a	East Chelmsford – Manor Farm	Sports Hall Swimming Pools	360	0.18 Badminton courts 0.18 Swimming lanes	£176,830 £193,940
3b	East Chelmsford - Land South of Maldon Road	Sports Hall Swimming Pools	109	0.07 Badminton courts 0.05 Swimming lanes	£53,622 £58,810
3c	East Chelmsford – Land North of Maldon Road	Sports Hall Swimming Pools	65	0.04 Badminton courts 0.03 Swimming lanes	£31,928 £35,017
4	Land North of Galleywood Reservoir	Sports Hall Swimming Pools	24	0.02 Badminton courts 0.01 Swimming lanes	£11,871 £13,019
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	Sports Hall Swimming Pools	25	0.02 Badminton courts 0.01 Swimming lanes	£12,280 £13,468
	Total	Sports Hall Swimming Pools	4,228	2.88 Badminton courts 2.07 Swimming lanes	£2,076,733 £2,277,668
	Growth Area 2 North Chelmsford	-	-	-	-
6	North East Chelmsford (Chelmsford Garden Community)	Sports Hall Swimming Pools	6,250	4.25 Badminton courts 3.06 Swimming Lanes	£3,069,972 £3,367,008

⁸ Costs derived from Sport England cost guidance – see appendix 4.

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7a	Great Leighs - Land at Moulsham Hall	Sports Hall Swimming Pools	750	0.51 Badminton courts 0.37 Swimming Lanes	£368,397 £404,041
7b	Great Leighs - Land East of London Road	Sports Hall Swimming Pools	190	0.13 Badminton courts 0.09 Swimming Lanes	£93,327 £102,357
7c	Great Leighs - Land North and South of Banters Lane	Sports Hall Swimming Pools	100	0.07 Badminton courts 0.05 Swimming Lanes	£49,120 £53,872
8	North of Broomfield	Sports Hall Swimming Pools	512	0.35 Badminton courts 0.25 Swimming Lanes	£215,533 £275,870
14a	Land west of Back Lane, Ford End	Sports Hall Swimming Pools	20	0.01 Badminton courts 0.01 Swimming Lanes	£9,824 £10,774
14b	Land south of Ford End Primary School, Ford End	Sports Hall Swimming Pools	20	0.01 Badminton courts 0.01 Swimming Lanes	£9,824 £10,774
	Total	Sports Hall Swimming Pools	7,842	5.33 Badminton courts 3.83 Swimming lanes	£3,851,996 £4,224,697
	Growth Area 3 South and East Chelmsford	-	-	-	-
16a	East Chelmsford Garden Community (Hammonds Farm)	Sports Hall Swimming Pools	3,000	2.04 Badminton courts 1.47 Swimming Lanes	£1,473,586 £1,616,164
10	North of South Woodham Ferrers	Sports Hall Swimming Pools	1,220	0.83 Badminton courts 0.60 Swimming Lanes	£599,258 £657,240
11a	South of Bicknacre	Sports Hall Swimming Pools	42	0.03 Badminton courts 0.02 Swimming Lanes	£20,671 £22,671
11b	Land at Kingsgate. Bicknacre	Sports Hall Swimming Pools	20	0.01 Badminton courts 0.01 Swimming Lanes	£9,824 £10,774

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11c	Land west of Barbrook Way, Bicknacre	Sports Hall Swimming Pools	20	0.01 Badminton courts 0.01 Swimming Lanes	£9,824 £10,774
12	St Giles Bicknacre	Sports Hall Swimming Pools	32	0.02 Badminton courts 0.02 Swimming Lanes	£15,759 £17,284
13	Danbury	Sports Hall Swimming Pools	100	0.07 Badminton courts 0.05 Swimming Lanes	£49,120 £53,872
17a	Land North of Abbey Fields, East Hanningfield	Sports Hall Swimming Pools	15	0.01 Badminton courts 0.01 Swimming Lanes	£9,824 £10,774
17b	Land east of Highfields Mead, east Hanningfield	Sports Hall Swimming Pools	20	0.01 Badminton courts 0.01 Swimming Lanes	£9,824 £10,774
	Area total	Sports Hall Swimming Pools	4,469	3.06 Badminton courts 2.21 Swimming lanes	£2,197,690 £2,410,327
	Total Allocations-new and updated	Sports Hall Swimming Pools	16,539	11.27 Badminton courts 8.11 Swimming lanes	£8,126,419 £8,912,692
	Windfall allowance 2024-2041	Sports Hall Swimming Pools	1,461	0.99 Badminton courts 0.71 Swimming lanes	£717,555 £786,982
	Overall total	Sports Hall Swimming Pools	18,000	12.26 Badminton courts 8.82 Swimming lanes	£8,843,974 £9,699,674

