



# CASTLE POINT BOROUGH COUNCIL INDOOR & BUILT SPORT FACILITIES STRATEGY & ACTION PLAN – REPORT

**November 2025**

QUALITY, INTEGRITY, PROFESSIONALISM

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## PART 1: INTRODUCTION

This is the Castle Point Borough Council (CPBC) Indoor Sports Strategy and Action Plan Report for the period 2024-2043. Recommendations are drawn from the Indoor Needs Assessment Report. Both documents were prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

Both the needs assessment and the strategy were prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with CPBC, Sport England, national governing bodies of sport (NGBs), Active Essex, local sports clubs and key stakeholders.

### 1.1: Purpose

Building on the needs assessment, the strategy provides CPBC with a comprehensive assessment of the current level of facilities available and future supply and demand needs for facility provision. It is underpinned by clear evidence base and incorporates recommendations to inform future development and/or consolidation of facilities, partnership development opportunity and funding applications up until 2043.

CPBC is committed to providing provision sufficient to meet the needs of the changing economic and demographic profile of people in the Borough. Based on the updated needs assessment, it can make informed decisions to ensure that facilities are located in the right places to enable the maximum number of local people to take part in regular, meaningful physical activity and sport.

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

### 1.2: National strategic context

The Government's [Get Active: A strategy for the future of sport and physical activity](#) has a focus on increasing physical activity, making sport more welcoming and inclusive, and ensuring the long-term financial and environmental sustainability of the sector. In addition, the recently launched cross-departmental National Physical Activity Taskforce has a focus on environmental sustainability in the sector, clear targets for increasing physical activity rates and a new vision for leisure facilities from 2023.

Get Active sets out how the government will work with the sector to achieve these aims by ensuring that everyone has the opportunity to get active. Central to this is a focus on ensuring that children establish a lifetime of engagement with sport and physical activity. This is accompanied by the introduction of national targets for participation to help hold Government and the sector to account for delivering the change that is needed.

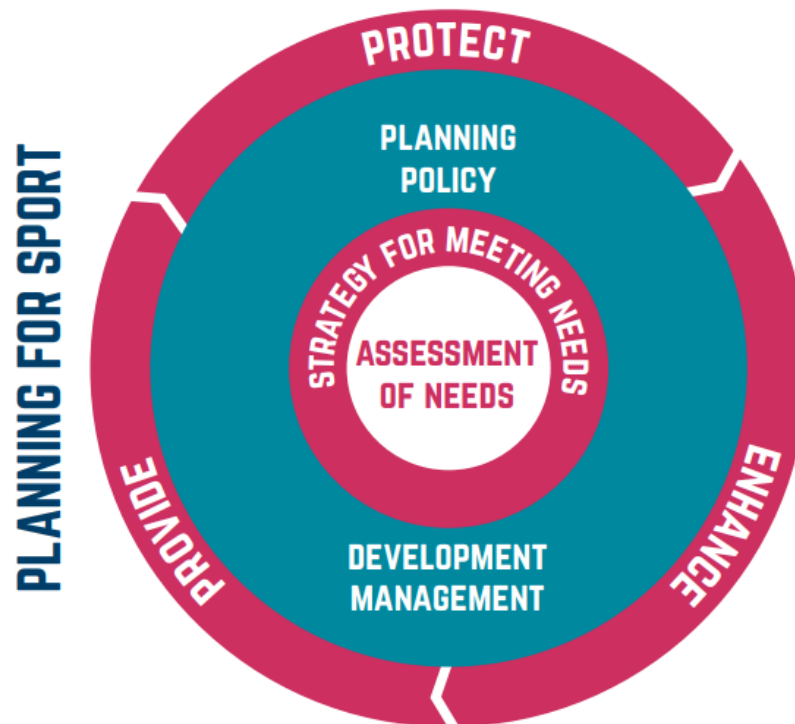
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## Sport England

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 applying the principles and tools identified in ANOG.

**Figure 1.1: The Sport England Planning for Sport Model**



Assessment of need is core to planning for sporting provision. It is underpinned by 12 planning-for-sport principles which help the planning system to contribute to sustainable development by fulfilling the key role of the NPPF in creating strong, vibrant and healthy communities.

Applying them ensures that the planning system plans positively to enable and support healthy lifestyles, delivers community and cultural facilities and services to meet local needs, and provides opportunity for all to experience the benefits that taking part in sport and physical activity brings. They apply to all areas of the planning system and to planning at local authority and neighbourhood levels. As such they are of relevance to all involved in, or looking to engage with, the planning system.

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Figure 1.2: Sport England's 12 planning principles



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## Sport England: Uniting the Movement 2023

Sport and physical activity have a major role to play in improving the physical and mental health of the nation, supporting the economy, reconnecting communities, and rebuilding a stronger society for all following the global pandemic. Reflecting this, Sport England's strategy sets out its 10-year vision to transform lives and communities through sport and physical activity.

It seeks to tackle the inequalities that it states are long seen in sport and physical activity noting that 'providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important'. The three key objectives are:

1. Advocating for movement, sport and physical activity.
2. Joining forces on five big issues.
3. Creating the catalysts for change.

As well as advocating sport and physical activity via the building of evidence and partnership development, it identifies five big issues which people and communities need to address by working together. They are described as the major challenges to England being an active nation over the next decade as well as being the greatest opportunities to make a lasting difference. They are designated as building blocks that individually would make a difference but tackled collectively could change things profoundly. They are:

- ◀ Recover and reinvent: Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant, and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people.
- ◀ Connecting communities: Focusing on sport and physical activity's ability to make better places to live and bring people together.
- ◀ Positive experiences for children and young people: an unrelenting focus on positive experiences for them - as the foundations for a long and healthy life.
- ◀ Connecting with health and wellbeing: Strengthening the connections between sport, physical activity, health, and wellbeing, so that more people can feel the benefits of, and advocate for, an active life.
- ◀ Active environments: Creating and protecting the places and spaces that make it easier for people to be active.

To address these five big issues, the right conditions for change need to be created: across people, organisations, and partnerships to help convert plans and ideas. This will include a range of actions, including development of effective investment models and applying innovation and digital technology to ensure sport and physical activity are more accessible.

The specific impact of the strategy will be captured via funded programmes, interventions made, and partnerships forged. For each specific area of action, key performance indicators will be developed to help evidence the overall progress being made by all those involved in supporting sport and physical activity.

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## PART 2: LOCAL AREA CONTEXT

### 2.1: Local strategic context

#### Castle Point Plan

The Council is currently developing the Castle Point Plan which will shape the future of development in the borough up to 2043. It will contain a spatial strategy which identifies specific locations for delivering development needs such as housing, employment, retail, open and green space, transport infrastructure improvements and provision for leisure facilities. Strategic policies, site allocation policies, and development management policies will be used in the determination of planning applications which will help to realise the overall strategy.

It has an important role to play encouraging active lifestyles via provision of sufficient quality open spaces, sports and leisure facilities and active travel opportunity.

#### Castle Point Corporate Plan 2025-2028

Castle Point Borough Council's Corporate Plan 2025–2028 sets out the vision for a thriving, safe, and sustainable borough. The Plan focuses on five ambitions: supporting a prosperous local economy, investing in places and spaces, promoting healthier and safer communities, protecting the environment, and restoring the Council to good health. Key priorities include improving town centres, increasing recycling, enhancing community safety, and ensuring sound financial management. The Council is committed to transparency, partnership working, and engaging residents in decision-making to deliver the best outcomes for all who live and work in Castle Point.

