

MELTON BOROUGH COUNCIL

INDOOR & BUILT SPORT FACILITIES STRATEGY & ACTION PLAN – FINAL REPORT

AUGUST 2023

QUALITY, INTEGRITY, PROFESSIONALISM

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MELTON BOROUGH COUNCIL INDOOR BUILT FACILITIES STRATEGY REPORT

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PART 1: INTRODUCTION

This is the Melton Borough Council (MBC) Leisure Facilities Strategy for the period 2022-2036. Recommendations are drawn from the Melton Needs Assessment Report 2022 prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

Both the Needs Assessment Report 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 the Council, Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders.

The facility audits took place between September and November 2022.

1.1: Purpose

The Strategy provides MBC with a comprehensive assessment of the current level of facilities available and future supply and demand needs for facility provision over the next 15 years. It delivers a clear evidence base and recommendations to inform future development and/or consolidation of facilities, partnership development opportunity and funding applications.

MBC is committed to catering effectively for the changing economic (post-Pandemic) and demographic (i.e., rise in the number and proportion of older population) profile of the area. Based on the needs assessment, it can make informed decisions to ensure that facilities are located in the right places to enable the maximum number of local people to take part in regular, meaningful physical activity and sport.

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

1.2: National strategic context

Sport England: Uniting the Movement 2021

Sport England believe that sport and physical activity has a key role 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, its 10-year strategy vision to transform lives and communities through sport and physical activity sets out to tackle the inequalities that it states are long seen and makes the point that 'providing opportunities for people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important'. The 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, the Strategy identifies five big issues that people and communities need to address by working together. Described as the major challenges to England being an active nation over the next decade and the greatest opportunities to make a lasting difference, each is designated as a building block that tackled on its own would make a difference.

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However, delivered collectively they could change things profoundly. The issues 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*: Unrelenting focus on positive experiences for all children and young people 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 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 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 that sport and physical activity is more accessible.

Uniting the Movement 2021 will be delivered via funded programmes, interventions made, and partnerships forged. For each action area, there are key performance indicators to evidence progress being made by all involved.

Sport England - Understanding the impact of Covid-19 January 2021

Activity levels for adults were reportedly increasing until coronavirus restrictions were introduced in March 2020. This led to unprecedented falls in activity levels during the first few weeks of full lockdown (mid-March to mid-May 2020). The proportion of the population classed as active dropped by 7% (meaning that there were just over 3 million fewer active adults).

Some audiences found it harder to be active pre-Covid and are finding it hard now. Inequalities between different groups have persisted since lockdown restrictions began in March. Those who have found it most difficult to stay active include:

- ◀ People with long-term health conditions/disabilities.
- ◀ People from lower socio-economic groups.
- ◀ Women aged 16–34-year-olds and 55 years and above.
- ◀ Adults from black, Asian and other ethnic groups.

The proportion of children and young people active mid-May to late July 2020 (school summer term) fell by 2.3%. Just over 100,000 fewer children met recommended levels of activity compared to the same period 12 months earlier. All groups were impacted in terms of activity levels, but girls fared far better than boys, whilst those from black and mixed backgrounds saw a noticeable decline in activity levels.

Sporting activity decreased with over one million fewer children and young people (16.3%) reporting having taken part in swimming and team sports in the last week* compared to the same period 12 months earlier. Walking, cycling and fitness achieved large increases in numbers reporting having taken part in the last week compared to the same period 12 months earlier. 1.6 million more children and young people went for a walk (+22%) or did fitness activities (+22%), whilst 1.4 million more cycled for fun or fitness (+19%).

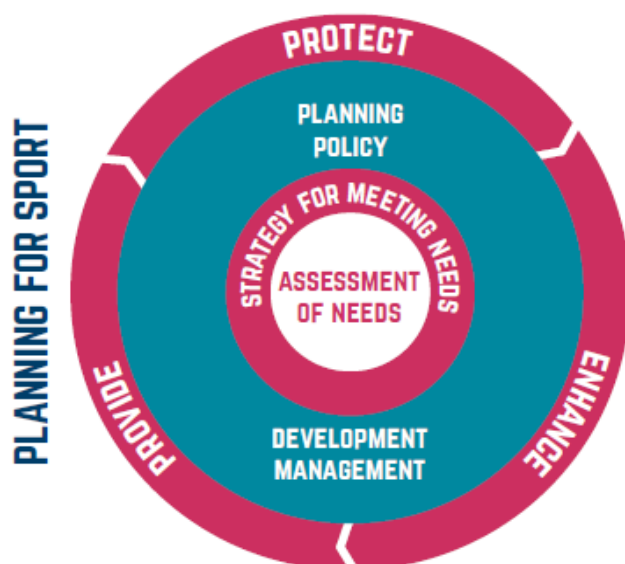
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Lack of disposable income can adversely affect sports sector spend and have a negative impact upon take-up of activities which cater for children and young people as well as adults. Uncertain employment and financial circumstances mean that greater numbers of people will be looking for affordable, flexible opportunities to stay active and fewer will be in a position to make an ongoing financial commitment to participate.

Sport England's planning aim

Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on an up-to-date assessment of needs for all levels of sport and all sectors of the community. As noted earlier, this assessment report was produced for MBC applying the principles and tools identified in Sport England's ANOG guidance.

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 National Planning Policy Framework (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.

Table 1.1: Sport England planning objectives

Protect	Enhance	Provide
To protect the right opportunities in the right places.	To enhance opportunities through better use of existing provision	To provide new opportunities to meet the needs of current and future generations.
Existing provision should be protected unless an assessment has demonstrated there is an excess of the provision and the specific buildings or land are surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the former or current use.	The use of existing provision should be optimised, for example, through quality, access and management improvements supported by appropriate ancillary facilities.	Appropriate new provision that meets needs and encourages people to play sport and be physically active should be provided by adapting existing places and through new development.

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Figure 1.2: Sport England's 12 planning principles



Cost pressures affecting the leisure industry

Insight produced by the [Local Government Association](#) suggests that councils continue to face substantial inflationary, Covid-19 related, and demand-led pressures which affect their ability to efficiently operate leisure provision. Whilst during 2022, the leisure sector recovery following the Covid-19 lockdown has gained momentum, rising utility costs and the recent cost of living pressures on households are adversely impacting consumer confidence, leisure centre throughput and overall participation rates. Councils and leisure operators are therefore being required to address and review existing management arrangements and options to ensure the viability of the sector.

Leisure providers (in-house and externally commissioned) are disproportionately affected because leisure centres have high energy demands, especially those with swimming pools. Typically, energy is a leisure operator's second highest cost after staffing. This is further exacerbated because much of the leisure estate is ageing and relatively energy inefficient. Research shows that two-thirds of public swimming pools and sports halls need to be replaced or refurbished. Ageing assets contribute up to 40% of some authorities' direct carbon emissions.

The LGA advises that, in tackling challenges presented by the current energy crisis, councils should aim to pursue partnership focused approaches and consider solutions which may contribute to wider public health, decarbonisation, and levelling up and economic outcomes.

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It suggests that this could include the following measures:

- ◀ Regular monthly meetings with leisure operators to review and monitor utility costs.
- ◀ Encourage leisure operators to be open and transparent about the true cost of utilities.
- ◀ Explore potential for flexibility in contractual arrangements and operating parameters: i.e., pool and building temperatures and pricing reviews.
- ◀ Review non-viable/low priority contractual requirements.
- ◀ Using any management fee to stabilise utilities and stabilise providers to ensure service continuity.
- ◀ Renegotiating repayment terms of loans to enable providers to defer Covid repayments to later years when they are more stable.
- ◀ Working with operators to include leisure schemes as part of decarbonisation projects and/or council investment in energy saving processes.

