



# SPORTS FACILITIES STRATEGY KETTERING BOROUGH COUNCIL

**REPORT: JUNE 2020**

QUALITY, INTEGRITY, PROFESSIONALISM

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# KETTERING BOROUGH COUNCIL SPORTS FACILITIES STRATEGY

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## GLOSSARY

ALS	Active Lives Survey
ANOG	Assessing needs and opportunity guidance
BBE	Basketball England
BE	Badminton England
BAME	Black, Asian and minority ethnic
CCG	Clinical Commissioning Groups
CSP	County Sports Partnership
ECB	England and Wales Cricket Board
FPM	Facilities Planning Model
GIS	Geographical Information Systems
IMD	Indices of multiple deprivation
JCS	Joint Core Strategy
KBC	Kettering Borough Council
KKP	Knight, Kavanagh and Page
NGB	National Governing Body
NHS	National Health Service
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPS	Playing Pitch Strategy
S106	Section 106
SE	Sport England
SFS	Sports Facilities Strategy
TTE	Table Tennis England

## **PART 1: INTRODUCTION**

This is the Kettering Borough Sports Facilities Strategy (SFS) for the period 2019 – 2030; it should be read in association with the Sports Facilities Audit and Needs Assessment (SFANA) (2020). Recommendations are drawn from the SFANA which was prepared between March – August 2019 by specialist sport and leisure consultancy, Knight Kavanagh and Page Ltd (KKP). The SFANA and SFS have been prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with Kettering Borough Council (KBC), Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders.

### **1.1 Purpose**

The overall aim of the SFS is to locate the right sport and physical activity facilities in the right places to ensure that the maximum number of local people take part in regular, meaningful physical activity. KBC has an aspiration and need to consider its facilities planning, particularly in the context of its growing population, changing economic and demographic profile of the area.

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

It will provide a concise, robust, comprehensive and up-to-date evidence base for the preparation of the Site Specific Part 2 Local Plan for Kettering Borough and set out a strategic and action planned approach to the enhancement of existing and creation of new sporting provision.

This will ensure that residents have the opportunity to be physically active and healthier, and where appropriate develop their physical, sporting, health and wellbeing ambitions within their local community. This report is one component of a wider suite of strategies which includes open spaces and playing pitches.

### **1.2 National strategic context**

#### ***Economic value of sport to the nation***

Sport, leisure, recreation and culture are all important economic drivers. In November 2015, sport and sport-related activity contributed £20.3 billion to the English economy. The contribution to employment is even greater with sport and sport-related activity estimated to support over 450,000 full-time equivalent jobs. Volunteering in sport, and the health benefits derived, also have an impact on the economy. The estimated economic value of sport-related volunteering is £6.9 billion. The annual value of health benefits from people taking part in sport is estimated at £21 billion.

Benefits of sport include the well-being/happiness of individuals taking part, improved health and education, reduced youth crime, environmental benefits, regeneration and community development, and to the individual and wider society through volunteering. Consumption of sport benefits includes the well-being/happiness of spectators and the national pride/feel good factor derived from sporting success/achievement.

Participation in sport contributes to reducing crime and anti-social behaviour, particularly among young people. It also has a net impact on the environment; where, for example, more people walk, and cycle, emissions and congestion can reduce. In summary, it can provide a range of economic and health benefits to the Borough and its population as well as helping to provide jobs and opportunities to spectate and participate in physical activity.

### ***National Planning Policy Framework (2019), (MHCLG)***

The National Planning Policy Framework (Feb 2019) (NPPF) sets out the planning policies for England. It details how these are expected to be applied to the planning system and provides a framework to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

It states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraphs 7-9). It establishes that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

Paragraph 96 of the NPPF establishes that access to a network of high quality open spaces and opportunities for sport and physical activity is important for health and well-being. It states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite paragraph 97 of the NPPF states existing open space, sports and recreation sites, including playing fields, should not be built on unless:

- ◀ An assessment has been undertaken, which has clearly shown the site to be surplus to requirements; or
- ◀ The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ◀ The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

### ***National Planning Practice Guidance (MHCLG)***

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and adds further context to the [National Planning Policy Framework](#) (NPPF). It is intended that the two documents should be read together.

When considering how local planning authorities and developers assess the needs for sports and recreation facilities the guidance states that authorities and developers may refer to Sport England guidance.

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## ***Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (2014), Sport England***

Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on up to date assessment of needs for all levels of sport and all sectors of the community. This assessment report has been produced for KBC applying the principles and tools identified in the Sport England Guide Assessing Needs and Opportunities for Indoor and Outdoor Sports Facilities (ANOG).

Figure 2.1: ANOG model



As illustrated, Sport England regards an assessment of need as core to the planning for sporting provision. This report reviews indoor and built sporting facility needs in Kettering Borough and provides a basis for future strategic planning.

## ***Sporting Future: A New Strategy for an Active Nation, (2015), DDCMS***

This Government strategy for sport was released in December 2015. It confirms the recognition and understanding that sport makes a positive difference through broader means and it will help the sector to deliver fundamental outcomes: physical wellbeing, mental wellbeing, individual development, social and community development and economic development. It has identified the following outputs.

- ◀ Maximising international and domestic sporting success and the impact of major events.
- ◀ More people from every background regularly and meaningfully taking part in sport and physical activity, volunteering and experiencing live sport.
- ◀ A more productive, sustainable and responsible sport sector.

It further identifies the following actions will need to occur that:

- ◀ Meet the needs of the elite and professional system and deliver successful major sporting events.
- ◀ Meet the needs of the customer and enable them to engage in sport and physical activity.
- ◀ Strengthen the sport sector and make it more effective and resilient.

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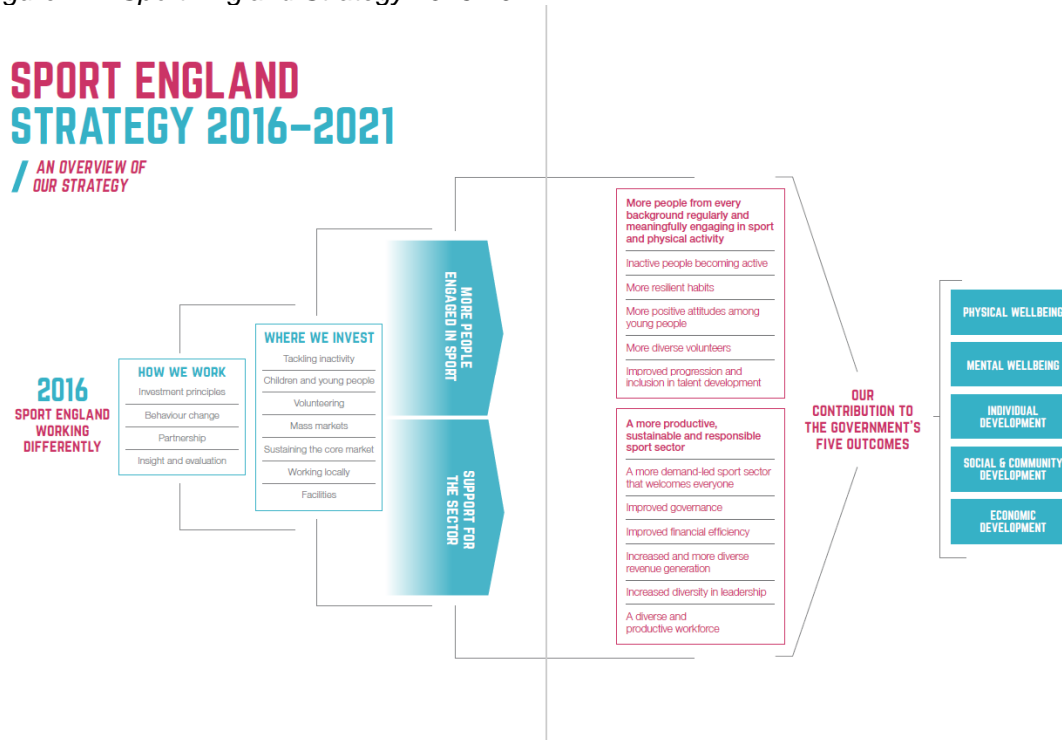
## *Towards an Active Nation (2016-2021), Sport England*

In its strategy, Sport England has identified that it will invest in:

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

These seven investment programmes are underpinned by a new Workforce Strategy and a new Coaching Plan.