#### Castle Point and Rochford Health and Wellbeing Strategy 2025-2028

This is the three-year plan to improve the health and wellbeing of residents in Castle Point and the Rochford District. Its vision is to make Castle Point and Rochford an inclusive place where everyone is empowered, informed and supported to live healthy lives. It centres on early intervention and prevention focusing on what can be done at a local, grass roots level to make sure everyone has equal opportunities to:

- ◀ Lead healthy lives and stay in good health for as long as possible.
- ◀ Prevent health issues from occurring that can cause people to become unwell.
- ◀ Address problems at an earlier stage to stop them getting worse.
- ◀ Receive the right help and support when they need it.

The strategy has four priorities:

- ◀ Mental health wellbeing.
- ◀ Physical health and wellbeing.
- ◀ Ageing well.
- ◀ Community resilience.

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## Place partnership expansion<sup>1</sup>

Sport England has launched a major expansion of its investment into local communities across England, to ensure that those in greatest need are able to play sport and be physically active. Its Place Partnerships Programme will see £190 million of National Lottery and Exchequer funding invested in up to 80-100 new places across England over the next 5 years.

The intention is that targeted local investment, and resources will help to increase activity levels, decrease inactivity and breakdown the barriers and inequalities that prevent people from playing sport or being active.

Since 2018, Sport England has tested place partnerships through a place-based approach working with 'local delivery pilots' in 12 of the country's most disadvantaged and least active communities. This included Essex, where the particular focus was Basildon, Colchester and Tendring. Sport England has selected the locations for three new place partnerships for Essex, they will be in Castle Point, Harlow and Thurrock.

## Castle Point Climate Action Plan

Under the corporate plan theme 'A greener and cleaner environment,' the Council is committed to reducing its carbon footprint, increasing recycling rates, enhancing its street scene, and protecting natural habitats. It is anticipated that the Climate Action Plan will be presented to the CPBC Climate Policy and Scrutiny Committee in Summer 2025. The investment in solar panels at Waterside Farm Leisure Centre from the Sport England Swimming Pool Support Fund is one facet of this commitment.

## Essex Climate Action Commission

This was established in May 2020 to advise Essex County Council on how best to tackle climate change. Initially set up for two years, its term has been extended to run until 2025. It comprises over 30 members, including local councillors, academics, business leaders, and representatives from the Young Essex Assembly.

Its foundational work culminated in the publication of the Net Zero: Making Essex Carbon Neutral report in July 2021, which laid out a roadmap for reducing greenhouse gas emissions to net zero by 2050 and enhancing the county's resilience to climate impacts such as flooding, water shortages, and overheating. These recommendations were fully adopted by Essex County Council and now underpin the county's climate action plan. The Commission's ongoing role involves monitoring and driving the implementation of these recommendations, advising on strategic priorities, evaluating progress, promoting climate-positive policies across local authorities, and fostering collective action.

It also plays a key role in engaging the public - including residents, businesses, schools, and community organisations - via advice packs and outreach initiatives available on its website.

## Essex Joint Health and Wellbeing Strategy 2022 – 2026

This aims to improve the health and wellbeing of all residents in Essex by creating a culture and environment that reduces inequalities and enables residents of all ages to live healthier lives. To achieve this, it identifies five key priorities, all of which have specific development outcomes - to be achieved through partnership work, as outlined below.

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<sup>1</sup> <https://www.activeessex.org/place-partnership-expansion/>

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Table 2.1: Essex JHWS priorities and outcomes

Priority	Outcome
Improving mental health and wellbeing	Supported the mental health and emotional wellbeing of children and families with a focus on the vulnerable. Reduced loneliness and social isolation. Reduced suicide through a focus on system support
Physical activity and healthy weight	Children, young people and their families are more physically active. Improved levels of physical activity amongst adults by helping them find ways to integrate physical activity into their daily lives. Improved nutritional awareness, healthy eating, and help low-income households access affordable healthy food options.
Supporting long term independence	Improved access to advice/guidance including financial support so that residents with long-term conditions and their carers can better manage their conditions. Reduced digital exclusion to improve access to advice and support online. Help all residents have better access to opportunities in education, work, skills, housing, and their social lives.
Alcohol and substance misuse	Improve access to advice, support and treatment for residents experiencing alcohol or substance use issues. Work across the system to help address the challenges of county lines and drugs related criminality. Educate children, young people, adults, and families on the risks associated with alcohol and substance misuse.
Health inequalities & the wider determinants of health	Ensure that all children have access to quality parenting, early years provision and education that provide the foundations for later in life. Address food poverty and ensure that all children can access healthy food. Improve access to employment, education and training for adults and young people in our most deprived communities. Embed the use of health impact assessments in planning practice to ensure new planning proposals do not negatively impact on health, health services or widen health inequalities.

## Fit for the Future: Active Essex Implementation Plan 2021-31

This is a call to action for people and organisations across Essex who recognise the contribution that physical activity and sport make to health and wellbeing. Of the 1.6 million people living in Greater Essex, 901,000 adults are active (they participate in 150+ minutes of physical activity per week). Active Essex is keen to increase this number, unite in one direction and over the next ten years improve everyone's health and wellbeing. To achieve this, it has set the following key objectives.

- ◀ **Strengthening communities** - all communities across Essex, Southend and Thurrock use the power of physical activity/sport to build resilience, connection and wellbeing.
- ◀ **Active environments** - to work collectively to develop and provide well connected, accessible places and spaces that encourage people to be active.
- ◀ **Children and young people** - to ensure every child has the best start in life, whereby they are active, healthy and happy.
- ◀ **Levelling up health and wellbeing** - to change behaviours, which will enable and empower people to do things for themselves and their local communities. Physical activity is the highest priority for good health.
- ◀ **Sport and physical activity** - to support the recovery, development and growth of the sport and physical activity sector to collectively increase opportunities for all.

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## Joint Strategic Needs Assessment (JSNA)

This assesses the health needs of local people and supports the commissioning processes used by health, council, social care and community organisations in Castle Point. Its key objective is to improve the physical and mental health and well-being of individuals and communities. The JSNA informs the Health and Wellbeing Strategy and the work of the Health and Wellbeing Board.

## Sport for Confidence<sup>2</sup>

Essex County Council has appointed Sport for Confidence CIC to deliver a physical activity model to support adults living with physical disabilities, learning disabilities and long-term health conditions. Its new programme, Reconnect, uses a place-based model of early help and prevention to embed integrated physical activity pathways across Essex.

The independently verified evidence from the two-year pilot study confirmed that in addition to the benefits derived by the people who received the support, embedding physical activity into a whole system approach to adult health and social care could deliver £58.72 of social value per £1 invested. Based upon the positive outcomes and learning from the pilot, it is guaranteed funding for three years, with the option to extend for two more.

Physical activity interventions that can build and maintain physical, mental and emotional wellbeing will be offered in community settings across Essex. Occupational therapists and coaching workforce, dual-trained in mental health and physical disability, will work with a multitude of community partners including leisure centre operators, care homes, community nursing teams and charities.

The intervention marks a significant move by the County Council to support community-driven health interventions that tackle health inequalities and create person-centred physical activity opportunities for those who traditionally find it difficult to access services and fall behind the rest of the population in terms of activity levels.

The provision of community-based services that prevent, delay and reduce the need for clinical services will alleviate pressure on the NHS and aligns with the government's NHS Reform Plan, moving care from hospitals to communities, with a focus on prevention. With physical activity at the heart of the solution, this is a model which could be replicated in other counties.

## Leisure operator

Castle Point Leisure is the Council's in-house operator. It runs two venues, Runnymede Leisure Centre and Waterside Farm Leisure Centre, plus four community halls: Runnymede Hall, The Paddocks Community Centre, Woodside Hall, and King George V Hall.