Environmental sustainability

The UK Government produced its net zero strategy 'Build Back Greener' in October 2021. This sets out how it intends the UK to meet its target for decarbonisation by 2050. It focuses on interventions such as:

- ◀ A fully decarbonised power system by 2035 with all electricity coming from 'low carbon sources'.
- ◀ Improved efficiency of heating for homes and buildings, aiming for all new heating appliances to be based on low carbon technologies, such as electric heat pumps or hydrogen boilers.
- ◀ Low carbon fuel supply – by scaling up the production of low carbon alternatives including hydrogen and biofuels.

Climate change is priority four in MBC's 2020-2024 Corporate Plan. The stated ambition is to make all in house operations and functions carbon neutral by 2030, with the rest of the borough carbon neutral by 2050. A climate change working group has been established to ensure these aims are met by working on the following projects:

- ◀ Creation of a baseline study and trajectory report. This found that the Council has the ability to reduce its overall emissions by 77% before 2030 - by reviewing current policy to prioritise more efficient materials as opposed to replacing outdated equipment with like-for-like.
- ◀ Funding schemes have been implemented to reduce carbon emissions from housing. Installing external insulation on 16 houses and 49 solar PV on council housing properties has cost £500,000. Private sector households have received £208,500 of funding to install solar PV. A further £550,000 has been allocated to upgrade cavity/external wall and loft insulation. This will benefit approximately 50 low-income households.
- ◀ Electric vehicles and charging points – working as part of a wider group of authorities to secure large scale funding for electric vehicle investment. MBC's aim is to install an electric vehicle solar charging hub in one council-owned car park, whilst considering using electric vehicles as part of its maintenance teams and housing repair fleets.
- ◀ Development of an action plan. This will involve collaborating with Association of Public Service Excellence to create an in-house action plan comprising short, medium and long-term goals to ensure that the 2030 target is met. Further to this, MBC intends to produce a climate change strategy and action plan for the wider Melton Borough.

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[Sport England](#) reports that ¹climate change and the increased occurrence of extreme weather that it brings are already affecting sports facilities, meaning that the sector needs to build greater resilience to counter this very real threat.

It proposes that a wide range of issues should be considered when approaching project development to, and the resultant environmental impact of, say, new swimming pool development. This applies to determining whether to refurbish an existing building with its carbon already embedded or to build anew². In establishing a sustainability strategy early on Sport England suggests some key principles as part of a 'pathway to sustainability' and net zero carbon in respect of building design and operation.

- ◀ Reduce energy consumption as the first measure to reduce carbon emissions and energy costs.
- ◀ Change behaviour, eliminate energy waste and operate energy control systems more effectively at no extra cost.
- ◀ Passive design - Building orientation and placement on site is critical to achieving net zero targets Harness a site's natural resources to benefit cross ventilation, natural lighting, solar gain, shelter or shading.
- ◀ Fabric efficiency Maximise the building fabric and glazing performance.
- ◀ Minimise initial energy demand to reduce demand on plant and technologies incorporated.
- ◀ Efficient systems Invest in appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.
- ◀ On-site renewables Incorporate low and zero carbon (LZC) technologies to produce energy on site.
- ◀ Off-site renewables - only use energy providers who use renewable energy.

¹<https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2021-01/Environmental%20Sustainability%20check%20list.pdf?VersionId=7XfZPDhHKoKHpfKqk165MMWdxwCmYsPO>

PART 2: LOCAL AREA CONTEXT

2.1: Local strategic context

Melton's Corporate Plan 2020-2024

This sets out the Council's long term aims to shape and develop the district. Its purpose is to focus the full resources of the Authority on improving and sustaining the economic, social, and environmental fabric ensuring that Melton is a place residents, businesses and visitors can be proud of. The key priorities to achieving this are summarised below:

- ◀ Excellent services positively impacting on our communities.
- ◀ Providing high quality council homes and landlord services.
- ◀ Delivering sustainable and inclusive growth in Melton.
- ◀ Protect our climate and enhance our natural environment.
- ◀ Ensuring the right conditions to support delivery (inward).
- ◀ Connected and led by our community (outward).

Melton District Local Plan

As per the NPPF, MBC's Local Plan covers a 25-year period between 2011 and 2036. It was formally adopted in 2018. The vision is to ensure that by 2036 Melton will be a thriving place to live, work and visit. The foundations will be a balanced workforce, a mix of new and established local employers and excellent transport links between (local) boroughs and with wider centres such as Leicester and Nottingham. The following strategic issues were identified:

- ◀ Ageing population – by 2036, the number of over 65s will increase from 22.6% of the population (2018) to 32.3% by 2036 representing a third of the population.
- ◀ Insufficient and incorrect types of new housing – first time buyers and those on lower incomes are finding it increasingly difficult to move to the borough.
- ◀ Insufficient workforce – due to the ageing population, employers have experienced difficulty recruiting for lower paid positions.
- ◀ Traffic congestion within town centres is high – this is due to poor connectivity between towns and villages in the borough.
- ◀ The risk of flooding hinders the possibility of new development sites, as does the protection of heritage sites within the borough.
- ◀ The north-east of the borough lacks an outdoor park sufficient to cater for that area.
- ◀ The limited supply of freehold sites in the area, which are often used by small medium enterprises. In addition, the lack of modern office space in the town centre could be negatively impacting footfall during daytimes.

Melton Borough Council Housing Strategy 2021-2026

This aims to address the issues within housing which have been further exacerbated on the back of Brexit and the pandemic. These include:

- ◀ Shortfall of social housing.
- ◀ Very few empty homes.
- ◀ Lack of accessible homes for those with mobility issues, a prevalent issue due to the ageing population.
- ◀ The borough's population is expected to increase by at least 2,400 by 2043.
- ◀ The current smaller proportion of smaller homes and flats in the area and larger proportion of detached houses - making it less affordable for those on low incomes or first-time buyers.

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MBC is considering how existing homes can be adapted to better suit the demand for housing and accommodation in the area. New homes will only make up a small percentage of the total housing and this requires development of other key infrastructure such as leisure centres and schools. It is expected that many skilled tradespeople will retire over the next few years, so MBC has entered into collaborations such as the Leicester and Leicestershire Enterprise Partnership to ensure housing demand can be met. Findings suggest that:

- ◀ Up to 70 new affordable homes need to be built each year.
- ◀ A proportion of those new homes need to be available for rental.
- ◀ Currently, MBC is only on track to supply approximately two thirds of the current demand.
- ◀ Since 2015, the Help to Buy Scheme has helped 202 people buy their own home.
- ◀ Fuel poverty is more common in the rural areas (12.7% as opposed to 8.8% in Melton Mowbray), as buildings are often older and less efficient.

The Housing Strategy addresses need to improve borough energy efficiency. Currently, 28% of local CO² emissions come from housing; this is above both county and regional averages. Similar patterns are identified in MBC's energy performance certificate (EPC), with only 31% of houses rated 'good' compared to the national average of 40%. A target has been set to reach net zero carbon emissions by 2050. People classed as vulnerable, or fuel poor have been prioritised to ensure that the needs of the worst performing homes are addressed. Based on local challenges, MBC has developed four strategic housing strategy objectives:

Figure 2.1: Overview of MBC's Housing Strategy 2021-2026



Active Together

Active Together is a county wide initiative for Leicestershire which aims to make sport and physical activity not only more accessible but part of everyday life. It is one of 43 active partnerships in England which works with the public and local partners with the intent to transform lives through sport and physical activity. It has identified the following three priorities to build more active communities across the county in the 'Physical Activity Framework 2022-2023':

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- ◀ *People* – working with early years, education providers and other partners to ensure active lifestyles are maintained throughout the course of life.
- ◀ *Places* – utilising the best assets and skills within each community to be the most effective. The design of homes, streets and workplaces should encourage activity and movement whilst considering the environmental impact.
- ◀ *Partnerships* – creating a system whereby the importance of the benefits of physical activity are recognised in healthcare, education, housing and both private and public organisations in terms of social return on investment.