Figure 2.2: Sport England Strategy 2016-2021



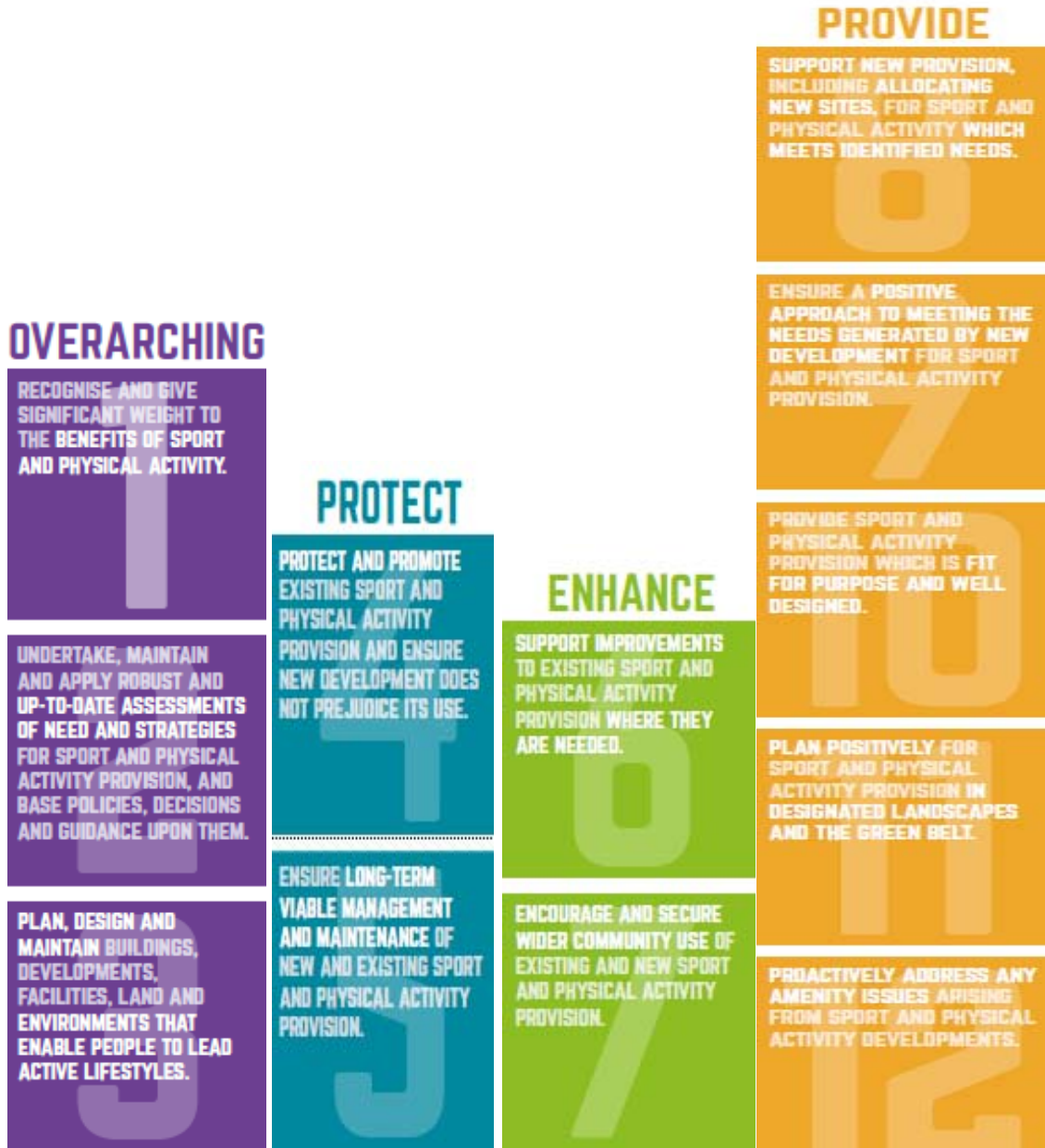
## *Planning for Sport Guidance (2019), Sport England*

Sets out how the planning system can help provide opportunities for everyone to be physically active. It highlights the vital role planning systems play in shaping environments which offer opportunities to take part in sport and physical activity. To help with this, the guidance sets out 12 planning-for-sport principles to be embraced.



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Figure 1.2: Sport England's 12 Planning Principles



### ***Everybody Active, Every Day (2014), Public Health England***

In October 2014, Public Health England (PHE) produced its plan to tackle low activity levels across the country. Along with making the case for physical activity, this identifies four areas where measures need to be taken at a national and local level:

- ◀ *Active society*: creating a social movement, shifting social norms so that physical activity becomes a routine part of daily life.
- ◀ *Moving professionals*: activating networks of expertise. Making every contact with the health sector count to push the 'active' message and to deliver the message through other sectors including education, sports and leisure, transport and planning.
- ◀ *Active environments*: creating the right spaces. Making available and accessible appropriate environments that encourage people to be active every day.

### ***Investment in school sport***

The Government 2013 Primary PE and Sport Premium fund of £150 million per annum provided two years of investment in school sport. Supported by the Government's Education, Health and DCMS departments, funds went directly to primary school head teachers for them to spend on sport. Its four objectives were to:

- ◀ Improve the quality of existing PE teaching through continuing professional learning in PE for generalists, so that all primary pupils improve their health, skills and physical literacy and have a broader exposure to a range of sports.
- ◀ Increase participation levels in competitive sports and healthy activity of pupils and maintain these into adolescence.
- ◀ Increase the quality of initial teacher training in PE and sport, and to promote PE specialisation in primary level workforce.
- ◀ Ensure that schools understand and value the benefits of high-quality PE and sport, including its use as a tool for whole school improvement.

Under this phase of the programme, schools with 16 or fewer eligible pupils received £1,000 per pupil while those with 17 or more received £16,000 plus a payment of £10 per head. In 2017, the amount allocated doubled and Government ministers have confirmed that funding from a tax on sugary soft drinks will continue to be ring-fenced for school sports until 2020.

Evaluation of this investment has highlighted the need for clearer guidance to schools on how best to use this resource and the importance of good specialist PE knowledge for teachers of the subject. While this may cease in its present form Sport England is, in its Strategy, committed both to further investment in young people and to improving the skills of secondary school teachers, particularly in respect of physical literacy.

### ***Summary of national context***

Engaging all residents in physical activity is a high priority. It is acknowledged that regular sport and recreational activity plays a key role in facilitating improved health and wellbeing. Sport and physical activity also contribute significantly to the national and local economy. Ensuring an adequate supply of suitable facilities to meet local need is a requirement of the planning system in line with national policy recommendations.

## 1.3 Local context

### ***Northamptonshire North – Unitary Authority***

The Government has agreed to create two new unitary councils in Northamptonshire to provide all local government services in the county. This will come into being on 1 April 2021 when Northamptonshire's current eight councils will cease to exist. The new North Northamptonshire unitary authority will cover the areas of Corby Borough Council, East Northamptonshire Council, Kettering Borough Council and Borough of Wellingborough Council. A new unitary council for West Northamptonshire will cover the areas of Daventry District Council, Northampton Borough Council and South Northamptonshire Council. Services currently provided by Northamptonshire County Council and the districts and boroughs will be delivered by the two new councils.

The creation of the two unitary authorities is seen as an opportunity to develop and transform services to deliver what residents and businesses need, with a modern approach that provides good value for money.

### ***North Northamptonshire Joint Core Strategy (2011-2031)***

The North Northamptonshire Joint Core Strategy (JCS) is the strategic Part 1 Local Plan for Corby, East Northamptonshire, Kettering and Wellingborough. It outlines a big picture to be developed in more detail through the Part 2 Local Plans prepared by the District and Borough Councils and by Neighbourhood Plans prepared by Parish Councils and Neighbourhood Forums. The JCS is prepared by the Joint Planning Unit (JPU), reporting to the North Northamptonshire Joint Committee (JC) made up of elected representatives from the District, Borough and County Councils.

An important component that has guided the preparation of the Plan is the requirement to apply a spatial planning dimension to the relevant Sustainable Community Strategies that have been prepared. These individual strategies all contain a vision and objectives and deal with key inter-related themes such as:

- ◀ Being successful through sustainable growth and regeneration – ensuring that physical and social infrastructure will be in place to match growth, improving and protecting countryside and buildings for future generations in addition to regenerating and improving town centres.
- ◀ Health and Wellbeing – reducing health inequality, increasing life expectancy promoting social inclusion, sport and recreation and providing more access to healthy lifestyle options to improve health and wellbeing.
- ◀ Education and skills – Raising skills levels to ensure that workers have the right skills for a changing economy, addressing the skills shortage for 16-25 year olds through work based learning.
- ◀ Ensuring economic prosperity – ensuring the availability of relevant and appropriate business skills and training opportunities; providing high quality infrastructure to support and encourage innovation and growth; build on the unique character and location.
- ◀ Environment – encouraging and promoting environmental protection, improving the environmental and visual quality of the area, managing resources effectively, sustainable transport for all.

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- ◀ Strong and Safe Communities – reducing and preventing crime as well as the fear of it by tackling violence, anti-social behaviour, re-offending and improving access to services and facilities.

### ***Site Specific Part 2 Local Plan (2011-2031)***

The Council has started preparing a Site Specific Part 2 Local Plan for Kettering. This will be specific to the Borough of Kettering and is due to be adopted in the winter of 2020 / 2021. The document will cover the whole of Kettering Borough with the exception of issues addressed in the JCS, the Area Action Plan for Kettering Town Centre (2011), the North Northamptonshire Gypsy and Traveller Site Allocation Policy and the Broughton Neighbourhood Plan (2018).

The SSP2 will allocate non-strategic land for housing and employment and it identifies potential locations for retail, leisure and community facilities. It will contain policies relating to the principle growth town of Kettering, the market towns of Rothwell, Desborough and Burton Latimer and for the 27 villages of varying scale and character. These will be supported by policies covering topics such as Local Green Space, Green Infrastructure and Settlement Boundaries.

### ***Northamptonshire County Council - Director of Public Health Annual Report 2019***

This report provides Northamptonshire area information on the following:

- ◀ Background to health inequality and inequity
- ◀ Health inequalities across Northamptonshire – demographics, life expectancy, deprivation
- ◀ Maternal health inequalities
- ◀ Health inequalities in children
- ◀ Lifestyle
- ◀ Wider determinants
- ◀ Ageing

Figure 2.4 overleaf, identifies the key characteristics appertaining to lifestyle of the population of North Northamptonshire. The report makes eight recommendations that require joint working to achieve the best outcomes for Northamptonshire residents; a precis of which are identified in Table 2.1.