Castle Point Leisure has been recognised as having achieved the highest net promoter score for the year at the TRP Member Experience Awards for two of the last three years (2022 and 2024) and received an award for offering the best member experience among local authority operators in 2021.

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<sup>2</sup><https://www.castlepoint.gov.uk/news/reconnect-waterside-farm-leisure-centre-canvey-island-3248/>

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## Summary of local policy

The Council is currently developing the Castle Point Plan which will shape the future of development in the borough up to 2043. It will contain a spatial strategy which identifies specific locations for addressing development needs in respect of housing, employment, retail, open and green space, transport infrastructure improvements, and leisure facilities.

The importance of physical activity in addressing health inequalities and improving health and wellbeing is recognised in Essex's Joint Health and Wellbeing Strategy (2022-2026) and the Castle Point and the Rochford District Health and Wellbeing Strategy (2025-2028) both of which map out specific interventions around health referral and the role of built facilities.

Partners in Essex, including Active Essex and CPBC have worked closely together to provide a policy platform to demonstrate how physical activity can impact on wider health outcomes. There is opportunity for this strategy to provide further evidence and insight in support of these plans to help create a healthier more active Castle Point.

## 2.2: About Castle Point

**Population**<sup>3</sup> - Castle Point's total population is 90,970 (male; 43,666, female; 47,304). It has a lower proportion of 25-49 year-olds than the East Region but more people in the age groups from 65-84.

**Car and van ownership**<sup>4</sup> - 85% of households in Castle Point have at least one car or van.

**Income and benefits dependency**<sup>5</sup> - the median figure for full-time earnings (2024) in Castle Point is £39,968 slightly (by -0.7%) lower than the East Region but above the GB average by 5.1%. 1,375 people in Castle Point claimed out of work benefits<sup>6</sup> in February 2025; an increase of 13.6% compared to February 2024 (1,210).

**Deprivation**<sup>7</sup> - relative to other parts of the country Castle Point experiences low levels of deprivation; only 13.4% lives in areas covered by the country's three most deprived cohorts while 40.7% live in the three least deprived groupings in the country. In respect of health, just 5.7% of the population resides in areas covered by the three most deprived cohorts while 40.8% live in the three least deprived groupings.

**Health data** - life expectancy for males and females in Castle Point is the same as the England national figure; male rate 79.4 and the female equivalent; 83.1<sup>8</sup>.

**Weight and obesity**<sup>9 10</sup> - adult obesity and/or overweight levels in Castle Point are above national and regional rates. Child rates are below national but above regional rates.

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<sup>3</sup> Data source: 2018 ONS.

<sup>4</sup> Data source: 2021 Census, ONS)

<sup>5</sup> Data source: Nomis 2024

<sup>6</sup> Includes Job Seekers Allowance (JSA) and Universal Credit. Universal credit also includes other benefits including employment and support allowance (ESA) and child tax credits.

<sup>7</sup> Data source: 2019 indices of deprivation, MHCLG

<sup>8</sup> Office of National Statistics: Life Expectancy at Birth by local areas in the United Kingdom, 2020.

<sup>9</sup> National Child Measurement Program

<sup>10</sup> National Obesity Observatory

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**Active Lives Survey<sup>11</sup>** - compared to national figures and those for the East Region, a lower proportion of 16+year olds taking part in walking, cycling, fitness, dance and sporting activity in Castle Point is active and a higher percentage of the local population is inactive.

**Popular sports/activities<sup>12</sup>** - one quarter (25.1%) of adults take part in fitness activities, on average, at least twice a month. The next most popular activity is cycling at 13.8%.

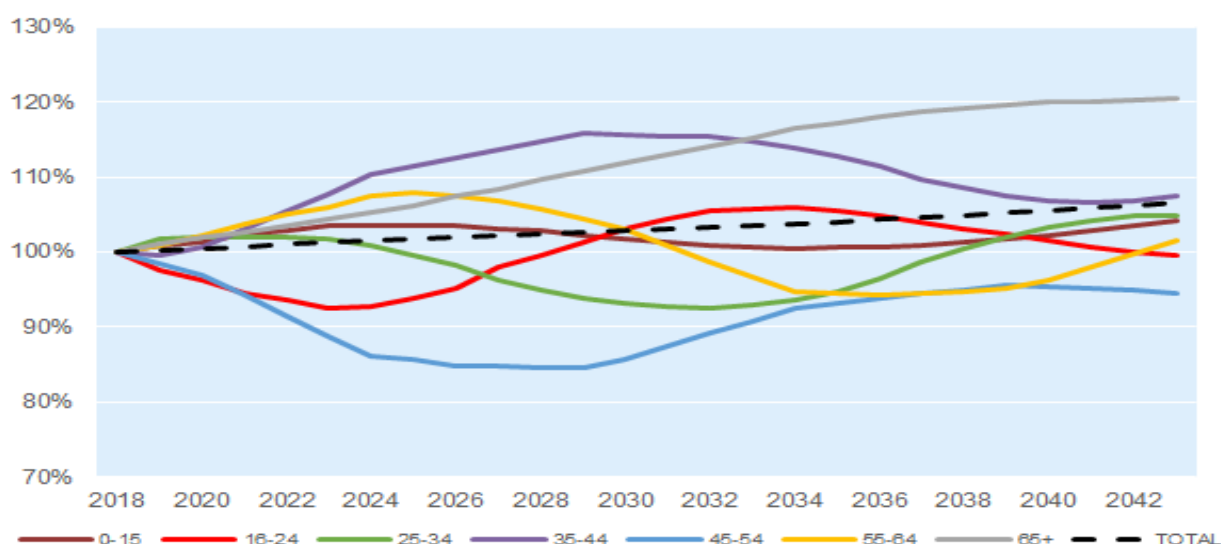
Table 2.2: Most popular sports/activities in Castle Point.

Sport	Castle Point #	Castle Point %	East #	East %	England #	England %
Fitness	18,900	25.1%	1,264,600	25.0%	11,374,600	24.9%
Cycling	10,400	13.8%	916,500	18.1%	7,472,900	16.4%
Athletics	8,800	11.7%	694,100	13.7%	6,252,000	13.7%
Swimming	3,200	4.3%	231,200	4.6%	2,001,600	4.4%
Football	1,500	1.9%	135,700	2.7%	1,451,700	3.2%

**Population projections<sup>13</sup>** - There is a predicted rise of 6.6% in Castle Point's population (+5,929) over the 25 years from 2018 to 2043.. The key points are outlined below:

- ♦ The number of 0-15 year olds, rises by +275 (+1.8%) over the first period (to 2030).
- ♦ There is a predicted increase in the number of 16-24 year olds, +3.1% in the first period (+261) followed by a decline of -3.5% (-300) in the second period.
- ♦ There is a continuous increase in the number of people aged 65+ (by +11.9% to 2030 and +20.6% by 2043. This group is projected to be 28.6% of the total by 2043.

Figure 2.1: Caste Point - projected population change (2018 – 2043). Source ONS 2018



**Housing development** – As is noted above, CPBC is currently developing the Castle Point Plan, which includes housing development of a minimum 6,196 homes. The Castle Point Plan was published for public consultation (Regulation 19) in August-September 2025. The Council's timetable is to submit the Castle Point Plan to the Planning Inspectorate in November 2025 for examination.

<sup>11</sup> Data source: Sport England Active Lives Survey: November 2023/24

<sup>12</sup> Data source: Active Lives Survey: November 2020/21

<sup>13</sup> Data source: 2018-based population projections, ONS

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## PART 3: NEEDS ASSESSMENT FINDINGS

### 3.1: General findings

CPBC recognises the importance of its leisure facility stock to 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. There is a parallel recognition that the Council must operate within a climate of financial constraints (following the Pandemic and reflecting ongoing cost of living increases).