APPENDIX 2: PLANNING GAIN CONTRIBUTION TOOLKIT

Introduction

The purpose of this toolkit is to ensure that planning gain contribution sought from an individual development is based on a tailored approach, using the robust evidence bases provided as part of the Chelmsford Indoor & Built Facilities Strategy and Action Plan. This will help to clearly justify the needs arising from the development and how they are to be met.

It provides a step-by-step guide which should be used by those stakeholders which are directly involved in negotiating developer contributions either local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed to inform the potential additional demand that a new housing development generates. This sets out the process for leisure facilities.

There is also a checklist summary for the process which should be completed as evidence of working through each step. In terms of social sustainability, a series of questions to explore are provided with possible options to consider.

In accordance with National Planning Policy Guidance, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area).

Where a development may be considered too small to provide a contribution, consideration should be given to where several small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

In instances where a development may fall within two or more local authorities it is recommended that the demand from the more urban area or locally reflective area are applied in calculating the requirements. This is in order to reflect the on the ground use of provision in the context of its setting. If provision is to be provided on the outskirts of an urban settlement and therefore is to act as an extension of that settlement, it is justifiable to utilise the demand/standards most appropriate.

The suite of evidence documents which should be used to assess demand includes:

- ◀ Chelmsford CC Built Facilities Strategy - Needs Assessment Report: 2024
- ◀ Chelmsford CC Built Facilities Strategy – Strategy Report 2024

Process

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

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The Chelmsford Strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing Growth Areas. This key demand is translated into units of badminton courts and swimming pool lanes.

As the exact number of units are identified from specific housing developments, through the planning application process, then the City Council will need to apply the household occupancy rate to this to determine the total population.

Number of dwellings x household occupancy rate⁹ = associated population

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand. The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

- ✦ Location of existing facilities compared to demand.
- ✦ Capacity and availability of facilities (i.e. opening hours, how well they are used).
- ✦ Cross boundary movements of demand.
- ✦ Travel networks and topography.
- ✦ The attractiveness of the existing facility network.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits. For swimming pools, it uses 25m lane equivalents and for sports halls it uses the number of badminton courts.

Registration is required to access Active Places Power (APP) and therefore the SFC. If you are not already registered, you can register for free via the link under the login button on the APP homepage.

Please note the SFC is one tool and should not be used on its own to determine the need for sports facilities from a single development.

Step 2	Determine the other indoor sports and community facilities required as a result of the development	Navigation
	Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC. This should also extend to community centre facilities within the area.	Indoor and built facilities strategy

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development. In this instance, the Indoor & Built Facilities Strategy should be used to determine the need

⁹ National occupancy rate of 2.3 persons per household is used

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for additional facilities within any specific area within the Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Needs Assessment (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified within the Needs Assessment are determined by the scope of the study which the Council commissions.

This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

Step 3	Demonstrate an understanding of what else the development generates demand for	Navigation
	Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include primary and secondary schools, health centres, library, etc. The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.	Consultation with other community services, partners and developers

In reality, it will take a significantly large development to generate the requirement for a new stand-alone wet and dry leisure centre. Therefore, it is important to identify where other provision may be required as a result of the development in order to determine if this could replace or supplement the need to provide sports facilities or community facilities.

A key example of this is the requirement for primary and secondary school provision as a result of the development. A primary school will require a multi-purpose indoor hall, playground and playing field space to deliver its national curriculum requirements for PE. A secondary school will require at least a three-court sports hall and playing field space in order to deliver its national curriculum requirements for PE.

Therefore, further investigation should be undertaken to identify if there is an opportunity to ensure that community use of school sports facilities can be guaranteed, thus minimising potential duplication.

In this instance the 'contribution' associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g., extend fitness facilities, community access arrangements, etc.).

In relation to other service (e.g. library, health centre, etc) there is a need to consider how these could be co-located with alongside sports and community facilities, thus creating a community hub. This is a key driver for sports facilities in attracting users that might not otherwise use these types of facilities.