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Figure 2.4: Health and wellbeing in North Northamptonshire Jan 2019

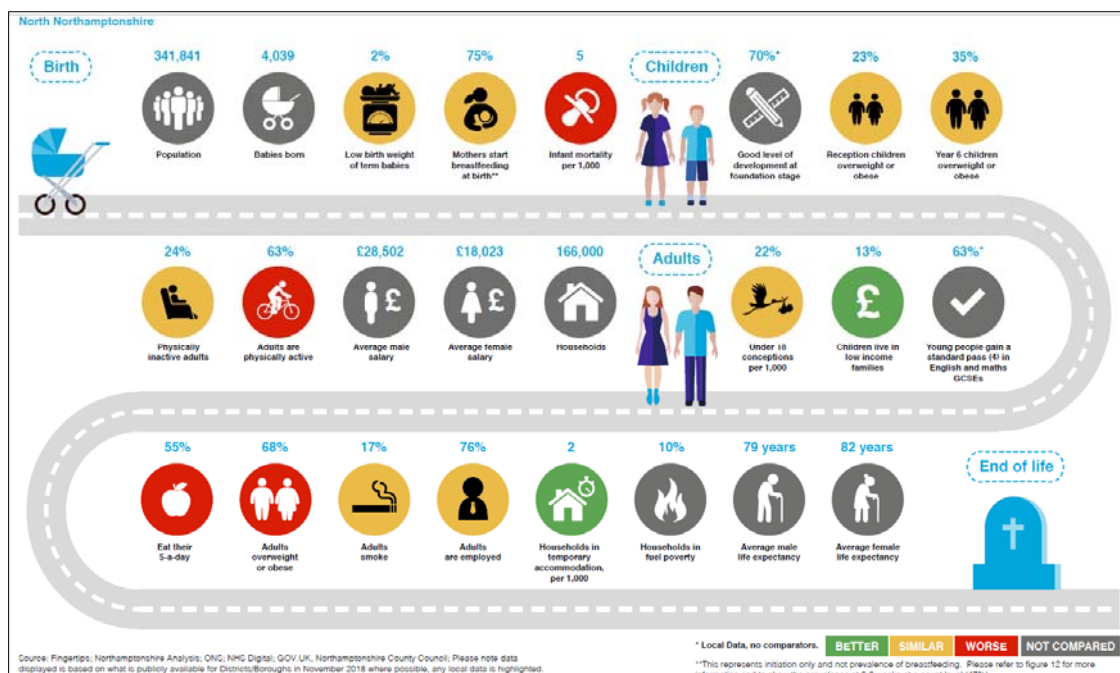


Table 2.1: Key recommendations for Northamptonshire

	Recommendation
1	Local leaders and organisations need to work with new shadow unitary authorities (subject to government agreement) to ensure that public health principles and practice to improve population health and reduce health inequalities are embedded in order to shape services to best meet need.
2	There should be greater focus on improving health and promoting a healthy lifestyle for pregnant women and new parents. This will require an improvement in health literacy and understanding of what a healthy pregnancy means and how it can be achieved
3	The root cause of unhealthy weight of children and young people must be tackled by working with and educating communities, schools and families to take a lead role in preventing our children becoming overweight and addressing the issue early if it arises.
4	To reduce the number of people who experience mental ill health there is a need to improve the effectiveness of prevention services for mental wellbeing.
5	Services need to work together so that fewer women are smoking in pregnancy, more people waiting for planned operations 'stop before the op' and there is bedside support for in-patients, particularly those experiencing ill health due to respiratory or cardiac conditions.
6	Primary, community and hospital services all have a role in fewer people experiencing avoidable ill-health and disease, by increasing uptake of vaccination, screening programmes; cancer, non-cancer and health checks and directing people to healthy lifestyle services.
7	Optimise the use of the NCC Public Health 'Supporting Independence Programme' for people living with mild frailty which allows them greater autonomy and independence for longer and increases their healthy life expectancy.
8	NCC Public Health will develop a comprehensive communication and engagement strategy, linked to partners, that will reach into communities to educate, inform and support positive behaviour change.

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## *Physical Activity and Sport Framework (2018 – 2021), Northamptonshire Sport*

NS is partnership of local and national organisations Working together to get people in Northamptonshire More Active, More Often. The N-Sport core team is hosted by Northamptonshire County Council and its activities are funded through Sport England Lottery grant and by local and national partners. N-Sport is committed to ensuring that sport, physical activity and recreation across Northamptonshire is both safe and inclusive.

### *Physical Activity & Sport Framework 2018-2021*



### *Outcomes*

N-Sport aims to increase levels of physical activity and participation in sport across the county and plays a key role in supporting the implementation of framework. N-Sport will:

- ◀ Co-ordinate the implementation of the work of partners to develop local action plans (shaped by strategies and tactics) to deliver against the objectives of this framework.
- ◀ Bring investment into the area to support the delivery of the framework and local action plans.
- ◀ Be the physical activity behaviour insight hub, sharing existing and commissioning new insight and interpreting what this means for the implementation of the framework.
- ◀ Lead behaviour change learning and practices to help partners focus on this as a definition of success.
- ◀ Support partners to grow and develop their workforce in line with the new challenges laid out in this framework.

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## ***Supporting Northamptonshire to Flourish: Northamptonshire's Joint Health and Wellbeing Strategy 2016-2020***

This is the latest strategy which aims at improving the health and wellbeing of all people in Northamptonshire. The overall objective is to reduce health inequalities by enabling people to help themselves.

The strategy lists four key priorities with targets associated for each priority. The importance of having accessible, good quality sports facilities will assist in achieving all four key priorities:

- ◀ Giving every child the best start
- ◀ Taking responsibility and making informed choices
- ◀ Promoting independence and quality of life for older adults

Creating an environment for all people to flourish

### ***Summary of local context***

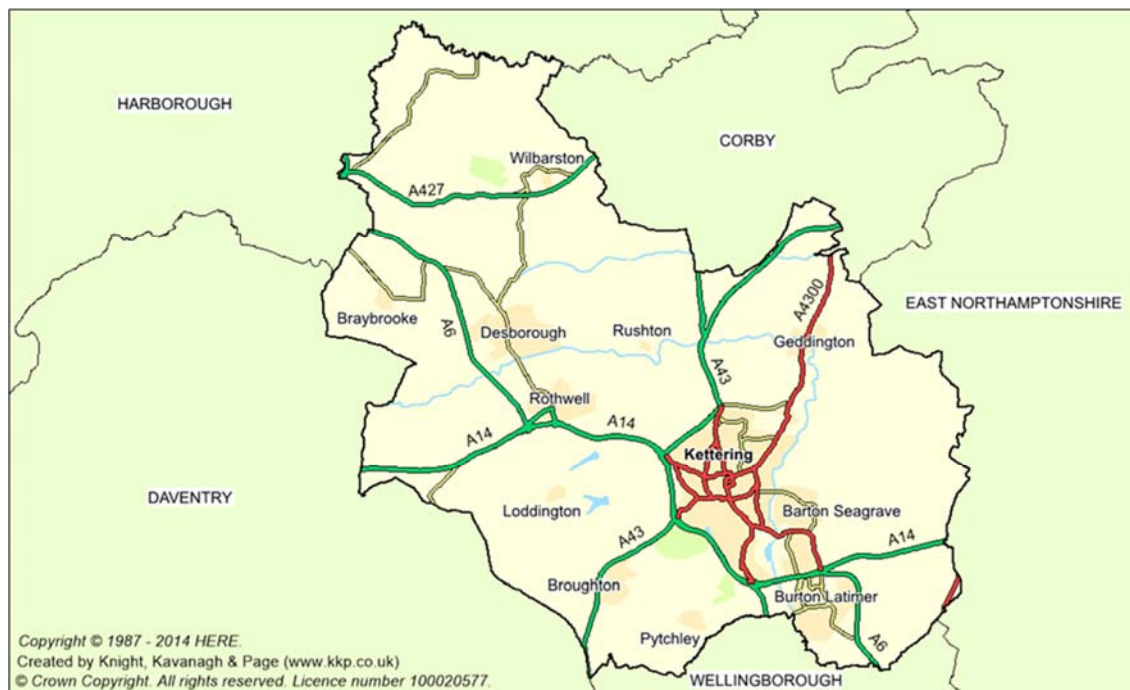
KBC is committed to improving the health and wellbeing of its residents and understands the relationship between physical activity and health and wellbeing. It underpins this commitment in its Corporate and Local plans. Further, there is a recognition of the importance of working in partnership with other agencies to deliver opportunities given the geographical and access issues encountered within the Borough.

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## PART 2: LOCAL AREA CONTEXT

### 2.1 About Kettering

The Borough of Kettering is located in Northamptonshire. It is named after its main town, which is where the Council is based. It borders the boroughs of Corby and Wellingborough and the districts of East Northamptonshire and Daventry in Northamptonshire and the district of Harborough in the neighbouring county of Leicestershire.



The total population of Kettering Borough is 100,252 (2017 MYE) with slightly more females (50,979) than males (49,273). The population profile of Kettering is similar to that of the East Midlands with 28.8% aged 10 - 34 years old compared to 30.7% in the East Midlands. Again, there are 39.6% aged 35-64 years in Kettering compared with 38.4% in the East Midlands. The age and make-up of the population is a key factor to consider when developing and implementing the sports and physical activity offer within the area.

Relative to other parts of the country Kettering experiences below average (slightly) levels of deprivation; with 26.5% of the Borough's population falling within the areas covered by the country's three most deprived cohorts compared to a national average of c.30%. Conversely, 40.5% live in the three least deprived groupings in the country, which compares to a 'norm' of c.30%.

A similar pattern, to that seen for multiple deprivation, is seen in relation to health. Over a quarter of Kettering's population (26.5%) falls within the areas covered by the three most deprived cohorts, this compares to a national average of c.30%. Slightly fewer (24.8%) live in the three least deprived groupings compared to a 'norm' of c.30%.



Adult obesity rates in Kettering are below the regional averages. Child rates, however, are slightly higher. The annual cost to the NHS of physical inactivity for the CCG that Kettering falls within is estimated at £4,654,529.37. When compared to regional and national costs per 100,000, the costs for the CCG (£724,743.80) are 11.3% below the national average (£817,273.95) and 11.4% below the regional average (£818,184.98).

The most recent ONS projections indicate a rise of 10.7% in Kettering's population (+10,632) over the 14 years from 2017 to 2031. Over this extended timeframe fluctuations are seen in rise and fall at different points across the majority of age groups. The age and composition of the population is a key factor when considering and developing the sport and physical activity offer in the area. Several key points for Kettering are outlined below:

- ◀ One of the most notable points is the progressive rise in the number of 0 - 15 year olds, rising by +928 (+4.6%) over the first half of the projection (to 2024). This will place pressure on differing types of sporting, educational and cultural provision (facility and services) by age, gender and sub-groups of the cohort.
- ◀ There is a continuous increase in the numbers of persons aged 65+ while the age group represented 20.0% of Kettering's population in 2017, it is projected to be 39.3% of the total by 2031.
- ◀ The number of 55 – 64 year olds will fall to 12.0% in 2031.

## ***Sport England Active Lives 2017-2018***

This national survey illustrates that the percentage of the population considered to be inactive in Kettering is 22.6% which is less than the regional (26.8%) and national averages (25.2%). The picture is not exactly clear as Kettering appears to have slightly fewer active people (61.4%) than the national average (62.3%) but slightly more active than the East Midlands in general (60.5%) and more fairly active people with 16.0% compared to the East Midlands 12.8% and England 12.5%.