It will be important to ensure that the proportion of the population which is currently active remains so and that more of those who are currently inactive become active (sustaining and improving the general health of the local population). Indoor and built facilities, and programmes of activity therein, need to be capable of adapting to changing demand and need associated with demographic change.

The principal opportunity/challenge for CPBC is to ensure that its stock of facilities continues to be fit for the future and viable. There is a need to balance the requirements of the core market of people already taking part in sport and physical activity with ensuring that the growth of existing or new activities meets the needs of a more diverse and ageing population. Sustaining and improving the general health of the local population will become increasingly relevant.

The quality of facility stock is mixed. The majority of fitness provision is rated above average but most other stock is in below average condition. It is, however, generally meeting the current demands of residents. There is a need to maintain/improve quality and ensure that facilities within the education estate retain and/or improve levels of community access.

A Sport England FPM run for sports halls and swimming pools should be undertaken to provide an additional layer of insight to assess future requirements linked to housing growth at a spatial level.

### 3.2: What do we know about facilities and activities in Castle Point?

This section includes summary findings from the needs assessment for the key Castle Point facility types (sports halls, health and fitness, swimming pools, squash, gymnastics, indoor bowls and indoor tennis).

#### Sports halls

There are 16 sports halls of all sizes (at 14 sites) accommodating 35 courts. Seven of these are marked with three or more badminton courts; a total of 30 badminton courts. None are presently of good quality. The sports hall at Castle View School is the one most recently opened (2012) and is of above average quality. Of the remainder, one other is above average and five are of below average quality. There are no planned investments to improve sports hall quality.

Levels of car ownership in the Authority mean that 5,593 people (15% of the population) are reliant on public transport or walking/cycling to get to a sports hall as they have no access to a car. This can add to the cost of participation. All residents live within a 20-minute drive of a sports hall with community use.

86.7% of residents live within a one-mile walk of a sports hall, this is a high level of accessibility. Of the 11,971 people in Castle Point who live in defined areas of high deprivation (0-30% IMD bands); 11,442 (96%) live within a one-mile walk of a community accessible sports hall.

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While all the 3+ court sport halls are available for community use, usage levels vary. Three are operating at/above Sport England's 80% threshold (they are deemed to be comfortably full reflecting the high demand benchmark). The other four have capacity to accommodate further demand.

One sports hall (at Waterside Farm Leisure Centre) in CPBC is available during the day on weekdays, the others are located on education sites and cannot be accessed primarily for reasons related to schools' use, safeguarding and facility design.

Because the majority of sport halls are located on educational sites, their use for exams is having a significant impact on community sport due to the large periods of time for which they are unavailable. There is a need to seek ways (and funding) solutions to better enable community sport to continue, particularly throughout exam periods.

Overall, there is sufficient sport hall capacity available across the authority to accommodate demand. Future demand can be met by increasing the levels of use made of currently underutilised sports halls, such as the one at Castle View School. This could be achieved by working with schools to help them to make their facilities more accessible for community use. Additionally, improving the quality of facilities such as Waterside Farm Leisure Centre to ensure that they are more modern, attractive and fit for purpose will ensure that they remain well-utilised.

## Swimming pools

There are four main pools, two lidos and three learner/teaching pools in the Authority. These are located in the main population areas of Canvey Island, Thundersley and Benfleet. It includes two public swimming pools, a commercial facility operated by Virgin Active, and the pool at the Appleton School which contributes primarily to accommodating swimming lessons.

One of the pools (the one at Virgin Active) is classed as being of good quality, the remainder are of above average quality.

The changing facilities at Waterside Farm Leisure Centre are also rated above average having been refurbished in the last five years. However, the changing facilities at Runnymede Leisure Centre are of below average quality. CPBC expressed an aspiration to improve this provision.

Waterside Farm Leisure Centre was last fully refurbished in 2012, and pool tiling, lights and plant room refurbishment was undertaken in 2023. In April 2025, solar panels were installed at the site to improve energy efficiency.

Runnymede Leisure Centre was refurbished in 2017. This included installation of a new roof. More recently, a new pool pod has been added to enhance accessibility for people with mobility issues and disabilities. However, the cover for the learner pool is currently broken and unable to function - a replacement is required. (This is essential for retaining heat and reducing energy consumption).

The whole population lives within a 20-minute drive of a swimming pool 20m+ in length which offers some level of community use. Of the 11,971 people who live in areas of high deprivation (0-30%), 10,970 live within one-mile walking distance of a pool.

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Pool availability differs dependent upon ownership and/or management. All venues audited all offer some form of public access. The two public leisure centre venues can be accessed on a pay and play basis. They also offer membership options which, for regular users, can be more cost-effective than the pay and play offer. 35.6% of the population live within one mile of a pay and play accessible swimming pool.

A high number of swimming lessons is delivered in leisure centres, and several swim schools operate in the area. There is a need to balance the swim programme in public pools with casual swimming, swimming lessons and club swimming - to meet the needs of the whole community.

The Appleton School has a 4-lane 18.4m pool, it is accessible to the community and is regularly used by Runnymede Swimming Club's swim school programme, with sessions taking place on four evenings each week. Following a temporary closure during the Pandemic, it has now reopened. In the meantime, it has been significantly upgraded— improvements include full retiling, a plant room, and a new roof. Whilst not included in this audit it is contributing to the overall supply in the area particularly in relation to swimming lesson provision.

According to Swim England's current calculations, water space will be sufficient in the short term if both Waterside Farm and Runnymede Leisure Centre pools remain open. However, by 2043, a slight shortfall is expected.

The pools in place in Castle Point, thus, presently accommodate current demand. However, given their age (albeit that both the main public swimming facilities have been refurbished) and the additional demand likely to be generated by the increased local population which will result from planned housing growth and the current reported supply deficit, it is important to start to plan for new provision at some point over the next decade. In the meantime, it will be important to continue to maintain the quality of current pool provision.

In the interim, programming at public leisure sites should be regularly reviewed to ensure peak-time availability of popular activities, including pay and play swimming, learn to swim, and club use.

### **Health and fitness**

The 12 health and fitness gyms in the Authority contain a total of 1,137 stations. They are mainly located in its densely populated areas: Thundersley, Canvey Island and South Benfleet. When the one venue with fewer than 20 stations is removed from the supply calculation, 11 facilities with 20+ stations (1,121 stations in total) remain.

These 11 facilities were assessed. One is rated as good quality, five are above average, four are below average and one is poor quality. Nine of the 11 (1,072 stations) are available to the community.

68.8% of the population lives within 20 minutes' walk of a health and fitness facility with 20+ stations and community access. Drive time catchment modelling suggests that nearly all residents reside within a 20-minute drive of a 20+ station health and fitness facility. Of those living in areas of higher deprivation, 0.4% (394) live outside a one-mile radius of a health and fitness facility.

There are 17 studios in Castle Point at nine sites; three are good, four are above average, seven below average and three are of poor quality. In terms of access policy, six can be used on the basis of a sports club/community association membership, five are accessed via a

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registered membership and five via pay and play access. One studio, located at Castle View School, is private use only and is not available to the community.

Current and future demand is well catered for, and no need is identified for additional facilities. Accessibility in Castle Point is good. Each main area has access to a good quality health and fitness facility. There is likely to be exported demand to, and imported demand from, neighbouring authorities.

There is a need to maintain quality and where possible improve the condition of the average/below average quality rated gyms and studios.

## **Gymnastics**

Three sites provide gymnastics opportunity: all at non-dedicated sites. Canvey Gymnastics Club hires a studio at Waterside Farm Leisure Centre. Dove Gymnastics Club hires the one court hall at The Deanes School and, Platinum Gymnastics hires the King John School one-court hall.