Live Well Leicester

Live Well Leicester is a campaign designed to encourage locals to live healthier lifestyles by offering support and advice on four health related issues:

- ◀ Losing weight & healthy eating
- ◀ Stopping smoking
- ◀ Physical activity
- ◀ Reducing alcohol

It provides expertise collaborating with relevant and professional partners such as the NHS, Change 4 Life and Drinkaware.

Leicestershire 2018-2021 Joint Strategic Needs Assessment (JSNA)

JSNAs are completed to better understand present and future public health and wellbeing requirements. This involves collaboration between local authorities and clinical care commissioning groups (CCGs) amongst other partners. Melton falls under the Leicestershire 2018-2021 JSNA. As part of this, 19 areas for investigation were developed, which led to the following proposed actions:

- ◀ Adopt a whole systems approach to tackle obesity in children, young people and adults.
- ◀ More priority should be given to walking and cycling as modes of transport.
- ◀ Ensure that weight management programmes reach black and mixed ethnic groups
- ◀ Support programmes that tackle family holiday hunger.
- ◀ Develop workplace-based programmes to reduce inactivity in sedentary workforces.

Given that Melton is just one area within the Leicestershire County as a whole, it should be considered that the findings of these reports may not represent an accurate picture of Melton due to the contrasting between its demographics and those in some other area of the county.

Operating Melton's leisure centres

Everyone Active has been the Council's leisure operator for Waterfield Leisure Centre and Melton Sports Village for more than 10 years. The contracts was due to expire in 2022, however, due to the Covid-19 Pandemic, MBC took the decision to extend it until March 2024. It has been reviewing its options with the most likely outcome that it will go out to tender for a 25-year contract with a 5-year break clause. It is hoped that it can make this coincide with plans to replace/improve the quality of existing facilities.

The Council has been exploring the feasibility of replacing the two facilities with a single flagship venue. This could also co-locate with a new GP surgery. High level costings indicate it might necessitate in the region of £30-£40m investment.

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Summary of local context

The drive to reduce health inequalities and improve the quality of life for residents within Melton Borough and the wider county is evident. The need to tackle high levels of inactivity has been recognised, with acknowledgment that doing so will have wider societal benefits. The lack of suitable housing for those on lower incomes or first-time buyers has been acknowledged, as has the ageing population and the need to ensure that correct systems are implemented to provide good quality social and health care.

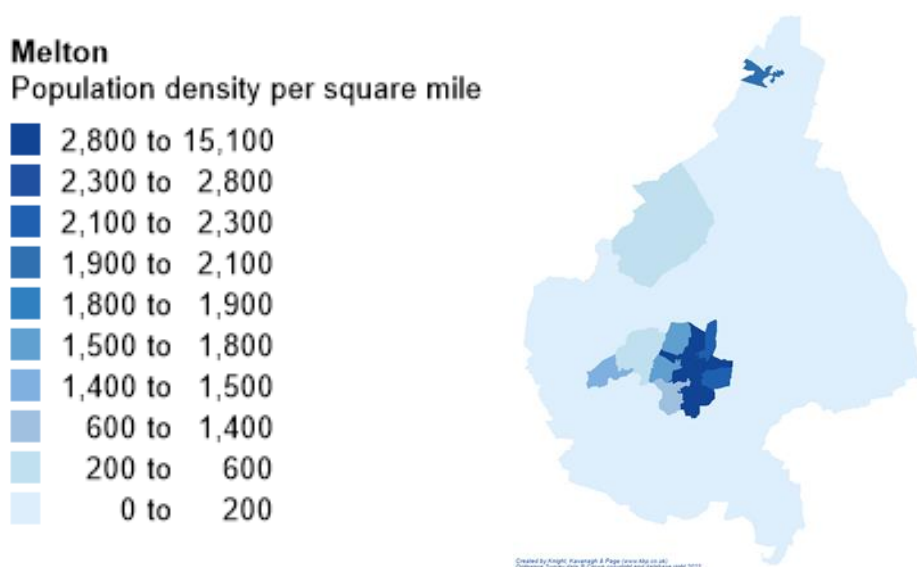
To meet the Council's climate commitments, it is advised that the outdated systems need to be replaced with more energy efficient buildings and green technology. The key to addressing these issues will be the continuation of partnership work between stakeholders and investing to save projects.

2.2: About Melton

Melton is a largely rural local government district with borough status in north-east Leicestershire in the heart of the East Midlands. It is named after its main town, Melton Mowbray and is the 10th smallest district (by population) in England.

Population and distribution (Data source: 2021 Census, ONS): The population of Melton is 51,743 of which 25,245 are males and 26,498 females. Settlement distribution is set out below

Figure 2.2: Population density 2020 MYE, ONS

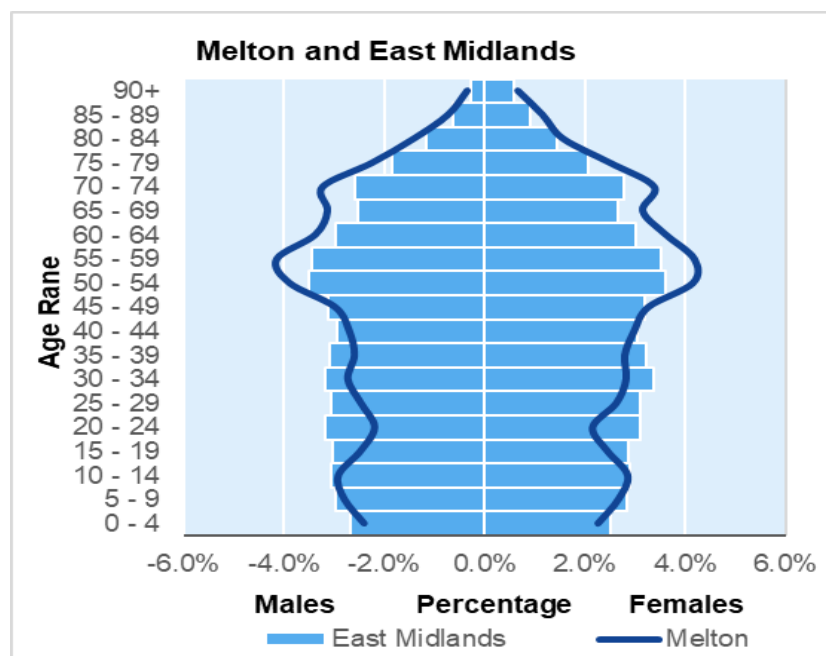


Deprivation (Data source: 2019 indices of deprivation, MHCLG): Relative to other parts of the country Melton experiences low levels of deprivation; one in 16 of the Borough's population (6.4%) falls within the areas covered by the country's three most deprived cohorts compared to a national average of c.30%. Conversely, 50% live in the three least deprived groupings in the country, this compares to a 'norm' of c.30%.

A similar pattern, to that seen for multiple-deprivation, is seen in relation to health. Just over one in eight of Melton's population (13.2%) falls within the areas covered by the four most deprived cohorts, this compares to a national average of c.40%. Conversely, 66.4% live in the three least deprived groupings compared to a 'norm' of c.30%.

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Figure 2.3: Comparative age/sex pyramid for Melton and the East Midlands



Melton has a lower proportion of 15-39 year olds than the East Midlands as a whole; 25.3% compared to 31.2%.. Conversely, it has more people in the 50-79 age groups (Melton = 41%, East Midlands = 34.5%). These groups tend to have a higher disposable income and may also still be physically active.