It also illustrates that the most participated in activity (based upon adults who take part at least once per month) in the Authority is structured programme classes (19.2%). This is higher than the regional (16.8%) and higher than national (17.7%) figures. Fitness, athletics, cycling and swimming are also key activities within Kettering. Whilst they make up the top participated activities in Kettering, participation rates, in general, are higher than the regional and national averages with the exception of cycling and swimming where they are lower.

## **2.2: House building and policy**

Policy 28 of the North Northamptonshire Joint Core Strategy (2011 – 2031) (JCS) identifies a requirement for 10,400 houses to be built by 2031 in the Borough of Kettering. Of which, 6,190 houses are identified for Kettering itself, 1,180 for Burton Latimer, 1,360 for Desborough, 1,190 for Rothwell and a further 480 for rural housing.

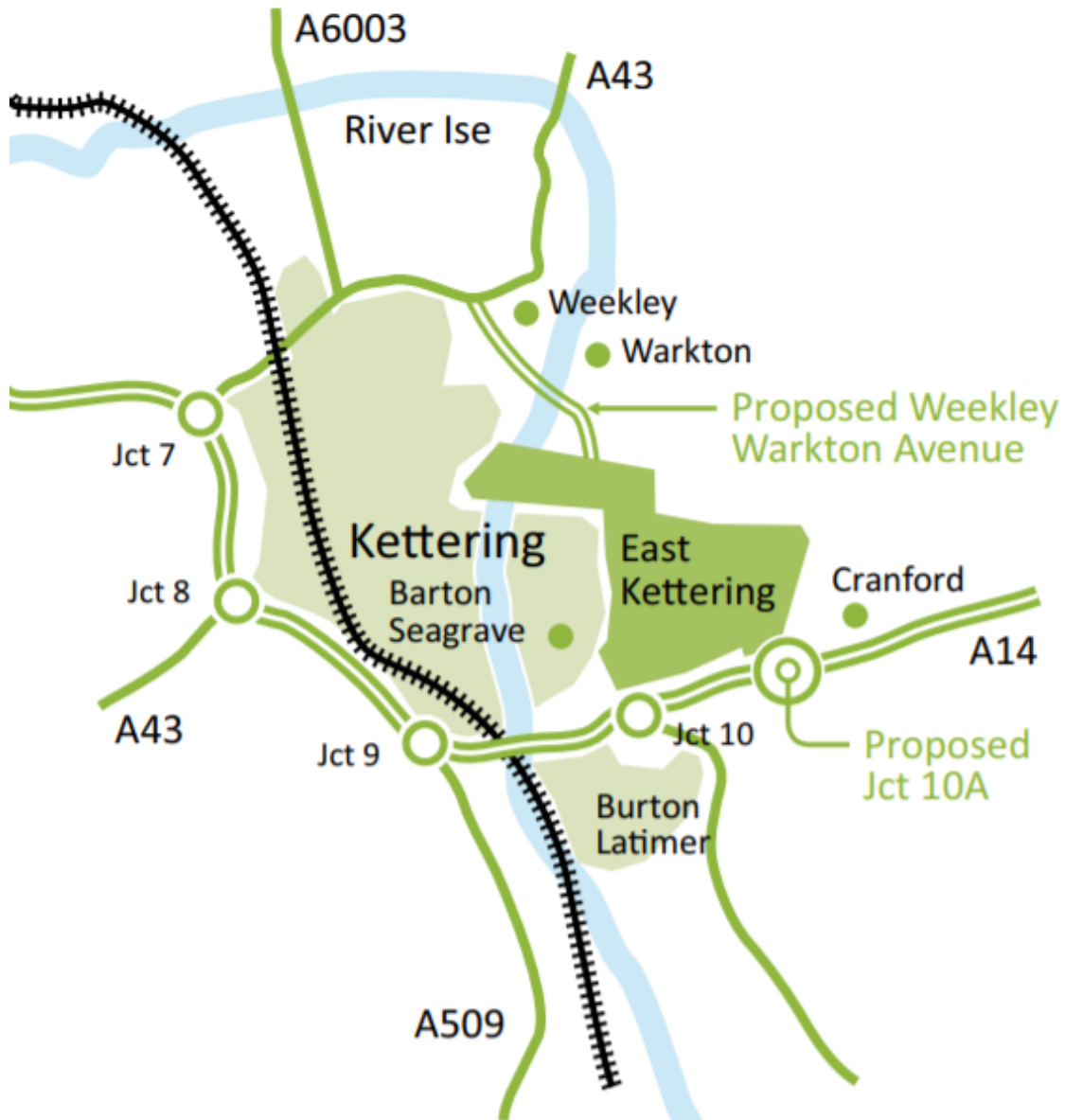
### *Hanwood Park development*

The East Kettering Sustainable Urban Extension (also known as Hanwood Park) is a mixed use development containing up to 5,500 dwellings, a secondary school, up to four primary schools, open space ( park(s) and play areas), employment areas, local centre facilities (e.g., shops and health care) and associated infrastructure. For a development of this size to be

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delivered, Hanwood Park has been divided up into smaller, more manageable areas, (development parcels).

These parcels will be built on by housing developers in stages over the next 15-20 years. In terms of sports facilities, the latest update (November 2019) indicates there will be a range of outdoor sports pitches, cycling facilities and indoor sports facilities consisting of a dedicated gymnastics facility and a 10-court sports hall and studios.



### *Projection implications*

The projected increase in the size of the population in the Borough is likely to lead to an increase in the number of people wishing to take part in sport and physical activity (potential customers of leisure facilities). A further issue is likely to be more to do with how the ageing population chooses to use its leisure time; this may well lead to changes in demand for different

activities. It is fair to assume that there will be increased demand for sports facilities and physical activity opportunity in areas where housebuilding is planned.

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

### ***Summary of the demographic profile***

The population of Kettering is projected to grow given the house building policy identified in JCS with most growth occurring as an urban extension to Kettering. It is also projected that the over 65 age group will double from one fifth (20.0%) to almost two fifths (39.3%) of the population by 2031. This is likely to have a significant impact on levels of activity and the types of physical activity demanded within the Borough. Levels of physical activity and sport are currently commensurate with national and regional levels with the most popular indoor activities being structured programme classes and fitness. It is generally recognised that older age groups prefer to take part in activities during the daytime rather than in the evenings.

Consultation with a range of agencies, indicates that Kettering has a number of health and wellbeing programmes operating in the area. Improving health and wellbeing and physical activity through partnership working are a key focus. As identified in the local context, the challenges for KBC are tackling childhood obesity, improving health and wellbeing and ensuring facilities and programming meet the needs of communities including hard to reach groups.

### **Planning policy**

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

## **PART 3: NEEDS ASSESSMENT FINDINGS**

### **3.1 General findings:**

Kettering recognises the importance and role that its leisure facility stock plays in physical activity, health and wellbeing and is committed to its retention via the presumption (in Planning Policy) against any net loss of active sport and leisure facilities in the Borough. The key political change in the immediate future is the merging of the Northamptonshire districts and boroughs from eight independent organisations to two unitary authorities, whereby Kettering will be amalgamated with Corby, East Northants and Wellingborough to make up North Northamptonshire Council.

There is a projected increase in the size of the population in the Borough of 10.7% by 2031 from 100,252 by 10,632 (MYE 2017). Within this population increase, there is a continuous increase in the numbers of persons aged 65+ which will double from 2017-2031. The key issue is likely to be how an ageing population chooses to use its leisure time; this may well lead to changes in demand for different activities. It is fair to assume that there will be increased demand for sports facilities and physical activity opportunity in areas where housebuilding is planned e.g., Hanwood Park development.

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

The principal opportunity/challenge for Kettering Borough is to ensure that its stock of facilities continues to be fit for the future. There is a need to balance the needs of the core market of people already taking part in sport and physical activity, whilst ensuring the growth of existing or new activities which meet the needs of a more diverse and ageing population is enabled.

The facility stock is generally found to be satisfactory and appears to meet the current needs of residents, although continued investment is required. There is a need, however, for a review of water space, given the current lack of learning/teaching facilities. The long-term future of water in Kettering needs to be determined (recognising facilities and potential developments in adjoining local authorities). Further, Desborough Leisure Centre is in need of additional studios, which will also allow development of new and additional programmes of activity in the main hall. Any new facilities, especially those on school sites, need robust community use agreements to ensure availability to all the community, especially those from hard to reach groups. The current local authority owned facilities (Kettering Swimming Pool and Desborough Leisure Centre) are operated by Legacy Leisure which is a subsidiary of Parkwood Leisure Ltd.

## **What do we know about facilities and activities in Kettering?**

### **Village/Community Halls**

The audit identifies 25 village and community halls within the Borough serving many of the more rural parts of the Borough. There appears to be a gap in village hall/community centres within the more populated areas of Desborough and Rothwell so there may be a need to develop additional provision in these areas. Residents of Hanwood Park have identified the need for an indoor community facility which may be met by the proposed community facilities as part of the wider development.

KBC and partners need to understand the age and quality of its village halls/community centres with a view to establishing a register of need. KBC should consider if and what support it can give to ensure that facility quality is improved and/or maintained. KBC should continue to support the work of hall management to secure external funding, improve volunteer skills and enhance the quality and effectiveness of facility management, programming, and finance as these halls contribute positively to the physical activity and health and wellbeing agenda.

### **Sports halls**

There are 12 sports hall sites with 16 individual sports halls offering a total of 46 badminton courts in Kettering.

The audit identifies considerable local demand for sports hall space from a wide range of sports and activities including traditional and non-traditional activities. Popular activities include basketball, badminton, volleyball, table tennis, Futsal and walking football are growing in popularity. There is a requirement to improve the standard of the below average sports halls (Bishop Stopford School and Kettering Science Academy) and maintain those which are above average.

Daytime access to sports hall provision is important for physical activity and programmes such as walking sports but availability is limited at sports halls based on education sites. It is, however, available at the Arena Sports Centre and Desborough Leisure Centre.