Canvey Gymnastics Club is based at Waterside Farm Leisure Centre, hiring studio space. It has expressed a desire to expand its operations to accommodate growing interest. Plans include acquiring additional equipment and securing access to more time at the current venue. However, there is a need to ensure that sufficient equipment can be effectively stored.

Dove Gymnastics operates six days a week from the Deanes School Sport Centre, hiring the one-court sports hall under an annual agreement. Its long-term aspiration is to secure a dedicated facility to better meet community demand. However, financial support would be required to achieve this. Alternatively, it would like to have sole use of the existing one-court sports hall at The Deanes School, with daytime access to enable the introduction of toddler and pre-school classes.

Gymnastics clubs report need for additional capacity and time to meet current demand, there is a need to work with British Gymnastics, Waterside Farm Leisure Centre and Deanes School Sport Centre to support both clubs to help them cater for current and future demand.

## **Indoor bowls**

There is no indoor bowls facility in Castle Point. There is one within two miles of the Authority boundary.

Drive time catchment modelling suggests that over 98% of Castle Point's population lives within a 30-minute drive of an indoor bowls facility.

Rayleigh Leisure Centre in neighbouring Rochford, provides the population of Castle Point with access to has 4 indoor rinks, is available on a pay and play casual use basis but requires a membership to play in league games. It is available during the day and in the evening, seven days per week.

Waterside Farm Leisure Centre hosts a carpet bowls programme called Active Bowls in its sports hall on Tuesday and Thursday afternoons. These typically attract around 15 participants, and once a month, a professional bowler provides coaching to support skill development and enhance the experience. Take-up and interest should be monitored but there is no current requirement for an indoor bowls facility in the Authority.

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## Squash

There are currently no squash courts in Castle Point.

Rayleigh Leisure Centre (two courts) and Westcliff High School for Boys (two courts) in Rochford and Southend-on-Sea respectively provides the population of Castle Point access to squash provision. Rayleigh Leisure Centre courts can be accessed on a pay and play basis whereas Westcliff High School for Boys facilities are let out to/via sport clubs and community associations.

Squash provision in Castle Point does not meet the ES threshold of one court per 10,000 people, however, the audit did not identify local demand. Demand is to a degree a function of supply. Given that there is no longer any squash provision in the area, there is no way to track membership or participation. There may, thus, be a need to evaluate indicators for latent interest and potential demand for any need for squash provision within the authority.

## Indoor tennis

Deanes School Sport Centre is the only indoor tennis facility in the area; it has three courts and is of above average quality. Regular maintenance is required as a result of the high usage levels. There are plans in place to resurface the courts this year.

Drive time catchment modelling suggests that nearly all of Castle Point's population lives within a 30-minute drive.

Deanes School Sport Centre offers a pay and play option, and a club membership reduces the rate at which this can be accessed for regular players.

While there is capacity for further growth in membership and coaching provision, increased usage may reduce the level of court availability for pay-and-play users.

There is no requirement for additional indoor tennis provision.

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## PART 4: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

The principal opportunity/challenge for Castle Point is to deliver continuous investment in indoor and built facilities to ensure that its facilities are fit for the future. The need to cater for the core market of sports consumers already participating whilst enabling growth of existing or new activities to meet the needs of new participants and the authority's growing population places importance on the programming schedule at public and school-based leisure sites and the need to provide daytime facility availability during off-peak periods.

### **Vision:**

By 2043, Castle Point will offer inclusive, high-quality, and energy-efficient indoor sports facilities that meet the needs of its growing and ageing population, tackle inequality, promote active lifestyles, and support community wellbeing through sustainable development, innovation, and collaborative delivery.

### **4.1: General strategic objectives to support the vision:**

#### **Accessibility and inclusion**

- ◀ Ensure all residents, including those without car access and those in high-deprivation areas, can reach and access affordable indoor sport facilities via walking, cycling, or public transport.
- ◀ Extend the number of hours during the week and the number of weeks during the year that school sports facilities (in particular sports halls) are available for community use.
- ◀ Expand casual and daytime access to facilities, especially for older adults, digitally deprived and families.
- ◀ Promote affordable memberships and activities for residents in deprived communities and improve the visibility of these offers.

#### **Facility quality and modernisation**

- ◀ Upgrade below average facilities and maintain those which are presently above average and good.
- ◀ Prioritise refurbishment of ageing Council owned infrastructure to ensure safety, content and energy efficiency (e.g. decarbonisation) in line with the Castle Point Climate Action Plan.
- ◀ Ensure facilities create a welcoming and inclusive environment to take part in sport and physical activity.

#### **Community use and partnerships**

- ◀ Strengthen partnerships with schools to ensure that sports halls are open to the community for as much of the year as is feasible and to reduce the extent to which access is unavailable during exam periods.
- ◀ Secure binding community use agreements (CUAs) for new or replacement educational sports hall sites.
- ◀ Support clubs (badminton, gymnastics, netball, swimming) to access facilities and grow participation.

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## Facility development and demand monitoring

- ◀ Monitor usage trends and latent demand (squash, indoor bowls) to inform decisions about future provision.
- ◀ Explore ways to increase swimming pool capacity due to the current near-capacity usage levels.
- ◀ Support Dove Gymnastics Club to secure a dedicated facility or sole use of the Deane's school small sports hall.

## Programming and participation

- ◀ Balance facility programming to support casual use, club activities and learn to play initiatives.
- ◀ Address inactivity levels (26.2% of adults) by promoting (and ensuring the affordability of access to) popular activities like fitness, cycling and swimming.
- ◀ Support providers to expand the volume and range of activities to cater for the growing 65+ population.

## Data-driven planning

- ◀ Use tools like Sport England's FPM modelling (sport halls and swimming pools) and the Active Lives Survey to guide investment and programming decisions.
- ◀ Regularly review participation data and community feedback to adapt services.

## Planning & developer contributions

- ◀ Ensure that development contributions linked to new housing developments contribute financially to indoor facility provision, especially sports halls and swimming pools.
- ◀ Use planning and developer contributions to support wider sport and physical activity infrastructure.

## Workforce and innovation

- ◀ Collaborate with local clubs and facility managers to align workforce development with community needs.
- ◀ Encourage innovation in programme delivery to boost participation and meet diverse needs.

## Action plans

The following action plan contains three sections:

- ◀ Management and programming.
- ◀ Sport specific action plan.
- ◀ Site by site action plan.

In respect of timescales, short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Due to local government reform, CPBC will cease to exist beyond 2028 and will be replaced by a new Unitary Authority covering a broader area. Therefore, any actions or recommendations outlined for CPBC beyond 2028 should be considered applicable to the incoming Unitary Authority.

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Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these 'headings' are as follows:

- ◀ **Protect**- *to protect the right opportunities in the right places.*
- ◀ **Enhance** - *to enhance opportunities through better use of existing provision.*
- ◀ **Provide**- *to provide new opportunities to meet the needs of current and future generations.*
- ◀ **Overarching** – *roughly works across the three of the above.*

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### 4.2 Indoor built facilities action plan

Taking account of the needs assessment, the demographic make-up and current vision of the council and other organisations, the following strategic recommendations should be adopted.