Ethnicity (Data source: 2021 census of population, ONS): Melton's ethnic composition does not reflect that of England as a whole. Nearly 97% of the local population classified their ethnicity as White - substantially higher than the comparative England rate of 81%. The next largest population group (by self-classification) is Asian, at 1.2%. This is also much lower than the national equivalent (9.6%).

Income and dependency (Data source: NOMIS (2022)): The median figure for full-time earnings (2022) in Melton is £33,374; the comparative rate for the East Midlands is £31,392 (-5.9%) and for Great Britain it is £33,394 (+0.1%). In November 2022 there were 815 people in Melton claiming out of work benefits³; this represents an increase of 30.4% when compared to March 2020 (625).

Health data (Data sources: ONS): In keeping with the lower levels of health deprivation, life expectancy in Melton is higher than the national figure; the male rate is currently 80.7 (England; 79.6) and the female equivalent is 83.8 compared to 83.2 nationally.⁴

Weight and obesity (Data sources: NCMP⁵ and NOO⁶): Obesity is widely recognised to be associated with health problems such as type 2 diabetes, cardiovascular disease and cancer. At national level, NHS costs attributable to overweight and obesity⁷ are projected to reach £9.7 billion by 2050, with wider costs to society estimated to reach £49.9 billion per year. These factors combine to make prevention of obesity a major public health challenge.

Adult rates of being either overweight or obese in Melton are below national and regional rates. Child rates are also below both national and regional rates.

³ This includes both Job Seekers Allowance (JSA) and Universal Credit. Universal credit also includes other benefits including employment and support allowance (ESA) and child tax credits.

⁴ Office of National Statistics: Life Expectancy at Birth by local areas in the United Kingdom, 2013.

⁵ National Child Measurement Program

⁶ National Obesity Observatory

⁷ Adult Weight Data is for the period 2016-2017. The child data is for the period 2017-2018

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Sport England: Active Lives Survey (ALS) 2020/21

This is based on 16+ year olds taking part in walking, cycling, fitness, dance and other sporting activity. As identified overleaf, a lower percentage (25.8%) of Melton's population is inactive than England (27.2%) and the East Midlands (28.8%). Conversely, a higher percentage (63.5%) is considered to be active.

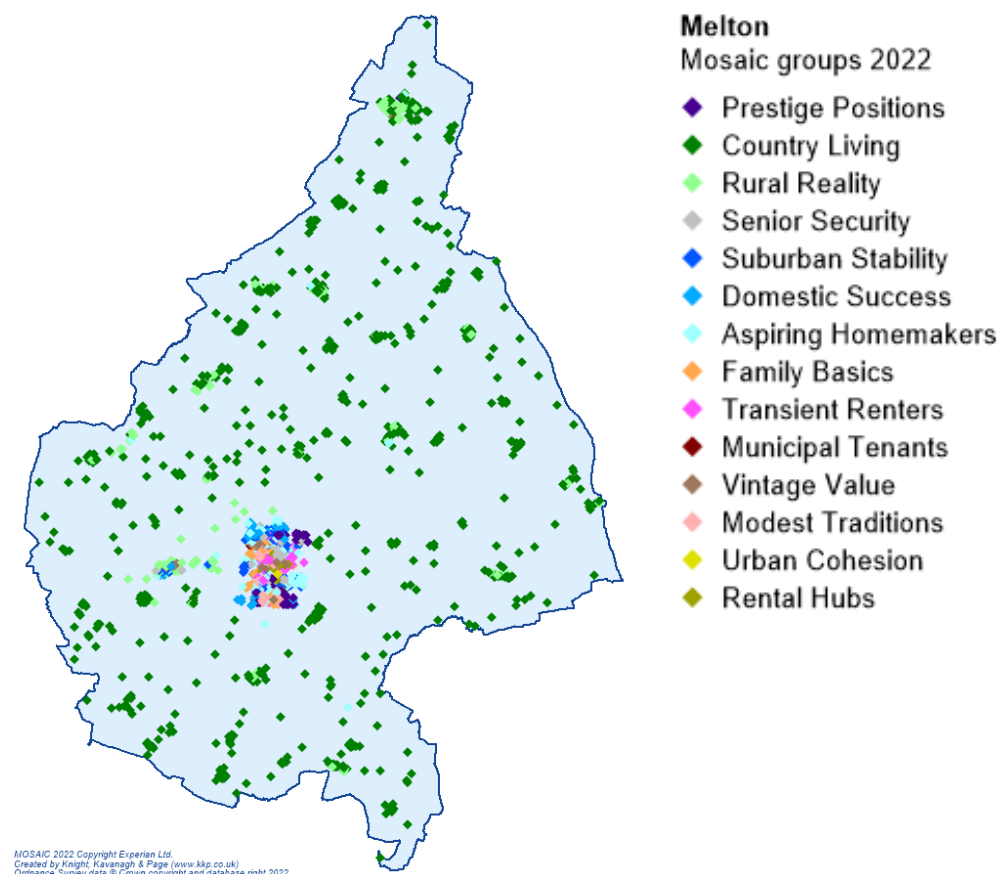
The most popular sports and physical activities

ALS also makes it possible to identify the top five sports within Melton. In common with many other areas, fitness and cycling head this list across age groups and genders. Around three in 10 adults take part in fitness activities at least twice a month. The next most popular activity is cycling in which 18.5% of adults take part in on a relatively regular basis.

Mosaic (Data source: 2022 Mosaic analysis, Experian)

Mosaic classifies all 28.6 million UK households in 15 groups, 66 household types and 238 segments describing consumer social-demographics, lifestyles, culture and behaviour. The dominance of the top five Mosaic classifications in Melton compared to the UK. Is illustrated by the fact that they represent seven in 10 (70.4%) of the population compared to a national equivalent rate of just 39.2%. The largest segment profiled for Melton is 'Country Living' at nearly one third of the local adult population, this is 4 times the national rate (7.1%).

Figure 2.4: Distribution of Mosaic segments in Melton






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Table 2.6: Mosaic – main population segments in Melton

Mosaic group description	Melton		National %
	#	%	
1 - Country Living	16,486	31.3%	7.1%
2 - Rural Reality	6,640	12.6%	7.2%
3 - Aspiring Homemakers	6,622	12.6%	10.5%
4 - Suburban Stability	3,821	7.3%	5.6%
5 - Domestic Success	3,541	6.7%	8.8%

Table 2.5: Dominant Mosaic profiles in Melton

Country Living		Well-off homeowners who live in the countryside often beyond easy commuting reach of major towns and cities. Some are landowners or farmers, others run small businesses from home, some are retired and others commute distances to professional jobs.
Rural Reality		People living in rural communities and generally own their relatively low-cost homes. Their moderate incomes come mostly from employment with local firms or running their own small business.
Aspiring Homemakers		Younger households who have, often, only recently set up home. They usually own their homes in private suburbs, which they have chosen to fit their budget.

Population projections

The most recent ONS projections indicate a rise of 3.8% in Melton's population (+1,922) over the 18 years from 2018 to 2036. Over this extended timeframe numbers/proportions of people in the majority of age groups fluctuate at different points. Key points for Melton are that:

- ✦ By 2027, the number of 0-15 year olds will fall by -458 (-5.1%).
- ✦ The number of 16-24 year olds will decrease -2.5% in the first period (-107) and then grow by 1.4% (+61) in the second period.
- ✦ The number of 45-54 year olds will fall by 24.3% over the first half (-2,002) and increase by 3.6% over the second half (225).
- ✦ The number of persons aged 65+ will rise by +22.4% (+2,582) in the first period and by +48.4% (+5,577) between 2018-2036. Having represented 22.6% of Melton's population in 2018 they will account for 32.3% of the total by 2036 – just under one third of the population.