Desborough Leisure Centre uses its main hall for fitness programming and classes due to the lack of studio space at the facility. The development of studios at Desborough Leisure Centre will enable more opportunity for indoor sports to access the sports hall at peak time (and enable the fitness programme to be further enhanced). There is scope to explore the possibility of increasing the hours available to the community at Kettering Science Academy and readdressing the lack of community use at Southfield School. Any new sports hall development should have community use agreements in place.

A community owned sports hall is planned as part of the East Kettering development (Hanwood Park). Latest reports indicate that there will be a phased approach with a 5-court hall planned in the near future which can be extended to 10-badminton courts, should demand dictate in the future. There is a suggestion that a dedicated gymnastics facility could also be part of this development.

## Swimming pools

There are six swimming pools in Kettering providing a total of 960m<sup>2</sup> water space. Only three of these are of the requisite size or offer a varied enough programme to be considered as part of this study. Montsaye Academy and Kettering swimming pools are both considered to be below average condition whilst Sports Direct Fitness is above average quality. Facilities in neighbouring authorities are also important with Corby East Midland International Pool, and Harborough Leisure Centre worthy of particular mention. There are suggestions that Harborough Leisure Centre may close and move to the north of the District (further away from Kettering residents).

Out of the six pools identified only Kettering Swimming pool and Montsaye Academy are available for pay and play opportunity (do not require membership to attend) and are of the substantial size to offer a varied programme. Kettering Swimming Club has indicated that it would like additional time in Kettering Swimming Pool, to keep up with demand. These two pools are considered to be in below average condition.

Even given the forecast increase in population from 2018-2031, the Needs Assessment (2019) Report found there is sufficient water space in the Borough, given the use of facilities by Kettering residents in neighbouring authorities. The key issues identified from the assessment report are:

- ◀ The lack of learner/teaching water in the Borough- so all swimming teaching takes place in deeper water and larger pools.
- ◀ Below quality facilities (Montsaye Academy and Kettering Swimming Pool).
- ◀ The age of Kettering Swimming Pool.
- ◀ The need to pay for parking when using Kettering Swimming Pool due to its location.
- ◀ The stand-alone nature of Kettering Swimming Pool does not allow for any economies of scale or co-location benefits.

There is a need to keep a watching brief on facilities in neighbouring authorities to ensure they remain accessible and can accommodate Kettering's demand. Further, the long-term future of Kettering Swimming Pool should be explored. It is considered highly likely that new improved swimming facilities (including learner water space) alongside a larger pool will lead to increases in demand for aquatic activities and drive increases in participation (via increases in teaching, recreational and club activities). This needs to be a key consideration and high on the agenda for the new unitary administration.

The creation of a North Northamptonshire Council will have a bearing on the management and maintenance of existing and new facilities in the area. There does not appear to be a compelling case to build a new facility in the short term (projecting to 2031) consequently, there needs to be a programme that seeks to invest in the existing facilities in the interim offering which will offer the best value approach at this time.

## Health and fitness

There are 17 health and fitness suites across the Borough offering 717 stations. Once the smaller suites of less than 20 stations are removed from the analysis (because they do not meet the requisite provision of this facility type) the number of suites available for community use across the Borough reduces to 12 sites with 13 facilities providing 647 stations between

them. Supply is currently catering for demand and there is a small predicted undersupply in 2031. In addition, there are 16 dance studios. Desborough Leisure Centre does not have adequate studio space, so physical activity classes take place in the main sports hall which impacts negatively on other sports and activities which need to be accommodated in a main hall.

There is a need to maintain quality and where possible improve the condition of the average/below average rated gyms and dance studios, especially as these are found in local authority facilities. There are two publicly available pay and play health and fitness facilities in Kettering. A further 10 health and fitness facilities are located within two miles of the KBC boundary.

There is a need to ensure that harder to reach groups, people with specific health needs and the full range of people from different market segments from across Kettering can access facilities and programmes therein. The market for health and fitness is still growing with different market segments utilising different types of facility.

The importance of the financial contribution that health and fitness provision can make to the viability of (and to enable) other publicly accessible facilities such as swimming pools needs to be taken into account. This is currently a challenge for Kettering Swimming Pool with its below average swimming pool, below average fitness provision and no studio. Health and fitness facilities along with dance studio space have the potential to increase physical activity in the wider population.

### **Other sports facilities**

**Squash** - The four squash courts in the Borough all located at Arena Sports and rated as above average in quality. There is a relatively high demand of squash in the area. Kettering Squash Club has demand to grow and understands the need to develop its workforce in order to attract more juniors which in turn will be used to help drive up participation in squash and racketball.

Plans to build two squash courts at Desborough Leisure Centre as part of the Desborough North Housing Development is well supported by the Centre's management and club players. It is unknown whether funds are available for this development. The development of additional squash courts is likely to lead to an increase in squash participation (which will buck the national trend), if accompanied by good development programmes.

**Gymnastics** - There are three gymnastics clubs in Kettering located in two venues. The one dedicated gymnastics venue used by Kettering Olympic Gymnastics Club (now known as Kettering Gymnastics Club (KGC)) is well used throughout the daytime and evening. The Club has outgrown its current facility (based on an industrial estate) and parking is challenging. The facilities are tired and KGC has a long waiting list. KGC is actively looking for improved and larger facilities so that it can increase capacity, eradicate its waiting list and drive up participation and performance levels.

Desborough Leisure Centre is a non-dedicated facility supporting the North Northants Gymnastics Club and the Centre runs its own club. The need to erect and dismantle equipment for each session means additional costs to clubs with the programme limited by other activities

There is one trampoline club (Kettering Trampoline Club) which has confirmed that it needs additional space but securing a dedicated facility is a challenge given the low membership base which impacts on income. Discussions have taken place with KGC around the aspiration to develop a shared facility at Hanwood Park. However, progress on this project is slow and at the time of writing KTC had been displaced and was seeking alternative provision

Opportunity to grow participation in gymnastics and trampolining is clearly limited in Kettering by the lack of appropriate facilities.

KGC has engaged with the Council and British Gymnastics in an effort to bring forward a new, competition fit, facility as part of the sports provision at Hanwood Park. Ideally, the facility would have an increased roof height to enable KGC to share the facility with Kettering Trampoline Club. Such provision would both increase the capacity of existing clubs and improve the gymnastics offer in the area.

Desborough Leisure Centre is due to be expanded as part of the Desborough North Housing Development. This may present an opportunity for KBC to work with the Leisure Centre on the design in an effort to overcome the need to erect and dismantle some or all of the equipment needed for each gymnastics session. This would enable efficient programming to increase capacity.

**Indoor Bowls** - The two indoor bowls facilities (Kettering Lodge Bowls Club and Desborough Northants Indoor Bowls Club) in Kettering offer a total of 10 rinks. Kettering Lodge Bowling Club requires underlay replacement and the carpet turning within the next two years. Car parking at the facility is particularly challenging and is considered inadequate for the needs of the Club. It would consider re-locating should the opportunity arise.

Consultation did not highlight any additional demand for indoor bowls facilities. Based upon current membership figures, the English Indoor Bowling Association (EIBA) view is that retention of the two existing clubs within KBC essential and that the two clubs and neighbouring facilities will be able to accommodate current and future demand.

**Sailing** - Cransley Sailing Club is the only sailing centre in Kettering. It offers progressive development and learning programmes. The current facility meets the needs of the Club and users of the reservoir. The site is privately owned, and the Club has concerns regarding its long-term security of tenure.

### **3.2: Strategic recommendations**

The key strategic issues raised by the Sports Facilities Audit and Needs Assessment are set out below in alignment with Sport England's Planning Framework.

It is important to note that the creation of a North Northamptonshire Council will impact on the management and maintenance of existing facilities and the provision of new facilities. In the short term a best value approach based on investing in existing facilities would be appropriate where the replacement and / or provision of new facilities is seen a long term aspiration unless these have already been planned for.



# KETTERING BOROUGH COUNCIL

## SPORTS FACILITIES STRATEGY

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### **Protect** *(To seek to protect the right opportunities in the right places)*

- ◀ Improve the quality and flexibility of existing stock and expand facilities, where appropriate, to increase capacity.
- ◀ Investment is needed for maintenance and refurbishment requirements to protect improve existing sports facilities.
- ◀ Need to ensure long term security of tenure for sports clubs using dedicated or specialist facilities.

### **Enhance** *(To enhance opportunities to be active through better use of existing provision).*

- ◀ Improve programming to increase the amount of fitness/dance available at Desborough Leisure Centre.
- ◀ Retain and, where appropriate, increase daytime access to indoor sports and physical activity opportunities with which should lead to increased use by the elderly and other vulnerable groups.
- ◀ Community use agreements already operational on education sites need to be maintained and updated regularly for continued access and availability.
- ◀ Develop community use agreements at current education sites which do not have them.
- ◀ Schools, colleges, Parish Councils and other appropriate bodies managing local facilities with community access need to ensure that programming and pricing of facilities and activities are inclusive of hard to reach groups and are accessible for all.
- ◀ Capacity for squash could be improved by developing programmes to promote play outside of peak hours; there is an emerging case to justify the provision of new facilities.
- ◀ Further analysis of village halls is required to understand whether, and the extent to which, activities in these facilities can meet the needs of their existing users and create opportunity for new users.
- ◀ Squash and gymnastics would benefit from an increase to the coaching and volunteer workforce with particular reference to developing skills in youth (teen) club members, leading to additional programming and reduction of waiting lists.

### **Provide** *(To provide new opportunities to meet the needs of current and future generations).*

- ◀ Conduct a feasibility study to determine the long term future of Kettering Swimming Pool and whether a new leisure facility with a new facility mix (including a larger fitness gym, teaching pool, main pool and studios) in an alternative location could better meet the current and future needs of Kettering residents.
- ◀ Need to ensure community use agreements are a requirement in the development of new sporting provision on education sites.
- ◀ Support other developments (via planning, developer contributions and officer expertise) which may assist in increasing sport and physical activity within the wider community.
- ◀ Support the development of a new, larger dedicated gymnastics facility which also includes provision for trampolining.
- ◀ Consider relocation of Kettering Lodge Bowls Club due to existing site issues.