#### 4.2.1: Management and programming

Strategic objective	Recommendation	Action	Lead agency	Timescale	Importance
Facility investment to ensure that sports facilities remain attractive and fit for purpose. <b>Protect/Enhance/Provide</b>	See site by site recommendations and ensure ongoing review of facility condition takes place.	Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance and refurbishment requirements to protect and improve existing facilities. This strategy will also inform the need for proposals for calculating demand and contributions towards indoor sports facilities. See site by site actions below	CPBC, Active Essex, schools/ College, community organisations	Short	High
Maintain/increase community use of education facilities (sport halls) <b>Enhance</b>	Increase/sustain the number of school sports halls available to the community. Market and promote the availability of the current stock of sports halls to more sections of the community.	Work closely with schools that could increase community available – to implement this. Continue to work with schools with good levels of community use to ensure complementary programming across the Authority where possible.	Schools/College, AE, CPBC	Medium	High
Environmental sustainability and climate crisis. <b>Protect/Enhance/Provide</b>	In line with the Council's carbon reduction targets (the Castle Point Climate Action Plan), ensure that existing Council facilities are made as energy efficient as possible and that refurbishments and any new development consider energy efficiency as a high priority.	Continue to improve the performance of council buildings aiming to achieve net zero emissions and maximise funding opportunities. Ensure that all newly constructed council-controlled/influenced buildings, extensions and refurbishments are designed to achieve net zero emissions by 2050 (Essex pledge). Focus on the switch away from oil and natural gas use. Deliver ongoing 'invest to save' energy efficiency projects to reduce overall emissions and reduce running costs. Maximise onsite renewable energy generation opportunities.	CPBC, AE schools/College, community organisations	Short	High

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Strategic objective	Recommendation	Action	Lead agency	Timescale	Importance
Planning <b>Protect/Enhance/Provide</b>	Act upon strategy recommendations.	Adopt the strategy as an evidence-based document supporting the Castle Point Plan and development management decisions. Use the strategy and action plan document to inform the need for proposals for new/enhanced provision as well as protecting existing provision. Use the Sport England's Sports Facilities Calculator to calculate demand and contributions towards indoor sports facilities.	CPBC	Short	High
<b>Monitor and review</b>	Keep this strategy relevant and up to date.	Complete a light touch annual strategy review. Deliver a complete review within 5 years of adoption.	CPBC	Medium	High

### 4.2.2: Sport specific recommendations

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Swimming / Aquatic sports</b>	The two public swimming pool sites are both of strategic importance to the area - both are operating at near to capacity. Population increases and housing growth will create additional demand, and more provision may be needed to accommodate this. There are two Swim England affiliated competitive clubs in the area.	Consider longer-term investment requirements for swimming pools in line with increases in demand. Continue to ensure that club use, aquatic activities and community users are satisfied via effective pools' programming and pricing. Make swimming lessons fully available to residents in areas of higher deprivation. Regularly review public pool programming to ensure that learn to swim, casual, club swimming and cultural needs are catered for at times which best match local community need.	CPBC, Swim England	Short	Enhance, Provide
<b>Badminton</b>	There are 35 indoor badminton courts, spread across 14 sites. Waterside Farm Leisure Centre has 6-courts, and six sports halls have 4 courts (30 badminton courts) all of which are available for community use. BE facilities modelling indicates a current and future shortfall in terms of the supply and demand for badminton courts. There are two BE affiliated clubs in the Authority.	Grow participation especially at clubs, working with local stakeholders. Help support clubs to grow and diversify memberships. Support volunteer and coach development. Improve court quality and increase the annual community availability of sports halls.	CPBC, AE, Badminton England, badminton clubs, schools/College.	Medium	Enhance

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Basketball</b>	There is no affiliated club in the authority but there is an opportunity to grow basketball provision given that appropriate indoor facilities in the Borough can accommodate demand. USP College (Seevic Campus) accommodates basketball on a regular basis, via the Storms Basketball Academy. This provides training in the sport alongside academic teaching. Storm's first team competes in the Academy Basketball League, while its second team plays in the Association of College (AoC) Sport League.	Support USP College and Storms Basketball Academy to grow and sustain memberships. Support volunteer and coach development. Where possible increase levels of community access to school sports halls to increase basketball court availability.	Basketball England, basketball clubs, CPBC, schools/ College	Medium	Enhance
<b>Gymnastics</b>	Three sites provide gymnastics: Waterside Farm Leisure Centre, the Deanes School Sport Centre, and the King John School. None are dedicated facilities. Canvey Gymnastic Club requires access to additional studio time to accommodate demand and offer more <i>in-situ</i> storage capacity. Dove Gymnastics Club requires a dedicated facility or sole use of Deanes School Sport Centre one-court sport hall to provide preschool and toddler sessions.	Support Canvey Gymnastics Club to expand to accommodate current demand, via potentially offering additional slots or sourcing dedicated suitable provision elsewhere. Support Dove Gymnastics Club to find a dedicated facility or secure sole use of the one-court hall at Deanes School Sport Centre.	British Gymnastics, PGA, CPBC	Medium	Enhance, Provide
<b>Indoor bowls</b>	There is no indoor bowls facility in Castle Point. There is one indoor bowls facility within two miles of the Authority boundary, in Rochford. Waterside Farm Leisure Centre runs an Active Bowls programme on carpet in the sport hall. Although there is no provision within the authority, the provision in Rochford is sufficient to cater for current and future demand.	Monitor both Active Bowls at Waterside Farm Leisure Centre and bowls participation <i>per se</i> . An increase in demand may ultimately lead to a need for indoor bowls facility within the authority.	Active Essex, CPBC, indoor bowls clubs	Medium	Enhance, Provide
<b>Indoor tennis</b>	Deanes School Sport Centre - the only indoor facility in the area, has three courts of above-average quality. (They are due to be fully refurbished in 2025). The key challenge is to maintain/ increase participation.	Maintain demand level for Deanes School Sports Centre. (Work with the LTA to maintain participation at the existing site and continue to extend the range of users). Help the <i>in-situ</i> club to market itself to encourage new members from Castle Point (and to retain existing members). Protect provision at Deanes School Sport Centre as only indoor tennis venue within the authority.	LTA, Deanes School Sport Centre, CPBC	Medium	Enhance, Protect

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Squash</b>	There are currently no squash courts in Castle Point. The audit did not identify demand for courts in Castle Point.	Given that there is currently no squash provision in the area, there is no way to track membership or participation. There may, thus, be a need to evaluate indicators related to latent interest/potential demand. Monitor demand to identify if any need for squash provision within the authority to counter the loss of the two courts at Waterside Farm Leisure Centre.	Squash England, CPBC	Medium	Enhance, Protect
<b>Netball</b>	<p>Deanes School Sports Centre sport hall regularly accommodates club training demand but is unsuitable for competitive matches, due to the insufficient run-off space.</p> <p>Eastwood Netball Club and Manor Essex Netball Club are the two netball clubs within Castle Point. Neither is affiliated to EN.</p> <p>USP College is used by Eastwood Netball Club to accommodate competitive demand in a regional league, on a home and-away basis. It meets the club's requirements and has appropriate flooring and EN compliant run-off space.</p> <p>Outdoors courts across Castle Point are used to accommodate training and competitive demand. This is further discussed in the Castle Point PPS 2025.</p> <p>Identified aspirations to grow participation in netball are presently limited by the lack of sport halls which meet the required court dimensions for hosting competitive netball matches.</p>	Work with existing venues to ensure that indoor courts remain accessible to accommodate training and match-play needs.	England Netball, netball clubs, CPBC, schools	Medium	Enhance, Protect
<b>Climbing</b>	<p>There is one indoor climbing wall located at The Cornelius Vermuyden School within its sports hall.</p> <p>This can accommodate up to eight climbers and is in good condition. Although available for community use, it is currently used only by the school. The school is keen to expand external bookings and boost community engagement, but there is, as yet, no clear evidence of wider demand.</p>	<p>Support be provided to assist the school to make its facility available to the community - as appropriate.</p> <p>Demand be regularly monitored.</p>	BMC, school, CPBC	Medium	Enhance, Provide