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Figure 2.5: Projected population change (2018 -2036) Source ONS 2018

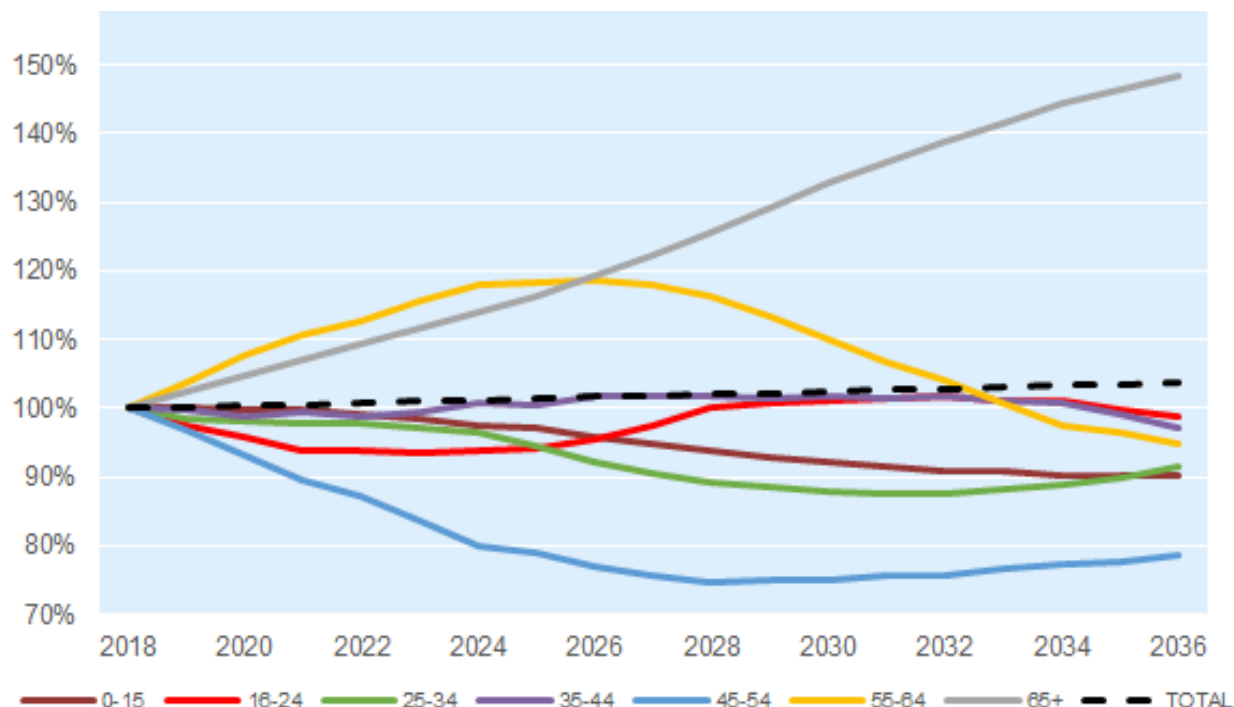


Table 2.1: Melton - ONS projected population (2018 to 2036)

Age (years)	Number			Age structure %			Change 2018 – 2036		
	2018	2027	2036	2018	2027	2036	2018	2027	2036
0-15	9,033	8,575	8,159	17.7%	16.5%	15.4%	100.0%	94.9%	90.3%
16-24	4,371	4,264	4,325	8.6%	8.2%	8.2%	100.0%	97.5%	98.9%
25-34	5,097	4,613	4,661	10.0%	8.9%	8.8%	100.0%	90.5%	91.4%
35-44	5,536	5,634	5,385	10.8%	10.8%	10.2%	100.0%	101.8%	97.3%
45-54	8,247	6,245	6,470	16.1%	12.0%	12.2%	100.0%	75.7%	78.5%
55-64	7,290	8,595	6,919	14.3%	16.5%	13.1%	100.0%	117.9%	94.9%
65+	11,526	14,108	17,103	22.6%	27.1%	32.3%	100.0%	122.4%	148.4%
Total	51,100	52,035	53,022	100.0%	100.0%	100.0%	100.0%	101.8%	103.8%

Summary of demographic profile and population projections

Over the next 25 years, Melton’s population will increase by half the national rate. People aged 65+ will represent one third of the population by 2036. These changes will not lead to major increases in the number of people wishing to take part in sports and physical activity. Proposed new housing development will create a need to improve and adjust employment spaces, schools, health/community venues, sport, leisure and open space facilities.

2.3: Planning policy

Revised National Planning Policy Framework 2021

The NPPF sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies the need to focus on three themes of economic, social, environmentally sustainable development:

A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making, the NPPF states that local plans should meet objectively assessed need. It is clear about sport's role delivering sustainable communities through promoting health and well-being. Sport England, working within the provisions of the NPPF, wishes to see local planning policy protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need, as well as helping to realise the wider benefits that participation in sport can bring.

The promoting healthy communities theme in paragraph 98, identifies that planning policies should be based on robust, up-to-date assessment of need for open space, sports and recreation facilities and opportunities for new provision. Specific needs, quantitative/ qualitative deficiencies and surpluses should be identified and used to inform provision requirements in an area.

National Planning Practice Guidance (NPPG)

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

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

PART 3: NEEDS ASSESSMENT FINDINGS

3.1: General findings

Melton 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 also recognition that the Council must operate within a climate of financial constraints (increasingly so, following the Covid-19 pandemic and the on-going cost of living increases).

As noted above, there is a continuous rise in the number/proportion of persons aged 65+. The key issue is, therefore, likely to be how an increasingly ageing population chooses to use its leisure time and whether/how this may lead to changes in demand for different activities.

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 MBC 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 who already taking part in sport and physical activity while 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.

There would be a net benefit to replacing the two public leisure centres with a single wet/dry flagship venue as both are operating beyond their anticipated life expectancy and require significant investment in the short to medium term. A new, modern fit for purpose centre will help meet the Council's commitment to reduce carbon emissions by 2030 and desire to reduce costs currently associated with the operation of the two leisure centres. It is advised that this should be done in conjunction with the expiry of the operator's leases/contract in March 2024.

Consideration should be given to a new facility offering increased water provision, more health and fitness, squash courts and a NewGen athletics track.

Apart from this, in general, existing stock (and provision in neighbouring areas) is meeting the current demands of residents. There is a need to maintain/improve quality and ensure that facilities remain community accessible, good quality and attractive.

3.2: What do we know about facilities and activities in Melton?

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

Sports halls

There are 11 sports halls at 10 sites (29 courts) in Melton. Seven sites have 3+ courts (26 courts). There are no known plans to develop new sports halls in the Borough other than the aspiration to replace MSV and Waterfield Leisure Centre with a single wet/dry facility.

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One sports hall is rated good quality (Brooksby Melton College), three are rated above average (John Ferneley College, Long Field Academy, Melton Sports Village), two below average (Asfordby Acres and Belvoir Academy) and was unassessed (The Grange Therapeutic School).

Most halls other than the one at Asfordby Acres, have been refurbished at some point over the last 20 years. There is no detail with regard to the provision at Grange Therapeutic School.

Almost all Melton residents (96%) lives within 20 minutes' drive of a publicly available sports hall with 3+ courts. 54.7% lives within 20 minutes' walk of a sports hall. Of people living in areas of higher deprivation, 88.6% live within one mile of a sports hall. Thus, while the location of current sports halls is challenging for residents in more rural areas (who require transport to access facilities) it is reasonably good in respect of those residing in the Authority more deprived localities.

There is one site (Catmose Sports Centre - which has 8-court and 3-court sports halls) located within two miles of the Authority boundary. It is likely to be attracting members from the southeast of Melton to use its facilities. For some borough residents it is the closest facility.