### **Other/general**

- ◀ Given the high levels of import and export, (of swimming activities in particular) there is a need to keep a watching brief on major programme changes and/or potential closure or the development of new facilities in neighbouring authorities to ensure the needs of the Kettering residents are met

# KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

## PART 4: VISION AND STRATEGIC RECOMMENDATIONS ACTION PLAN

The vision below outlines what KBC and its partners, want to achieve.

*“To create high quality, sustainable leisure and sports facilities which meet community needs, increase participation, help tackle health and age issues and provide accessible, inclusive activities for Kettering residents as part of an active lifestyle.”*

The following actions are relative to the overall management and programming of key facilities in the borough of Kettering. All actions identified below should take account of accessibility issues (hearing, visual and wheelchair access). The timescale for actions is as follows: short term- 1-2 years; medium- 3-5 years; Long term- 5-10 years. The priorities for the actions can be categorised as protect, enhance, provide in line with Sport England objectives.

### 4.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Protect	Ensure the quality and flexibility of existing stock remains attractive and fit for purpose	<ul style="list-style-type: none"> <li>◀ Develop investment programmes to ensure the maintenance, refurbishment and, where appropriate, the expansion of existing sports facilities</li> <li>◀ Identify funds to support the ongoing investment in sports facilities</li> </ul>	Long	KBC; village hall operators; sports facility owner; schools / academies / collages; clubs; NGBs	High
	Retain and, where appropriate, increase daytime access to indoor sports and physical activity opportunities	<ul style="list-style-type: none"> <li>◀ Explore and pursue opportunities to increase day-time availability and / or to extend the hours of community use at public sports venues and, where possible, education sites (taking account of appropriate safeguarding requirements for the whole school) and village halls</li> <li>◀ Monitor day-time programming at public sports venues, education sites and village halls being mindful of meeting the needs of the elderly and other vulnerable groups deterred from evening participation.</li> </ul>	<p>Long</p> <p>Long</p>	<p>KBC; Kettering Leisure Village; Legacy Leisure; village hall operators</p> <p>KBC</p>	Medium

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
	Existing community use agreements	<ul style="list-style-type: none"> <li>Monitor existing community use agreements to ensure they are maintained and updated regularly for continued access and availability</li> </ul>	Long	KBC; schools / academies / collages	High
	Ensure clubs have long term security of tenure.	<ul style="list-style-type: none"> <li>Support Cransley Sailing Club to negotiate long term security of tenure at their existing site</li> <li>Support the development of new facilities on site to expand the offer and encourage alternative user groups e.g, runners, open water swimmers, triathletes</li> <li>Support Kettering Gymnastics Club to negotiate long term security of tenure at a new site</li> </ul>	Short Medium Short	KBC; Cransley Sailing Club; landowner; sports clubs  KBC; Kettering Gymnastics Club; NGB	High
	Ensure programming and pricing of facilities and activities are inclusive of hard to reach groups and are accessible for all.	<ul style="list-style-type: none"> <li>Monitor programming and pricing of facilities with a view to supporting the development of sporting and physical activities tailored to encourage participation by hard to reach groups</li> </ul>	Medium	KBC; village hall operators; sports facility owners, schools / academies / collages; clubs; NGBs	High
<b>Enhance</b>	Improve the sports offer, opportunity and facility mix to meet demand and service the needs of the community	<ul style="list-style-type: none"> <li>Monitor and support the progress of the Desborough Leisure Centre expansion to ensure the delivery of a new fitness and activity studio</li> <li>Monitor and support the progress of the Desborough Leisure Centre expansion to ensure the delivery of two new squash courts</li> <li>Support clubs to develop their coaching and volunteer workforce to enable programming that will increase venue capacity and efficiency, reduce waiting lists and support club growth.</li> </ul>	Medium	KBC, Legacy Leisure, sports clubs, NGBs	High
	Where possible, increase access to sports provision in schools where community access is currently unavailable	<ul style="list-style-type: none"> <li>Work with and assist schools / colleges to develop active community use agreements where these are not currently in place</li> </ul>	Medium	KBC; schools / academies / collages; clubs	High

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
	Help village hall operators to create an offer that actively engages older members of their community and / or people in the more rural areas and / or hard to reach groups in physical activities	<ul style="list-style-type: none"> <li>◀ Create a 'register of needs' around village and community hall provision to establish what can be done to enable and increase participation to physical activity for the health and wellbeing of their local communities.</li> </ul>	Medium	KBC; village hall operators	Medium
<b>Provide</b>	The provision of a teaching / learner pool in the Borough would increase water space and enable more efficient programming to release capacity in the bigger pools.	<ul style="list-style-type: none"> <li>◀ Conduct a feasibility study into the provision of water space in the Borough. This should consider the benefits of providing a new teaching / learner pool versus the provision a new leisure facility offering greater mix of provision (e.g larger fitness suite, teaching pool, main pool and studios) to meet the long term needs of Kettering residents. The study will include an assessment of potential locations.</li> </ul>	Medium	KBC, Legacy Leisure, Sport England, Swim England.	High
	Maximise the use of sports facilities provided through new school builds	<ul style="list-style-type: none"> <li>◀ Work with and assist schools / academies / colleges to develop active community use agreements to provide community access to their sports facilities.</li> <li>◀ Where appropriate encourage new schools to equip with sporting facilities that provide for sporting activities in high demand</li> </ul>	Medium	KBC, Sport England, schools / academies / colleges	High
	Increase sport and physical activities within the wider community	<ul style="list-style-type: none"> <li>◀ Support other developments (via planning, developer contributions and officer expertise) which may assist in increasing sport and physical activity within the wider community.</li> </ul>	Short	KBC	High
	Provide appropriate planning support	<ul style="list-style-type: none"> <li>◀ Help Kettering Gymnastics Club obtain a new, dedicated facility by either adapting an existing facility and, where necessary, securing permission for a change of use or enable the development of a new purpose built facility with the opportunity to include provision for trampolining.</li> </ul>	Short	KBC, British Gymnastics, clubs	High

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
		<ul style="list-style-type: none"> <li>Help Kettering Bowls Club obtain a new, dedicated facility by either adapting an existing facility and, where necessary, securing permission for a change of use or enable the development of a new purpose built facility</li> </ul>	Medium / long		Low
<b>Other</b>	Ensure the needs of Kettering residents continue to be met whilst relying on neighbouring authorities for provision of facilities.	<ul style="list-style-type: none"> <li>Given the high levels of import and export, (of swimming activities in particular) there is a need to monitor major programme changes and/or potential closure or the development of new facilities in neighbouring authorities</li> </ul>	Ongoing	KBC	Medium
Planning <b>Protect, Enhance, and Provide</b>	Act upon the recommendations of this Strategy	<ul style="list-style-type: none"> <li>To deliver the recommendations in this Strategy ensure they are embodied in planning policy documents (e.g. Local Plans, Supplementary Planning Documents) and through other relevant KBC strategies (e.g. where appropriate.</li> </ul>	Medium	KBC (Development Services, Community Services; Environmental Services)	High
<b>Monitor and review</b>	Keep the Sports Facilities Strategy relevant and up to date.	<ul style="list-style-type: none"> <li>Monitor and report annually on the delivery of actions recommended through this Strategy to the relevant Senior Management Teams and agree priority actions for the future year</li> <li>Review the Sports Facilities Strategy within 5 years of its completion to maintain it as a current, robust and up to date approach.</li> </ul>	Medium	KBC	High

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

### 4.2 Indoor built facilities

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

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Arena Sports (National Volleyball Centre)	Kettering Leisure Village (private operator)	This 12-court hall is privately owned. It is the national centre for volleyball providing an extremely flexible venue which can create a centre show court for major indoor ball sports events. It is also a key squash venue with four squash courts which are regularly fully booked during peak time by both recreational and club play. Its facilities are rated as above average for quality having been refurbished in 2009. However, Kettering Squash Club reports dated changing provision, poor line marking and impracticalities around refereeing and scoring as issues that impair the playing experience.	<ul style="list-style-type: none"> <li>◀ Review quality of squash provision and schedule enhancements to improve player experience and retain player loyalty.</li> <li>◀ Review opportunities to develop programmes that will promote play outside peak hours.</li> <li>◀ Identify opportunities to grow the sport and support club development e.g. work with Kettering Squash Club on developing their workforce and junior development</li> <li>◀ Seek opportunities and actively promote the facility to attract major indoor ball sports events and other large-scale events.</li> </ul>	Kettering Leisure Village	Long	High
Bishop Stopford School	School (in-house)	Built in 2000, it has a 4-court sports hall and two activity halls. Although it was refurbished in 2008 the facilities are rated as below average for quality. There are plans to sand, reseal and re-line the sports hall floor which will improve quality. There is also an aspiration to improve the lighting when funds allow. Badminton England identified the facility as a key site for junior badminton activity.	<ul style="list-style-type: none"> <li>◀ Monitor progress on the delivery of improvements to the sports hall floor</li> <li>◀ Identify and secure funding to provide better lighting</li> </ul>	Bishop Stopford School	Long	Medium

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Desborough Leisure Centre	Legacy Leisure	Desborough Leisure Centre (phase 1) was provided as part of the Grange Development in 2012. It offers pay and play in the four-court sports hall which is rated as above average for quality. An extension to the facilities is planned for phase 2. This will see the delivery of a new fitness studio, 2 squash courts and additional parking. Building had not commenced at the time of writing. It is a well-used facility but the main hall is regularly used for fitness classes which inhibits bookings for other court type sports. The Centre management report the demand for squash is high and they are keen to see squash provision come forward as part of the phase 2 build. The Leisure Centre has the potential to plug the gap in village hall provision for residents in Desborough and further north. There is a health and fitness suite in the centre with 30 stations. The suite is rated as above average for quality. Two gymnastics clubs are hosted in the centre but the need to erect and dismantle equipment for each session loses time and increases associated costs	<ul style="list-style-type: none"> <li>◀ Review opportunity to make better gymnastic provision as part of the extension design and programme</li> <li>◀ On completion of the extension, review the programming of activities to enhance the opportunity and capacity for court sports in the main hall, fitness classes in the new studio and squash on the new courts</li> </ul>	Legacy Leisure, KBC, Parkwood Leisure.	Medium	High
Kettering Buccleuch Academy	Academy (in house)	Built in 2004, the 4-court sports hall was refurbished in 2013. The hall is rated as above average for quality but the changing facilities are rated as below. Badminton, volleyball, dance and fitness are the main activities. The Academy has a small health & fitness suite only available for school use. They do allow community use of the fitness studio, this is rated as below average. The facilities overall are full to capacity.	<ul style="list-style-type: none"> <li>◀ Identify and secure funding to improve the quality of the studio and changing facilities</li> </ul>	Kettering Buccleuch Academy	Long	Medium