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#### 4.2.3: Site specific recommendations

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Castle View School	Academy	<p>This stand-alone sports centre (opened in 2012 and rated above average) features a 4-court sports hall and a studio. The school also has a small (25-station) gym plus a studio (rated average)</p> <p>The sports hall is available for community use. Indoor football is the main activity. Community use is low, with only a few weekly bookings. The gym is not available to the community nor is the studio.</p> <p>As a PFI school, Castle View faces additional operational challenges: external security must be hired for all community sessions, which increases costs and has led to issues, particularly at weekends, when late arrival has prevented local clubs from accessing the venue.</p> <p>The sports hall is unavailable for more than 12 weeks of the school-year due to exam use, and the absence of an on-site contact for the security team has caused frustration for both users and the school.</p>	<p>Review whether there is a solution to reduce the significant impact that exam periods have on sports hall availability for community use (e.g., foldaway lightweight examination desks and chairs – and schemes whereby clubs help clear sports halls before and reformat them after use).</p> <p>Maintain/improve the existing relationship with the school to ensure that accessibility is retained.</p> <p>Ensure the CUA is being adhered to.</p>	Castle View School, CPBC	Short	High
Deanes School Sports Centre	Foundation school	<p>This is a standalone facility offering a comprehensive range of indoor sports provision including 4-court (below average) and 1-court sports halls, a gym plus three studios (below average) and three indoor tennis courts – which were opened in 2020 (above average).</p> <p>The 4-court sports hall is one of the most heavily community used in the borough but has an ageing floor surface and insufficient run-off space, limiting its suitability for some activities.</p> <p>The 1-court hall is utilised (6-days per week) by Dove Gymnastics Club. It would like to either secure sole use of this hall or to access a dedicated facility to expand its operation/offer pre-school gymnastics.</p> <p>The gym (25 stations) and three studios are open for community use.</p> <p>The indoor tennis courts accommodate high levels of demand (pay &amp; play and membership). They are scheduled to be resurfaced in 2025.</p> <p>Changing facilities are of poor quality and require significant refurbishment to support the needs of users.</p>	<p>Explore options to improve the quality of the sports hall.</p> <p>Ensure that planned refurbishment of the indoor tennis courts is delivered.</p> <p>Improve changing room quality.</p> <p>Maintain good relationship with the school to ensure that accessibility remains high and is reinforced by binding CUAs.</p>	Deanes School Sports Centre, LTA, CPBC	Short	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
The Appleton School	Foundation school	<p>The 4-court sports hall (below average) floor was last resurfaced 14 years ago and is showing signs of wear and tear. Despite this, it is well used, operating at approximately 80% capacity.</p> <p>The 1-court hall (quality?) is primarily utilised when the main hall is occupied, notably during the 12 weeks each year when the 4-court hall is unavailable because of exams.</p> <p>The swimming pool is available to the community and is regularly used by the Runnymede Swimming Club swim school, with sessions taking place on four evenings each week.</p> <p>The school is unable to open its indoor sports facilities for community use on Sundays due to planning restrictions - which limits access for local residents and clubs.</p>	<p>Review whether there is a solution to reduce the significant impact that exam periods have on sports hall availability for community use.</p> <p>Consider options to extend community use hours to accommodate demand including addressing the issue of Sunday opening.</p> <p>Maintain good relationships with the school and consider making a financial contribution to improve sports hall quality in return for a substantially improved level of annual access underpinned by a binding CUA.</p>	The Appleton School, CPBC	Short	High
The Cornelius Vermuyden School	Foundation school	<p>This (above average condition) 4-court sports hall is primarily used for indoor football but is currently operating at only 10% of its available 29 peak hours per week.</p> <p>It is not available for community use for c.12 weeks per year due to exams taking place in the hall.</p> <p>The sports hall features a climbing wall which is technically available for community use although current utilisation is minimal and largely limited to school activity.</p> <p>The studio (poor-quality) is available for community use.</p> <p>Community use remains low, though the school is keen to expand bookings and is in ongoing discussions with Deanes School Sports Centre to explore collaborative options to increase usage.</p>	<p>Review whether there is a solution to reduce the significant impact that exam periods have on sports hall availability for community use.</p> <p>Support the school to market and promote sports hall use (and to deliver a pricing review).</p> <p>Maintain sport hall quality.</p> <p>Maintain good relationships with the school and provide necessary support to improve accessibility.</p> <p>Ensure the CUA is being adhered to.</p>	The Cornelius Vermuyden School, CPBC, Active Essex	Short	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
The King John School	Foundation school	<p>This 4-court sports hall (below average quality) has a floor which has significant wear and tear and suffers from ongoing roof leaks that occasionally result in water pooling.</p> <p>The 1-court sports hall is primarily used by Platinum Gymnastics.</p> <p>Public access to the main sports hall is restricted during exam periods.</p> <p>The school does not open on Sundays due to reported lack of demand and staff availability.</p> <p>The gym (22 stations) and studio are of below average quality but are available for community use.</p>	<p>Review whether there is a solution to reduce the significant impact that exam periods have on sports hall availability for community use.</p> <p>Improve main sports hall quality.</p> <p>Maintain relationship with the school to ensure that accessibility remains high. Underpin any improvement to annual access with a binding CUA.</p>	The King John School, CPBC	Medium	Medium
USP College (Seevic Campus)		<p>The 4-court sports hall is of below average quality, with a leaking roof that has caused equipment damage and damp walls.</p> <p>It operates at around 40% used capacity, with only a few midweek evening bookings and minimal weekend use. Indoor football, netball and basketball are the main activities accommodated.</p> <p>It is unavailable during exam periods, further limiting community access.</p> <p>The 24-station gym is of poor quality and is presently unavailable for community use. The studio (below average) is accessible to the community.</p>	<p>Review whether there is a solution to reduce the significant impact that exam periods have on sports hall availability for community use.</p> <p>Explore options to improve the quality of the gym/studio and make both more available for community use.</p> <p>Maintain the existing relationship with the college and consider making a financial contribution to improve sports hall quality in return for a substantially improved level of annual and weekly access - underpinned by a binding CUA.</p>	USP College (Seevic Campus), CPBC	Medium	Medium
St Joseph's Catholic Primary School	In house	<p>The school provides a 25m lido-style pool with no cover. According to Sport England's Active Places database, it was installed in 2019.</p> <p>It reportedly offers community use (in the form of swimming club swimming lessons) but not individual pay and play access. However, no usage via swimming clubs was identified in the KKP audit.</p>	<p>Maintain swimming pool quality.</p> <p>Monitor demand, support the school if needed.</p>	St Joseph's Catholic Primary School, CPBC	Long	Low