There is some capacity at existing facilities to accommodate an increase in demand created by a rise in the population. The majority offer some level of community availability and there is scope to approach those not offering community hours in the future should there be sufficient demand to increase capacity. There is no need for increased provision.

Daytime sports hall availability in the area is limited to that offered at Melton Sports Village and Asfordby Acres. MSV has limited availability due to school booking commitments (two hours per day, term time.) Other sports halls are located on education sites and cannot be accessed primarily for reasons related to existing schools use, safeguarding and facility design. Asfordby Acres is a smaller hall with 3 courts and is limited in respect of which sports can make use of it.

MBC owns and operates one sports hall (at Melton Sports Village). Most others are owned and managed by schools themselves. The Council thus has limited influence on sports hall management and programming in the area.

Sport England Facilities Planning Model (FPM) Assessment of Sports Hall Provision Report for Melton Borough Council (2022) indicates that there is only one public leisure centre sports hall in the Borough which is Melton Sports Village. Although partially refurbished in 2022, this sports hall was opened in 1965 and so as reported, the changing rooms etc. are below average standard.

The longevity of this facility should be investigated as it is located at the edge of the area with the highest demand for sports halls in the Borough. Deprivation is also highest in the northwest and southeast of Melton Mowbray, close to Melton Sports Village. There are also large parts of housing growth proposed in close proximity to it and so opportunities to negotiate development contributions towards the cost of refurbishing the whole of the building and increasing its use.

Over the period to 2036, there will be a need to modernise the two educational sports halls which opened between 2010 and 2015 – John Ferneley College and Brooksby Melton College - in order to meet community demand for sports hall which does require continued access to the educational supply.

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Netball, basketball and badminton are keys sport locally, new/replacement sports hall provision should cater for all of these sports.

There is some capacity at certain existing facilities to accommodate additional demand generated via increased participation and/or a population increase. The key sport identifying need for additional access for sports halls is badminton.

Overall, while the Authority has sufficient sports hall courts available and accessible to meet current demand, there is a need to maintain those which are of good quality and improve the below average and poor quality halls to ensure that they meet the needs (and expectations) of the population and remain/become more attractive.

Swimming pools

The audit identifies six swimming pools at three sites of varying size – they include:

- ◀ Three main pools 160m² or larger (equivalent of 4 lanes x 20m).
- ◀ One lido (which is not included in the assessment due to only being open seasonally).
- ◀ Two learner/teaching pools.

Swimming facilities are located in the centre, east and west of the borough. There is no facility in its largely rural north and south areas.

Waterfield Leisure Centre is the only public swimming pool. It is the oldest pool in the borough (having opened in 1965) although it was refurbished in 2014. It is still using its original plant and is operating beyond its life expectancy.

There is a need to consider its long-term future. This is subject to the Council sourcing adequate funding). Timescales, funding, and plans are all yet to be determined.

In terms of quality of the main pools, Ragdale Hall Health Hydro & Thermal Spa and Stapleford Lifestyles commercially operated hotel spa pools are rated good quality and Waterfield Leisure Centre is considered to be of above average quality. This is primarily due to what was a general aesthetic refurbishment in 2014.

Approximately 88% of the population lives within 20 minutes' drive of a swimming pool; 25% reside within 20-minutes' walk. Of the 3,284 people living in areas of higher deprivation in Melton (i.e., those in the 30% most deprived areas nationally), 2,258 (68.7%) live within one mile of Waterfield Leisure Centre. This is not unusual for a rural area. The main swimming pool venue is, thus, well located to attract users from areas of higher deprivation.

Only the Council pool site (Waterfield Leisure Centre) offers pay and play opportunity. Both Ragdale Hall and Stapleford Lifestyle hotels are at the high end of the price range and are, on this basis, not deemed to be primarily serving the majority of Melton residents.

Melton Mowbray Swim Club reports that its needs are not met. It travels outside of the authority to access additional provision. Moving forward, should the Waterfield Leisure Centre provision be replaced, there is a need to consider installing a 6-lane 25m pool or larger to enable it to access additional training provision and offer potential to host galas.

Health and fitness

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There are 11 health and fitness facilities (eight with 20+ stations) in Melton providing a total of 318 stations plus ten studios. Generally, they are located in the main settlement area in Melton Mowbray and on the outskirts of the authority.

The largest venue is Waterfield Leisure Centre with 75 stations – this accounts for one fifth (21.4%) of Melton's health and fitness supply.

Eight health and fitness facilities were assessed. Of these, two are good quality, one is above average and five are below average. There is a need to maintain quality and where possible improve the condition of the average/below average rated gyms and studios.

There are two sites with 20+ stations in neighbouring authorities, both of which are available on a pay and play basis. One has 80 stations and the other 60 stations. Given this, both are considered to be likely to attract people from a wider area and serve some of the south of the borough.

Over one third (38.8%) of Melton's population lives within 20 minutes' walk of a health and fitness facility with 20+ stations. Consequently, 61.2% of the population is likely to need to use a car or public transport to access facilities. The majority (88%) of Melton residents live within 20 minutes' drive time of a health and fitness gym. This is, again, not unusual for a rural area.

In Melton town centre, a number of fitness gyms compete with each other within a small area. All facilities report capacity to accommodate increased demand and are concerned about additional provision being offered in the area as it was reported that another commercial operator (budget gym) has undertaken a feasibility study. Only the Council's public health and fitness facilities offer pay and play availability, the remainder require a membership to access.

MSV has 180 fitness members. This is low for a facility of its scale. No fitness classes take place at MSV, they run at Waterfield Leisure Centre. This is considered likely to be part of the reason for the low membership number.

It is recognised that well run health and fitness facilities with studios can offset the costs and enhance the financial viability of other venue elements such as swimming pools and in many instances are used to cross subsidise such facilities.

When comparing the number of community available stations currently available (318) and accounting for the comfort factor, there is a positive supply/demand imbalance. This is not significant, (+20 stations at present, +4 stations by 2027 and -5 by 2036).

The challenge is to continue to provide opportunity for people from areas of higher deprivation who are less likely to be able to afford or choose to access health and fitness and do not have the transport to access facilities. This is exacerbated by Melton's rurality. Buses and other forms of public transport are reported to be infrequent.

Another challenge is the make-up of both MSV and Waterfield Leisure Centre. One combined wet/dry facility with a larger fitness offer could further enhance swimming pool viability. Consideration should be given to increasing the scale of health and fitness provision at a new facility, this will enable it to continue to be the leading fitness provider in the area.

Indoor bowls

The one dedicated indoor bowls facility (Melton & District Indoor Bowls Club) in Melton is of above average quality. Virtually all residents (95%) live within a 30-minutes' drive of the facility.

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It is available to the public via a sports club/community association membership. There is capacity to accommodate additional members at the facility. It requires some investment in the short and medium term - including:

- ◀ The lights need to be replaced in the near future, at an estimated cost of £70k.
- ◀ The carpet will need to be replaced in 5-10 years, at an estimated cost of £50k.
- ◀ Roof repairs are estimated to cost £12k.
- ◀ Ancillary facilities will cost £2k.

There is no requirement for additional indoor bowls provision at present or in the near future.

Athletics

There is no indoor or outdoor athletics track in Melton. Melton residents are within England Athletics drive time catchments of 20 minutes for outdoor facilities and 60 minutes for indoor facilities. EA identified the need to explore the option to develop a NewGen athletics facility for Melton and has classed Melton as a medium priority. There should be further exploration of demand and to assess whether the required funding could be sourced. The viability of installing a track should be assessed as part of any new leisure centre development.