The financial, social, and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

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

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Step 4	Consider whether existing facilities within close proximity could be enhanced or extended to accommodate increased demand.	Navigation
	Further investigation is required to determine if there is an existing facility that is close enough to the development site which, if extended /refurbished / remodelled could accommodate the increased demand generated from the new development.	Facility mapping within the Indoor and Built Assessment Report

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development.

As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

- ✦ Is the facility close enough to the development to accommodate the increased demand?
- ✦ The quality of the facility.....does it need investment?
- ✦ Is there capacity to accommodate increased demand.....how well used is the facility?
- ✦ Are there any restrictions in access to the facility?
- ✦ Are there plans in place to maintain or refurbish the facility?
- ✦ What type of activities are accommodated within the facility?
- ✦ Are the current management arrangements appropriate to accommodate changes or increased demand at the facility?
- ✦ Are there opportunities to co-locate other services alongside or within the facility?

In addition to the above, it will also be important to assess the potential impact of the additional demand on clubs and organisations within the vicinity. As an example, some clubs and organisations may already be at capacity; therefore, there may be no capacity to accommodate increased demand within the existing infrastructure.

Step 5	Consider the design principles for new provision	Navigation
	The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g. NGBs, local authority, advisers, etc.) and community groups themselves.	Sport England design and cost guidance

It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example, this will include aspects such as: health and safety, safeguarding, storage, sport specific design features, etc.).

Where an extension or refurbishment of an existing facility takes place, it will be important to ensure that the local community is involved in that design. It will also be important to ensure that continuity of provision is also considered as clubs and organisations will need alternative accommodation during the construction period associated with a refurbishment or extension. This is important in ensuring these organisations continue to exist in the longer term.

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Development of community hubs is a key focus for many organisations as benefits derived from facility co-location are often greater than those derived from stand-alone facilities. There is a need for developers and stakeholders to consider how different facilities may ‘fit’ together. This could, for example, include the following which may be required as part of a development:

- ✦ Indoor and outdoor sports facilities.
- ✦ Primary and secondary schools.
- ✦ Health centres and GP surgeries.
- ✦ Library.
- ✦ Early years provision.
- ✦ Community centre.
- ✦ Children’s play areas.
- ✦ Allotments and community growing areas.
- ✦ Local retail centres.

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community.

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6	Strategic pooling of financial contributions to deliver new provision	Navigation
	Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to strategic leisure development.	Wider housing growth strategies.

If the authority considers each housing growth area in isolation, then it is unlikely that there will be sufficient demand generated from a single development to warrant a new stand-alone leisure provision, especially swimming pools.

As such the Council needs to consider how the cluster of housing developments within the local authority boundary, or relevant cross border area should make a contribution to strategic sport and leisure facilities. As discussed previously, this may be to provide new provision or to enhance existing in order that it can accommodate increased demand.

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development. However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their lives within that specific development.

In order to calculate the contribution from each housing development into a strategic leisure facility fund the Council should use the Sport England Sports Facilities Calculator. Using the population growth and process identified from stage 1 this will provide a basis for negotiation with developers on the contribution from each development.

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[Active Places Power](#)
[Sport England Design and cost guidance](#)

Checklist summary

Prompt	Evidence	Navigation
Step 1: Determine the indoor sports facility requirement resulting from the development	-	Active Places Power
Step 2: Determine the other indoor sports and community facilities are required as a result of the development	-	Leisure Strategy
Step 3: Demonstrate an understanding of what else the development generates demand for	-	Consultation with other council services, partners, and developers)
Step 4: Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.	-	Facility mapping within the Sports Facilities Assessment Report
Step 5: Consider the design principles for new provision	-	Consultation Sport England Design and cost guidance
Step 6: Strategic pooling of financial contributions to deliver new provision	-	Active Places Power Sport England Design and cost guidance

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APPENDIX 3: INDICATIVE COSTINGS

Indicative costs

The indicative costs of implementing key action plan elements are detailed below. (Further detail on Sport England's website [Sport England facility cost guidance.](#)) Costs outlined below are for development of community sports facilities (Q3 2024). These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead - Sport England.