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Waterside Farm Leisure Centre	CPBC	<p>Opened in 1976, this key public leisure centre provides a comprehensive range of facilities to serve the Borough. It has a well-used (below average) 6-court sports hall in which the floor is showing signs of wear and tear.</p> <p>It is the only sports hall in Castle Point not located on an educational site, offering valuable daytime availability. It operates at a high level of used capacity</p> <p>It hosts the Active Bowls programme twice a week.</p> <p>The 25-metre, 6-lane main pool and a 13-metre learner pool are both of above average quality. The main pool was refurbished in 2023, having received a prior full refurbishment in 2012. Canvey Island Swimming Club accesses the main pool six days a week, utilising approximately 13 hours of pool time.</p> <p>The (above average quality) health and fitness gym has 100 stations and was refurbished in 2022. The venue has three studios (two above average and one below average quality). Canvey Gymnastics Club accesses one of these twice per week and is seeking to expand the number of sessions it runs - to accommodate growing demand.</p> <p>Changing facilities at the centre are of above average quality, having been refurbished within the last five years.</p> <p>It offers both pay and play and membership options, ensuring accessibility for a wide range of users.</p>	<p>As the largest and only daytime available sports hall in the authority, it is recommended that opportunities to improve sports hall quality be immediately explored.</p> <p>Maintain the quality of the swimming pools and changing provision.</p> <p>Monitor bowls demand to determine whether future need might merit specific provision of an indoor bowls facility in the authority.</p> <p>Support Canvey Gymnastics Club to expand to accommodate current demand, via potentially offering additional timeslots or provide sole use of one of the studios for gymnastics if feasible.</p>	CPBC	Short	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Runnymede Leisure Centre	CPBC	<p>Opened in 1973, this is another key public leisure centre serving the Borough. It has a 25-metre pool with six lanes and a 12-metre learner pool, both rated above average quality.</p> <p>The main pool was refurbished in 2017 including installation of a new roof. More recently, a new pool pod has been installed. However, the cover for the learner pool is currently broken and requires replacement.</p> <p>Runnymede Swimming Club operates at the site seven days a week and benefits from access to a dedicated club room.</p> <p>The gym (50 stations) is of above average quality. The health/fitness suite has recently seen the addition of new equipment. While much existing gym equipment is approximately seven years old, centre management is keen to comprehensively update all fitness equipment in the coming years.</p> <p>There are two studios at the site: one above average quality and the other is below average. One is a dedicated spin room.</p> <p>Changing facilities are currently of below average quality, with aspirations to improve them in the future.</p> <p>The site offers both pay and play and membership options, ensuring accessibility for a wide range of users.</p>	<p>Refurbish the below average changing facilities.</p> <p>Maintain the quality of the swimming pools, health and fitness suite and studios.</p> <p>Replace the cover on the learner pool to reduce heat loss and increase energy efficiency.</p> <p>Maintain relationship with Runnymede Swimming Club.</p>	CPBC	Short	High
Virgin Active (Thundersley)	Commercial	<p>The site provides a 25m pool with five lanes, alongside a 12m learner pool. Both are of good quality.</p> <p>The gym is the largest in the Borough, providing 320 stations, of good quality. The site also has three good quality studios.</p> <p>It is accessed via registered membership only.</p>	Maintain quality of all provision.	Virgin Active	Long	Low
Commercial fitness gyms	Commercial	There are several commercially operated health and fitness facilities which all contribute to the diverse offer of facilities available across Castle Point.	Continue to monitor use and gauge the extent to which they complement other activity across the Authority	Commercial operators	Long	Low

### PART 5: MONITORING AND REVIEW

This Strategy identifies the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Castle Point for the period up until 2043.

It is important that this document is treated as a live document and is used practically to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a contribute significantly to the quality of life of Castle Point residents.

Strategy production is just the beginning, and all partners to engage in ongoing dialogue and review to ensure that a considered perspective and approach is maintained throughout the strategy period.

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

The annual review process should include the following:

- ✦ A review of 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/reduce following implementation of others).
- ✦ Lessons learned during the monitoring period.
- ✦ Review and monitor progress on improving accessibility to sports halls on educational sites, with a focus not only on improving facility quality but also on developing robust solutions to maintain community access during exam periods e.g., via the use of easily set up and dismantled lightweight foldaway exam furniture and piloting schemes where clubs assist with clearing and resetting halls to enable ongoing use throughout the majority of the year.
- ✦ New facilities coming on stream (or being made newly available to the community) which will need to be taken into account.
- ✦ Any specific changes in the use of key 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 other new or emerging issues and opportunities.

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

### APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

#### Introduction

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

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

The following processes should be followed 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:

- ◀ Castle Point Indoor Built Facilities Strategy - Needs Assessment Report
- ◀ Castle Point Indoor Built Facilities Strategy – Strategy Report

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### 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>

The Castle Point 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>14</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.

<sup>14</sup> National occupancy rate of 2.3 persons per household is used

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

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

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

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development. In this instance, the Indoor & Built Facilities Strategy should be used to determine the need for additional facilities within any specific area within the Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified within the Assessment Report are determined by the scope of the study which the Council commissions. This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

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

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

A key example of this is the requirement for primary and secondary school provision as a result of the development. A primary school will require a multi-purpose indoor hall,

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playground and playing field space to deliver its national curriculum requirements for PE. A secondary school will require at least a three-court sports hall and playing field space in order to deliver its national curriculum requirements for PE.

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

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

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

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

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

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

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

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

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

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- Are there opportunities to co-locate other services alongside or within the facility?

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

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

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.

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

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

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community. There is also a need to ensure that the location of outdoor sports pitches and

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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. However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their lives within that specific development.

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

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

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## INDOOR BUILT FACILITIES STRATEGY REPORT

### Checklist summary

Prompt	Evidence	Navigation
<b>Step 1:</b> Determine the indoor sports facility requirement resulting from the development	-	<a href="#">Active Places Power</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="#">Sport England Design and cost guidance</a>
<b>Step 6:</b> Strategic pooling of financial contributions to deliver new provision	-	<a href="#">Active Places Power</a> <a href="#">Sport England Design and cost guidance</a>

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### APPENDIX 2: INDICATIVE COSTINGS

#### Indicative costs

The indicative costs of implementing key elements of the Action Plan are detailed below. (Further detail available on the Sport England website [Sport England facility 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.

The latest facility costs should be used at the time of calculating contribution.

#### Facility capital costs

These 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 (m <sup>2</sup> )	Capital cost (£)
<b>Affordable sports halls</b>		
1 Court (18m x 10m)	382	905,000
2 Court (18m x 17m)	515	1,030,000
4 Court (34.5m x 20m)	1,532	3,005,000
5 Court (40.6m x 21.35m)	1,722	3,260,000
6 Court (34.5m x 27m)	1,773	3,300,000
8 Court (40m x 34.5m)	2,240	4,125,000
10 Court (40.6m x 42.7m)	2,725	4,960,000
12 Court (60m x 34.5m)	3,064	5,465,000
<b>Affordable community swimming pools</b>		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,685,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,670,000
25m Pool 6 Lane (25m x 12.5m)	1,543	6,155,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	7,335,000
25m Pool 8 Lane (25m x 17m)	1,878	7,420,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,515,000
<b>Affordable sports centres with community 25m pool</b>		
4-lane pool, 4-court hall, 50-station gym, studio	2,879	10,060,000
6-lane pool, 4-court hall, 100-station gym, 2 studios	3,553	11,805,000
6-lane pool, learner pool, 4-court hall, 100-station gym, 2 studios	3,906	13,000,000
8 lane pool, learner pool, 5-court hall, 100-station gym, 2 studios	4,509	14,400,000

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Facility type/details	Area (m <sup>2</sup> )	Capital cost (£)
<b>Indoor bowls centre</b>		
6 Rink (excludes Club/Function Room)	1,914	2,730,000
8 Rink (includes Club/Function Room)	2,500	3,570,000
<b>Indoor tennis centre</b>		
3 court	2,138	3,085,000
Extra court	-	1,005,000

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 3Q2025. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

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

The costs exclude the following:

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

### Lifecycle costs

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

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

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### INDOOR BUILT FACILITIES STRATEGY REPORT

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	0.7	0.5
<b>Affordable community swimming pools</b>		
Good quality community swimming pool, irrespective of size	0.4	1.1

#### Sinking Fund

Major replacement costs. Typical items for consideration include:

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

#### Maintenance

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

Day to day repairs include:

##### External walls

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

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

##### Other items

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

##### Fittings and fixtures

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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.