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Gymnastics

Melton's one club is Little Springers Gymnastics which runs from a dedicated facility in Syston (Leicester) and a hall at Sandy Lane Methodist Church in Melton on three days per week. 95% of Melton's population live within the (30 minute drive-time) catchment of a dedicated gymnastics facility. Consultation with British Gymnastics confirms that the Club is not seeking to develop a dedicated facility in Melton, the focus is on sustaining and maintaining its existing base. The key need is to ensure that it can continue to meet demand for gymnastics activity for residents in Melton.

Indoor tennis

There is no indoor tennis court in Melton but there are 11 indoor tennis court venues within 30 minutes' drive time of the Authority. 27% of Melton's population lives within 30-minutes' drive of an indoor tennis facility in a neighbouring local authority. Residents in the east of the Authority are not within 30-minutes' drive time of any tennis courts.

Residents wishing to play indoor tennis must, thus, travel to access courts and be members of the relevant club and purchase a membership – for all facilities apart from the Lee Westwood Sports Centre which offers pay and play opportunity.

There is reported to be insufficient demand to viably consider developing indoor tennis provision in the area. Melton is not a priority area for LTA indoor provision.

Cycling/BMX

There is no cycling & BMX facility in Melton. Of the three local cycling clubs, one is competitive, the others are recreational. There is insufficient demand to viably operate a cycling facility and consultation did not identify a need for cycling provision in the Melton area. There is, however, a need to increase/reinforce the local cycling volunteer coach workforce to reintroduce and increase reliable opportunities for juniors.

Squash

There are no squash courts in Melton. There are ten at six sites within 20 minutes' drive time of Melton. Five of these are glass-backed, the other five are traditional. 61% of Melton's population lives within 30 minutes' drive time of a squash court in a neighbouring authority. A membership is required to access all provision located in neighbouring authorities - no pay and play provision is available.

There is a need to invest in squash court provision in the area to meet residents' needs and to make headway in meeting the England Squash benchmark of one court per 10,000 of the population.

The option to install squash courts as part of any new public leisure development should be considered. Accommodation of a good quality programme necessitates a minimum of three squash courts. To meet the one per 10,000 benchmark, Melton needs five courts. In addition to courts, there will be a need to build a coaching workforce and to promote and activate the sport in the area.

PART 4: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

The principal opportunity/challenge for Melton is to deliver investment to ensure that its indoor sports facilities are fit for the future. There is a need to balance the needs of the core market of sports consumers already participating at leisure centres and in local clubs whilst enabling the growth of existing or new activities to meet the needs of new participants and the Authority's growing population of older residents.

Melton's vision for sport and leisure provision in the area for the period 2022 -2036 reflects the clear requirement to ensure that facilities are fit for purpose (e.g., modern, welcoming, clean, attractive, flexible, enable a wide programme, ability to offer a good quality learn to swim programme and cost-effective to operate). The vision is:

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

4.1: General strategic objectives

Below are the recommended short, medium and long term objectives, not all of these objectives may be the responsibility of the Council and we advise that the Council work with the relevant partners and sporting clubs.

(Short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years).

Short term

- ◀ Commission a feasibility study into the replacement of MSV and Waterfield Leisure Centre.
- ◀ In the short/medium term, maintain the standard of the area's swimming pools via ongoing investment. There is a need, to invest in the plant and filters at Waterfield Leisure Centre.
- ◀ As part of the feasibility study explore the potential to:
 - ◀ Increase the size of the swimming pool from five lanes to six to accommodate the needs of the swimming club and enable galas to take place.
 - ◀ Increase the scale of the health and fitness gym (and studios) to accommodate future growth and maintain a competitive edge relative to local competitors.
 - ◀ Consider the viability of including a New Gen athletics track facility.
 - ◀ Include squash court (3) provision in a new combined venue.
- ◀ In line with MBC carbon reduction targets, ensure that existing facilities are made as energy efficient as possible and that new developments consider energy efficiency as high priority.
- ◀ As a first measure, reduce energy consumption to reduce carbon emissions/energy costs.
- ◀ Develop a system to, as early as possible, identify and tackle investment, maintenance, and refurbishment requirements to protect and improve existing sports facilities.

Medium term

- ◀ Work with schools to maintain and where necessary improve sports hall quality.
- ◀ Ensure that Melton residents, especially those from harder to reach groups, and people living in rural areas and people with specific health needs can access sport and physical activity provision.
- ◀ Explore options to address the fact that there is limited opportunity for casual and daytime community use of sports halls.
- ◀ Maintain a watching brief in respect of the scale of health and fitness provision within Melton. Should the upward participation trend continue, look to invest in expanding the

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level of provision available at public leisure provision to enable the operator to compete commercially.

- ◀ Explore the opportunity to invest in a NewGen athletics provision.
- ◀ Maintain and improve the condition of the Melton & District Indoor Bowls Club.
- ◀ In addressing all of the above, take full account of the need to make some sport and leisure facilities and opportunity available during the day to meet the needs of the growing older population. This may need to be accompanied by introducing new and redesigned activity programmes to drive and cater for increases in participation among older people.
- ◀ Invest in appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.

Longer term

- ◀ Support other developments (via planning, developer contributions and officer expertise) which may assist in increasing sport and physical activity within the wider community.
- ◀ Work with local sports clubs (with and via the leisure operator) to ensure that facilities and workforce development programmes meet the needs of all clubs and residents.
- ◀ MBC and key providers should work effectively together to drive increases in participation (challenging themselves to innovate) via delivery of high quality, varied activity programmes.
- ◀ Ensure that all new developments consider energy consumption and green technology at the earliest possible design stage.

Action plans

The following action plan contains two sections:

- ◀ Management and programming.
- ◀ Indoor and built sports facilities 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. 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 all three of the above.*

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4.2 Indoor built facilities action plan

MBC are advised to adopt the following strategic recommendations.

4.2.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Invest to ensure that sports facilities remain attractive and fit for purpose. Protect/Enhance/Provide	Ensure that an 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. (See site by site actions below).	Short	MBC, Active Together (AT) schools/ College, community organisations	High
Maintain/increase community use of education facilities (sport halls) Enhance	Market/promote the availability of the current stock of sports halls to more sections of the community.	Continue to work with schools with good levels of community use to ensure complementary programming across the Authority. Develop a site-by-site engagement action plan for schools with limited or no current community use.	Medium	Schools/College, AT, MBC	High
Environmental sustainability and climate crisis. Protect/Enhance/Provide	In line with MBC carbon reduction targets, ensure that existing facilities are made as energy efficient as possible and that any new developments consider energy efficiency as a high priority.	Improve the performance of Council buildings aiming to achieve net zero emissions by 2030 and maximise funding opportunities. Ensure that all newly constructed Council-controlled/influenced sport/leisure centre buildings, extensions and refurbishments are designed to achieve net zero emissions by 2030. Aim to switch away from oil and natural gas use by 2030. Deliver ongoing 'invest to save' energy efficiency projects to reduce overall emissions and reduce running costs. Maximise onsite renewable energy generation opportunities.	Short	MBC, AT schools/ College, community organisations	High
Management options appraisal	Operator leases and contract due to expire in March 2024	Undertake a management options appraisal and issue contracts in a timely manner. Consider the opportunity to combine the centres into a new single flagship centre which will be much more attractive to an operator.	Short	MBC	High
Planning Protect/Enhance/Provide	Act upon Strategy recommendations.	Adopt the Strategy as an evidence-based document supporting the Local Plan and development management decisions.	Medium	MBC	High
Monitor and review	Keep this Facilities Strategy relevant and up to date.	Complete a light touch annual strategy review. Deliver a complete review within 5 years of adoption.	Medium	MBC	High

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4.2.2: Site specific recommendations