Facility capital costs

These are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, taking account of varying conditions, inflation and regional adjustments. Costs are updated regularly in conjunction with information provided by the BCIS and other quantity surveyors. The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

Facility type/details	Area (m ²)	Capital cost (£)
Affordable sports halls		
1 Court (18m x 10m)	382	885,000
2 Court (18m x 17m)	515	1,005,000
4 Court (34.5m x 20m)	1,532	£2,940,000
5 Court (40.6m x 21.35m)	1,722	3,185,000
6 Court (34.5m x 27m)	1,773	3,225,000
8 Court (40m x 34.5m)	2,240	4,035,000
10 Court (40.6m x 42.7m)	2,725	4,850,000
12 Court (60m x 34.5m)	3,064	5,345,000
Affordable community swimming pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,580,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,545,000
25m Pool 6 Lane (25m x 12.5m)	1,543	6,020,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	7,170,000
25m Pool 8 Lane (25m x 17m)	1,878	7,255,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,325,000
Affordable sports centres with community 25m pool		
4-lane pool, 4-court hall, 50-station gym, studio	2,879	9,835,000
6-lane pool, 4-court hall, 100-station gym, 2 studios	3,553	11,540,000
6-lane pool, learner pool, 4-court hall, 100-station gym, 2 studios	3,906	12,715,000
8 lane pool, learner pool, 5-court hall, 100-station gym, 2 studios	4,509	14,080,000
Indoor bowls centre		
6 Rink (excludes Club/Function Room)	1,914	2,670,000
8 Rink (includes Club/Function Room)	2,500	3,490,000
Indoor tennis centre		
3 court	2,138	3,015,000
Extra court	-	980,000

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NB – The costs for:

- ◆ Affordable Sports Halls.
- ◆ Affordable Community Swimming Pools.
- ◆ Affordable Sports Centres with Community 25m Pool Options.
- ◆ Affordable Sports Centres with 50m Pool Options.
- ◆ Indoor Bowls Centre

Align with the costs included within Sport England publications of the same name updated to 2Q2023. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ◆ External works (car parks, roads, paths, services connections etc) are included at an average cost of 12% in addition to the costs of the works.
- ◆ 12 months maintenance/grow in costs for Grass Pitches.
- ◆ Allowance for Fees inclusive of PM, SI, Planning, and associated fees.

The costs exclude the following:

- ◆ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ◆ Natural turf pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ◆ Inflation beyond 3Q2023.
- ◆ VAT.
- ◆ Land acquisition costs.
- ◆ Regional cost variations in materials and labour.

Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime. They include costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

The importance of regular maintenance should not be underestimated nor should the expense associated with maintaining a facility throughout its life.

The table below provides typical annual allowances expressed as a percentage of the Overall Estimated Total Project Cost per annum based on a 25 year cost model.

Facility type/details	Sinking fund (%)	Maintenance (%)
Multi – use sports hall		
Good quality sports hall – irrespective of size	0.7	0.5
Affordable community swimming pools		
Good quality community swimming pool, irrespective of size	0.4	1.1

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Sinking fund

Major Replacement Costs. Typical items for consideration include:

- ◀ Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- ◀ Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- ◀ Cyclical Redecoration.

Maintenance

Day to day repairs and planned preventative maintenance (PPM). Planned preventative maintenance includes the costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/mandatory inspections (i.e. legionella, lift and boiler insurance inspections etc).

Day to day repairs include:

External walls

Repairs to external walls, cladding, glazed screens, external doors and windows. Roofs Repairs to roofs, roof lights and the like, together with all associated work such as roof flashings, DPC's, gutters and downpipes.

Other items: repairs to ducts, internal doors and frames and the like, fittings and fixtures, repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Other items

Repairs to ducts, internal doors, and frames and the like.

Fittings and fixtures

Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Internal finishes

Repairs to internal floor, wall and ceiling finishes.

Plumbing and internal drainage

Repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold-water services; sanitary ware; waste, soil, overflow, and vent pipes; internal manholes, rodding eyes, and access covers.

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Heating and ventilation

Repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment.

Power and lighting

Repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply.

Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, firefighting equipment, flood lighting and lighting conductors.

External Works

General grounds maintenance, repairs to car parks and external paving.

Exclusions:

Operation, Occupancy, End of Life Costs, Fees, and VAT are excluded from the allowances. The definition of these are provided below:

Operation costs: The cost of operating the facility rather than its occupancy excluding maintenance costs. Includes utility costs, administrative costs, overheads, and taxes etc.

Occupancy cost: User support costs relating to the occupation of the facility e.g. security.

End of life: Notional costs payable and credits accruing after 25 years. Includes disposal inspection and reinstatement to meet potential contractual requirements.