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Kettering Science Academy	School Letting Solutions	The 4-court sports hall built in 2012. Hall quality is rated as below average though the changing facilities have not been assessed. The Academy has a small health & fitness suite only available for school use. They do allow community use of the fitness studio; this is rated as above average. Cricket, football, martial arts, futsal and netball are the principle activities. It is a key facility for netball. The sports hall is operating to capacity but it currently offers less hours for community use than any of the education sites.	<ul style="list-style-type: none"> <li>◀ Identify and secure funding to improve the quality of the hall (and changing provision if required upon assessment).</li> <li>◀ Investigate the business case for extending the number of hours these facilities are available for community use.</li> </ul>	Kettering Science Academy	Long	Medium
Montsaye Academy	Academy in house	Built in 2006, this 4-court sports hall is rated as above average but the changing facilities are rated as below. The Academy also provides a 40 station health & fitness suite, a fitness studio and a swimming pool. Both the pool and the associated changing facilities are rated as below average; the gym and studio provision are rated as above average. While there is spare capacity for hall use the pool is operating to full capacity. Cricket, basketball, archery, martial arts, table tennis and badminton are principle activities along with a comprehensive swim programme including pay and play.	<ul style="list-style-type: none"> <li>◀ Identify and secure funding to improve the quality of the hall changing facilities</li> <li>◀ Identify and secure funding to improve pool and the associated changing facilities</li> <li>◀ Monitor and review programming to maintain the range of activities taking place.</li> <li>◀</li> </ul>	Montsaye Academy	Long	Medium



## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Southfield School	School in house	Built in 2008 this 4-court sports hall is rated as above average for quality though the changing facilities have not been assessed. There are two smaller activity halls which are rated as above average. There used to be community use for the facilities but this has been withdrawn.	<ul style="list-style-type: none"> <li>◀ Work with the school to determine why community use has been withdrawn</li> <li>◀ Encourage and support the school to explore alternative models enabling community access that will suit school needs while making the sporting provision available for community use e.g. key holder access or alternative management options.</li> </ul>	KBC	Short	High
Tresham College (Kettering Campus)	College (in house)	Built in 2007 this 4-court hall is rated as above average in quality. The changing facilities have not been assessed. There is also a fitness studio which rates as above average for quality. The sports hall does not conform to modern size requirements potentially reducing the range of activities that can take place; however, investment is being made in volleyball fittings which will improve the offer. Basketball, futsal and football are the principle activities; it is a key facility for basketball. The hall is operating at capacity. There is a 20 station health & fitness suite but this is not available for community use.		Tresham College		Low
Balance Health Club (Kettering)	Commercial	This commercial facility has two gyms with a total of 110 stations, small swimming pool and two studios. Built in 2001, the facility is generally above average quality.		Kettering Leisure Village		Low

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Kettering Swimming Pool	Legacy Leisure	This is the key public swimming facility for Kettering. It is a 6 lane 25m swimming pool which was built in 1984 and refurbished in 2002. Both the pool and changing facilities are rated as below average for quality. As the oldest facility in the area it is experiencing rising maintenance costs each year. It offers a full programme of swimming activities including pay and play. It is operating at full capacity and the lack of teaching pool is a key challenge to efficient programming. It has limited below average fitness offer (no studios) which affects both programming & income generation. The facility has a 30 station fitness suite offering pay and play access. It is rated as below average in terms of quality. Customers also have to pay to park if travelling by car.	<ul style="list-style-type: none"> <li>◀ Review the findings of the feasibility study advised as a high priority strategic recommendation (above) and determine the preferred option for the future provision of public swimming facilities for the Borough</li> <li>◀ Taking account of the above decision on the future provision of the swimming pool - Identify and secure funding to improve the quality of the fitness suite</li> </ul>	KBC, Legacy Leisure, Parkwood Leisure, Swim England, Sport England, swimming clubs	Short	High
Sports Direct Fitness (Kettering)	Commercial	Built in 2002, the health and fitness gym has 85 stations, two studios and a swimming pool 3 lanes x16m. It is above average in quality.		Sports Direct Fitness		Low
Kettering Gymnastics Club	Sports Club	The current facility is in a poor state of repair and rated as below average in quality. The gymnastic club membership has outgrown the facility. They are seeking a larger, preferably purpose built gymnasium to meet the current needs and future ambitions of the club. The situation is recognised by the NGB and they are willing to work collaboratively with partners and other clubs to resolve the situation.	<ul style="list-style-type: none"> <li>◀ Pursue strategic recommendation above for planning support to help Kettering Gymnastics Club secure a new, dedicated facility</li> </ul>	KBC, British Gymnastics, Sport England, Kettering Gymnastics Club, other gymnastics / trampoline clubs.	Short	High

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Desborough Northants Indoor Bowls Club	Sports Club	The centre has six rinks and is rated above average in quality.	<ul style="list-style-type: none"> <li>Develop marketing strategy to encourage new members whilst retaining existing members taking account of an ageing population.</li> </ul>	Desborough Northants Indoor Bowls Club	Long	Medium
Kettering Lodge Bowls Club	Sports Club	The only indoor and outdoor combined bowling club in the area. The venue is above average in quality however, car parking is inadequate. It will consider re-locating should the opportunity arise. There will be a requirement for underlay replacement and the carpet turning within the next two years.	<ul style="list-style-type: none"> <li>Identify and secure funding and / or establish a sinking fund to provide for a new underlay and carpet turn</li> <li>Pursue strategic recommendation above for planning support to help Kettering Bowls Club to obtain a new, dedicated facility.</li> <li>Develop marketing strategy to encourage new members whilst retaining existing members taking account of an ageing population.</li> </ul>	Kettering Lodge Bowling Club	Short	High
					Long	Low
					Long	Medium
Cransley Sailing Club	Landowner	The owner and the sailing club both invest in the maintenance of the reservoir and the club house to ensure it meets the needs of the Club and the users of the reservoir.	<ul style="list-style-type: none"> <li>Pursue strategic recommendations above to secure tenure and attract new users by increasing the offer</li> </ul>	Cransley Sailing Club	Medium	Medium

**KETTERING BOROUGH COUNCIL  
INDOOR AND BUILT FACILITIES DRAFT STRATEGY**

Facility	Management	Overview	Action	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Fitness gyms	Commercial	The total supply of fitness suites across the Borough is currently 717 stations across 17 sites. Facilities at Kettering Swimming Pool, Desborough Leisure Centre and the education sites are considered above. KBC has little control over commercial operators but can actively engage with them and use planning powers to ensure the right level of provision in the right place. Furthermore, working together can help ensure that health and fitness facilities cater fully for the full range of users within the Kettering community (e.g. age, ability, ethnicity, faith, etc)	<ul style="list-style-type: none"> <li>◀ Work in partnership to develop incentives that drive retention in membership especially from GP and Exercise Referral classes.</li> <li>◀ Initiate surveys to gather information from potential users to better understand barriers to engagement and participation. Use the findings to work in partnership with providers to develop programmes that actively engage with hard to reach groups. age, ability, ethnicity, faith, etc</li> </ul>	KBC, Legacy Leisure, health and fitness providers	Medium	Low

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

### 4.3: Sport specific recommendations

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

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

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Badminton</b>	<ul style="list-style-type: none"> <li>◀ there is the potential to grow badminton, expand club development and develop the associated workforce in Kettering.</li> <li>◀ Junior provision needs additional support, particularly at participation level.</li> <li>◀ Rising costs of hiring courts.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Work in partnership to create opportunities for adults and young people to play outside the traditional club structure.</li> <li>◀ Work in partnership to identify opportunities for pay and play.</li> <li>◀ Work in partnership to deliver the appropriate strategic recommendations above e.g. supporting clubs to develop their coaching and volunteer workforce</li> </ul>	Badminton England, Northamptonshire County Schools Badminton Association, Badminton Clubs	Long	<b>Enhance</b>
<b>Volleyball</b>	<ul style="list-style-type: none"> <li>◀ Volleyball England and volleyball clubs in the area were invited to participate in this study but did not respond.</li> <li>◀ Volleyball is played competitively at the National Centre both indoors and on outdoor courts (beach)</li> <li>◀ Coaching, conferences and training camps are hosted at the National centre.</li> <li>◀ Kettering Volleyball Club caters for senior and junior play both competitively and recreationally.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Work in partnership to monitor activity and develop opportunities that drive up participation through increased opportunities to play.</li> </ul>	Volleyball England, Volleyball clubs	Long	<b>Enhance</b>
<b>Basketball</b>	<ul style="list-style-type: none"> <li>◀ Kettering Phoenix has 81 members (mainly adult male and female and</li> </ul>	<ul style="list-style-type: none"> <li>◀ Work in partnership to monitor the provision of local authority, education and commercial providers. Identify gaps and improve</li> </ul>	Basketball England, Kettering Phoenix Basketball Club.	Long	<b>Enhance</b>