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Asfordby Acres	Sports Club	Opened in 1988, it has reportedly had no refurbishment. The 3-court sports hall is rated below average quality and needs refurbishment. It is available in the daytime but limited by its size.	Invest to improve sports hall quality.	Asfordby Acres	Medium	Medium
Belvoir High School	Academy	Opened in 1973 and refurbished in 2004, the 4-court sports hall, 1 court activity hall and studio are all of below average quality. The facilities are not available for community use and are used privately by the school only.	Invest to improve sports hall quality. Should local demand increase, explore whether indoor sports facilities could be made available to the community.	Belvoir High School	Long	Low
Brooksby Melton College	Community School	Opened in 2015, the 4 court sports hall and 16-station health and fitness gym are both of good quality. Facilities are not available to the community and are used privately by the College. (It also has a partnership with Leicester Tigers which is resident at the school).	Maintain the good quality facilities. Should demand in the area increase, explore whether indoor sports facilities could be available to the community.	Brooksby Melton College	Long	Low
John Ferneley College	Community School	Built in 2010, the 4-court sports hall, multi-use auditorium and dance studio are all above average quality. It has good levels of community use and is a key facility for community basketball.	Maintain good school/community relationship and the good levels of community use. Invest to maintain facilities' quality.	John Ferneley College	Long	Medium
Long Field Academy	Academy	Opened in 2010, the 4-court sports hall is above quality. It is a key site for community use for badminton, netball, indoor cricket and volleyball.	Maintain good school/community relationship and the good levels of community use. Invest to maintain facilities' quality.	Long Field Academy	Long	Medium
Melton Sports Village	Everyone Active (MBC)	The public leisure centre opened 1997. It has an (above average) 4-court sports hall for which a new floor was installed in May 2022. It offers limited daytime availability but runs a varied programme including some less traditional sports. It is a key site for community netball. The 44-station (pay and play) health and fitness gym and linked studio are of below average quality.	Commission a feasibility into replacement of this centre with a wet and dry facility. Continue to invest in the maintenance required to keep the swimming pool open in the short term until replacement provision is made available. Improve building energy efficiency, including M&E to reduce overall running costs (and carbon emissions).	MBC, Sport England, Everyone Active	Short	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Melton & District Indoor Bowls Club	Sports Club	<p>Opened in 1985, the 8-rink indoor bowls facility is of above average quality. Membership is required, but some pay-and-play is available. It runs a good inclusive bowls programme and is a community hub - hiring meeting rooms to the community.</p> <p>It has a good maintenance regime, but some areas need investment. The lights in the whole centre will need to be replaced in the near future, at an estimated cost of £70k, roof repairs (c £12k) are required, and ancillary facilities will cost £2k. The carpet will need to be replaced in the next 5-10 years, at an estimated cost of £50k. Overall, it is a valuable asset to the community but needs investment to maintain quality. The estimated cost of all investments is £144k.</p>	<p>Continue to market and promote the venue to drive up participation and ensure that it remains sustainable in the longer term.</p> <p>Seek funding and continue to invest to maintain the good quality facilities.</p>	Melton & District Indoor Bowls Club	Medium	Medium
The Grange Therapeutic School	Independent School	<p>Opened in 1985, it has a 3-court sports hall. Access was not obtained, and sports hall condition is not known. It is not made available to the community and is used privately by the school only.</p>	<p>Should demand in the area increase, explore whether the sports hall could be made available to the community (depending on its quality).</p>	The Grange Therapeutic School	Long	Low
Waterfield Leisure Centre	Everyone Active (MBC)	<p>The leisure centre was opened in 1965 and was refurbished in 2014. The oldest pool in the borough it is still using the original plant and is now operating beyond its life expectancy and needs to be replaced. The 5-lane, 25m swimming pool and 12m teaching and learner pool are both in above average condition.</p> <p>This is the only pay-and-play swimming provision in the borough. The centre has a 75-station health and fitness gym and 2 studios, (all of above average quality).</p> <p>It has insufficient parking to meet centre needs.</p> <p>It needs to improve energy efficiency and invest in green technology to meet MBC carbon reduction targets.</p>	<p>Commission a feasibility into the replacement of this centre. Consider a single wet and dry facility (in tandem with MSV replacement).</p> <p>Improve the energy efficiency of building fabric, including M&E to reduce overall running costs (and carbon emissions).</p>	MBC, Sport England, Everyone Active	Short	High
Commercial fitness gyms	Commercial	<p>There are several commercially operated health and fitness facilities which all contribute to the diverse offer of facilities available across Melton.</p>	<p>Continue to monitor use and gauge the extent to which they complement other activity across the Authority.</p>	Commercial operators	Long	Low

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PART 5: MONITORING AND REVIEW

This Strategy identifies and recommends the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Melton for the period up until 2036.

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

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

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

The annual review process should include:

- ◀ A review of progress 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 learnt throughout the period.
- ◀ New facilities coming on stream (or being made newly available to the community) which will need to be taken into account.
- ◀ Any specific changes in the use of key district 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 Melton Indoor Built Facilities Needs Assessment report and 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:

- ◀ Melton Indoor Built Facilities Strategy - Needs Assessment Report: February 2022
- ◀ Melton Indoor Built Facilities Strategy – Strategy Report April 2023

Process

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

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The Melton 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 rate⁸ = associated population

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

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

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

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

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

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

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

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

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

⁸ National occupancy rate of 2.3 persons per household is used

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development of community hubs is a key focus for many organisations as the benefits derived from facility co-location is often greater than from stand-alone facilities. There is, thus, a need

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for developers and stakeholders to consider how different facilities may ‘fit’ together. This could, for example, include the following facilities which may be required as part of a development:

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

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

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

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

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

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

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

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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Checklist summary

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

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APPENDIX 2: INDICATIVE COSTINGS

Indicative costs

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

[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.

Facility capital costs

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

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

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

Facility Type/Details	Area (m2)	Capital Cost (£)
Affordable Sports Halls		
1 Court (18m x 10m)	382	830,000
2 Court (18m x 17m)	515	940,000
4 Court (34.5m x 20m)	1,532	2,755,000
5 Court (40.6m x 21.35m)	1,722	2,985,000
6 Court (34.5m x 27m)	1,773	3,020,000
8 Court (40m x 34.5m)	2,240	3,755,000
10 Court (40.6m x 42.7m)	2,725	4,540,000
12 Court (60m x 34.5m)	3,064	5,005,000
Affordable Community Swimming Pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,290,000
25m Pool 5 Lane (25m x 10.5m)	1,344	4,195,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,635,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,715,000
25m Pool 8 Lane (25m x 17m)	1,878	6,795,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	7,795,000
Affordable Sports Centres with Community 25m Pool		
4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	9,210,000
6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	10,810,000
6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	11,905,000

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Facility Type/Details	Area (m2)	Capital Cost (£)
8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	13,185,000
Indoor Bowls Centre		
6 Rink (excludes Club/Function Room)	1,914	2,500,000
8 Rink (includes Club/Function Room)	2,500	3,270,000
Indoor Tennis Centre		
3 court	2,138	2,825,000
Extra Court	-	920,000

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 3Q2022. 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 3Q2022.
- ✦ 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.

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

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

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

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Facility Type/Details	Sinking Fund (%)	Maintenance (%)
Multi – Use Sports Hall		
Good quality Sports Hall – irrespective of size	0.7	0.5
Affordable Community Swimming Pools		
Good quality Community Swimming Pool, irrespective of size	0.4	1.1

Sinking Fund

Major Replacement Costs. Typical items for consideration include:

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

Maintenance

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

Day to day repairs include:

External walls

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

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

Other items

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

Fittings and fixtures

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

Internal finishes

Repairs to internal floor, wall and ceiling finishes.

Plumbing and internal drainage

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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.