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
	<p>male juniors). It is the only club in the Borough.</p> <ul style="list-style-type: none"> <li>◀ Basketball England is developing facilities strategies to increase opportunities to play the game at every level.</li> </ul>	<p>connections between these organisations to increase the availability and affordability of facilities of the right quality.</p>			
<b>Futsal</b>	<ul style="list-style-type: none"> <li>◀ Futsal is increasing in popularity locally and nationally.</li> <li>◀ The sport is popular in the Borough with 100 children playing each week. There are eight teams and an aspiration to develop a league in the area,</li> <li>◀ Kettering Futsal Club reports that current facilities do not meet the demands of the sport; hall availability is poor at the times and days the Club wishes to hire</li> <li>◀ The retraction of community use at Southfield School has added to facility deficits</li> <li>◀ The proposed new facility at Latimer Arts College will have Futsal markings. It presents additional play opportunities</li> </ul>	<ul style="list-style-type: none"> <li>◀ Work in partnership to monitor activity and develop opportunities that drive up participation through increased opportunities to play.</li> <li>◀ Pursue action set out in the Plan above for Key Facilities (engagement with Southfield School)</li> <li>◀ Seek opportunities to incorporate futsal markings where new hall facilities are proposed</li> </ul>	Football Association, KBC planning, Futsal clubs.	Long	<b>Enhance and Provide</b>
<b>Gymnastics &amp; trampolining</b>	<ul style="list-style-type: none"> <li>◀ Kettering Gymnastics Club has outgrown its current facility and reached club capacity for membership</li> <li>◀ Desborough Leisure Centre hosts two gymnastics clubs but the facilities have to be installed and dismantled with each session</li> </ul>	<ul style="list-style-type: none"> <li>◀ Pursue strategic recommendation above to provide planning support to help Kettering Gymnastics Club secure a new, dedicated facility.</li> <li>◀ Pursue strategic recommendation above to make better gymnastic provision as part of the Desborough Leisure Centre extension design and programme</li> </ul>	KBC, British Gymnastics, Gymnastics and trampoline clubs, new school.	Short	<b>Enhance and Provide</b>

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
	<ul style="list-style-type: none"> <li>◀ Both Kettering Trampoline Club and the Northamptonshire Gymnastics Trampoline Academy have been displaced from their facilities and are struggling to find alternative provision</li> <li>◀ Need to increase the coaching and volunteer workforce to enable additional programming.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Work in partnership to develop opportunities for the trampoline clubs to secure new facilities. Investigate the potential for a dedicated facility as part of securing new provision for the Kettering Gymnastics Club</li> <li>◀ Pursue strategic recommendation above on supporting gymnastics to increase to the coaching and volunteer workforce.</li> </ul>			
<b>Netball</b>	<ul style="list-style-type: none"> <li>◀ The majority of netball is played outdoors at Kettering Science Academy (KSA) which reports it is fully booked at peak times</li> <li>◀ Kettering Netball League wish to grow the league and play indoors but the lack of provision and availability in the area is inhibiting growth</li> <li>◀ The retraction of community use at Southfield School has added to facility deficits</li> </ul>	<ul style="list-style-type: none"> <li>◀ Work in partnership to monitor activity and develop opportunities (including training support and recreational play indoors) that drive up participation by increasing opportunities to play.</li> <li>◀ Pursue action set out in the Plan above for Key Facilities (engagement with Southfield School)</li> </ul>	KBC, netball clubs, England Netball	Short	<b>Enhance</b>
<b>Squash and Racketball</b>	<ul style="list-style-type: none"> <li>◀ Existing facilities are well used and at capacity during peak play times.</li> <li>◀ Kettering Squash Club is keen to grow and understands the need to develop its workforce in order to attract juniors.</li> <li>◀ Desborough Leisure Centre management report the demand for squash is high and they are keen to see squash provision come forward as part of the phase 2 build.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Pursue strategic recommendation above for the development of additional squash courts at Desborough Leisure Centre to accommodate demand.</li> <li>◀ Pursue strategic recommendation above on supporting squash clubs to increase to the coaching and volunteer workforce</li> <li>◀ Pursue actions set out in the Plan above for Key Facilities (Arena Sports)</li> </ul>	KBC, Legacy Leisure, Kettering Leisure Village, Kettering Squash Club.	Medium	<b>Enhance and Provide</b>

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
	<ul style="list-style-type: none"> <li>Racketball is a growing sport and there is a daytime league</li> </ul>				
<b>Swimming/ aquatic sports</b>	<ul style="list-style-type: none"> <li>The lack of teaching / learning pool is a key challenge to efficient programming leading to reduced pool capacity.</li> <li>No facilities within the Borough are sufficiently equipped to host competitions</li> <li>Kettering Amateur Swimming Club has 190 members. The club is at capacity but struggles to retain swimmers due to insufficient facilities in the Borough which drives reliance on use of neighbouring authority provision.</li> <li>The quality of Kettering Swimming Pool does not meet modern expectations and the changing facilities cause concern for safeguarding issues</li> </ul>	<ul style="list-style-type: none"> <li>Pursue the strategic recommendation above to conduct a feasibility study into the provision of water space in the Borough.</li> <li>Pursue the strategic recommendations above in the context of swimming with specific reference to investment programmes for existing facilities; programming and pricing to maximise pool capacity and ensure an inclusive swim programme; development of coaching and volunteer workforce</li> </ul>	KBC, Legacy Leisure, Sport England, Swim England, swimming clubs	Short	<b>Enhance and Provide</b>



# KETTERING BOROUGH COUNCIL

## INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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### PART 5: MONITORING AND REVIEW

The Indoor and Built Facilities Strategy identifies the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Kettering for the period up until 2031.

It is important that the Strategy is a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component which contribute to the quality of life of Kettering residents.

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

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

In particular the annual review process should include:

- ◀ A review of annual progress on the recommendations made and the 3-5 year action plan; taking account of any changes required to the priority of each action (e.g. the priority of some may increase following implementation of others)
- ◀ Lessons learnt throughout the period.
- ◀ New facilities that may need to be taken into account.
- ◀ Any specific changes in the use of key borough sites (e.g. sport specific specialisms of sites, changes in availability, etc.).
- ◀ Any specific changes in demand at particular facilities and/or clubs in the area (e.g. reduction or increase in club numbers, new housing growth,
- ◀ New formats of traditional sports that may need to be considered.
- ◀ Any new or emerging issues and opportunities.

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

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## INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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### Appendix 1: Planning gain contribution toolkit

#### Introduction

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

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

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

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

For all developments (regardless of size) developer contributions should be sought towards social, sport and open space facilities. Where a development may be considered too small to provide a contribution, consideration should be given to where a number of small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

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

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

- ◀ Kettering Indoor and Built Sports Facilities Needs Assessment Report: June 2020.
- ◀ Kettering Indoor and Built Facilities Strategy: June 2020.

#### 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><a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a></p> <p>This will enable you to determine the demand for sports halls, swimming pools and indoor bowls facilities that the new population from a development generates.</p>	<p>Access to the calculator is restricted and requires a username and password to be set up.</p>

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The Kettering strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks.

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

***Number of dwellings x household occupancy rate<sup>1</sup> = associated population***

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand.

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

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

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

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

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

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

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

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development.

<sup>1</sup> National occupancy rate of 2.3 persons per household is used

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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

The Assessment Report (within the specific sections of the report) should identify the need for other provision within the area. This will be as a result of the consultation with specific clubs and organisations, facility operators and national governing bodies of sport. It will also take account of the size, scale and quality of existing provision in order to inform this. The type of facilities identified within the Assessment report is determined by the scope of the study which the Council commissions.

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

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

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

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

Therefore, further investigation should be undertaken to identify if the opportunity exists to ensure that community use of the school sports facilities can be guaranteed, thus minimising the potential duplication of facilities. In this instance the 'contribution' associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g. extend fitness facilities, community access arrangements, etc.).

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

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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

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

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

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development. As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

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

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

Step 5	<b>Consider the design principles for new provision</b>	<b>Navigation</b>
	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.	<a href="https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/">https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/</a>

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.).

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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

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

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

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

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided 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 a strategic leisure development.	Wider housing growth strategies.

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

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

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development.

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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 life within that specific development.

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

<https://www.activeplacespower.com/>

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

### Checklist summary

Prompt	Evidence	Navigation
<b>Step 1:</b> Determine the indoor sports facility requirement resulting from the development		<a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a>
<b>Step 2:</b> Determine the other indoor sports and community facilities are required as a result of the development		Leisure Strategy
<b>Step 3:</b> Demonstrate an understanding of what else the development generates demand for		Consultation with other council services, partners and developers)
<b>Step 4:</b> 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
<b>Step 5:</b> Consider the design principles for new provision		Consultation <a href="https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/">https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/</a>
<b>Step 6:</b> Strategic pooling of financial contributions to deliver new provision		<a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a> <a href="https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/">https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/</a>

# KETTERING BOROUGH COUNCIL

## INDOOR AND BUILT FACILITIES DRAFT STRATEGY

### Appendix 2: Indicative costings

#### Indicative costs

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

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

The costs outlined below are for the development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.

#### Facility capital costs

Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments.

Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other Quantity Surveyors.

The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

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



## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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

NB – The costs for:

- ✦ Affordable Sports Halls.
- ✦ Affordable Community Swimming Pools.
- ✦ Affordable Sports Centres with Community 25m Pool Options.
- ✦ Affordable Sports Centres with 50m Pool Options.

Align with the costs included within Sport England publications of the same name updated to 2Q18. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ✦ External works (car parks, roads, paths, services connections etc) are included at an average cost of 15% in addition to the costs of the works.
- ✦ 2 months maintenance/grow in costs for Grass Pitches.
- ✦ Allowance for Fees inclusive of PM, SI, Planning and associated fees.

The costs exclude the following:

- ✦ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ✦ Natural Turf Pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ✦ Inflation beyond 2Q2018.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

### Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.

## KETTERING BOROUGH COUNCIL INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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

It should not be underestimated the importance of regular maintenance and the expense in maintaining a facility throughout its life.

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

Facility Type/Details	Sinking Fund (%)	Maintenance (%)
<b>Multi – Use Sports Hall</b>		
Good quality Sports Hall – irrespective of size	0.5	1.0
<b>Affordable Community Swimming Pools</b>		
Good quality Community Swimming Pool, irrespective of size	0.3	1.0

### *Sinking Fund*

Major Replacement Costs. Typical items for consideration include:

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

### *Maintenance*

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

Day to day repairs include:

#### *External walls*

Repairs to external walls, cladding, glazed screens, external doors and windows. 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.

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## INDOOR AND BUILT FACILITIES DRAFT STRATEGY

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### *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.

### *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.