

## BLABY DISTRICT COUNCIL

# BUILT FACILITIES STRATEGY STRATEGY & ACTION PLAN – FINAL REPORT

APRIL 2024

QUALITY, INTEGRITY, PROFESSIONALISM

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### PART 1: INTRODUCTION

This is the Blaby District Council (BDC) Built Facilities Strategy and Action Plan report for the period 2024-2041. Recommendations drawn upon the Blaby District Needs Assessment Report 2023. Both documents were prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

The Built Facilities Assessment and Strategy is part of a wider series of inter-related documents for sport and recreation that include a playing pitch strategy (PPS). The inter-relationship between the portfolio of documents must be noted as some of the sports covered by the PPS also access indoor facilities for matches/training or use such areas on an informal basis. Similarly, there are indoor sports venues at/alongside which playing pitches and/or other outdoor facilities are located.

The Needs Assessment and the Strategy were both prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with BDC, Sport England, national governing bodies of sport (NGBs), Active Together, local sports clubs and key stakeholders.

#### 1.1: Purpose

The Strategy provides BDC 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.

BDC is committed to catering effectively for the changing economic 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 a more modern, efficient, and sustainable range of community-based leisure, physical activity and sport facilities – to meet the requirements of Blaby residents. Built on a comprehensive, up-to-date evidence base in line with the Local Plan, it sets out a strategic, action plan-based approach to the enhancement of existing, and creation of new, sporting provision – designed to ensure that residents can be physically active, healthier and, where appropriate, achieve their physical, sporting, health, and wellbeing ambitions in the local community.

### **PART 2: NEEDS ASSESSMENT FINDINGS**

#### **2.1: General findings**

BDC 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 Pandemic, and the on-going cost of living increases).

Sustaining and improving the general health of the local population will become increasingly relevant. 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. 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 BDC is to ensure that its stock of facilities continues to be accessible, fit for the future and viable. As noted in the needs assessment, there will be a continuous rise in the number/proportion of persons aged 65+ and a rise in the number of 35-44 year-olds over the strategy period. There is a need to balance catering for existing need while ensuring that the growth of new activities reflects the preferences of a more diverse population. One example being how an increasingly ageing population may choose to use its leisure time and the impact on demand for different activities that this may engender.

Apart from this, in general, existing stock (and provision in neighbouring areas) is meeting current resident demand. There is a need to maintain/improve quality and ensure that facilities remain community accessible, good quality and attractive. There is also a specific need to plan for the long-term replacement of Enderby Leisure Centre.

#### **2.2: What do we know about facilities and activities in Blaby District?**

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

##### **Sports halls**

There are 15 sports halls at 12 sites (a total of 31 badminton courts) in Blaby. Six have 3+ court halls (22 courts). In quality terms, three are rated above average quality (Brockington College, Enderby Leisure Centre and Huncote Leisure Centre), two (Countesthorpe Community College and The Winstanley School) are below average and one (Leicestershire Constabulary Police HQ) was unassessed because it is not available to the community. Most sports halls have benefitted from some form of investment/refurbishment during the last 20 years.

In the BDC area, 44,438 residents (46.2% of the total population) live within one mile of a sports hall. There are no people living in areas of higher deprivation. The whole Blaby population lives within 20 minutes' drive time of a sports hall.

11.4% of the population do not have access to a car. This means that 4,867 people in Blaby's population are reliant on public transport or walking to get to a sports hall. This can (and often does) add to the cost of participation.

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There are 26 sports halls located within two miles of the Authority boundary. Three of these are of significant size (8-courts) and four are 6-courts in size. All are considered likely to be attracting residents from the north and west of the District. For some residents their closest facility may be located in a neighbouring authority.

There is some capacity at existing facilities (within the Authority) to accommodate an increase in population. All (apart from the venue at the Leicestershire Constabulary Police HQ) offer good levels of community availability.

Most sports halls in the Authority are owned and managed in house by the respective education institution. BDC's influence on overall sports hall programming, pricing and management is limited by the fact that it only owns Huncote and Enderby leisure centres.

Daytime availability is limited due to the constraints on education sites. Enderby Leisure Centre is the only sports hall publicly available during the day. Huncote Leisure Centre could be available however, it is reported that, at present, it is not currently viable. Consultation with operator, Everyone Active suggests that that it has aspirations to increase the extent to which it is able to cater for daytime demand. This will, however, necessitate changes to its current facility mix.

There is capacity at existing facilities to accommodate additional demand generated via increased participation and/or a population increase. Investment is, thus, required to improve the quality and capacity of existing stock prior to considering development of a new sports hall.

Overall, while the Authority has sufficient sports hall courts available and accessible to meet current demand, there is a need to maintain the quality of its above-average sites and invest in the below average sports halls to ensure that they meet modern user expectations.

### Swimming pools

The audit identified 12 swimming pools at eight sites of varying size – they include:

- ◀ Five main pools 160m<sup>2</sup> or larger (equivalent/larger than 4 lanes x 20m).
- ◀ Five learner/teaching pool.
- ◀ Two lidos.

They are located in the more densely populated areas in the centre and north of the authority with no pool in the largely rural, south. The largest venue is Enderby Leisure Centre which has a 6-lane 25m pool and a learner/teaching pool.

The average age of swimming pools in the authority is 37 years. They are, as a result, generally outdated, tend not to meet modern user expectations and not very energy efficient. Everyone Active is working with the Council to pursue options to decarbonise Enderby Leisure Centre to make it as energy efficient as possible.

The oldest pool is at the Enderby Leisure & Golf Centre. This opened in 1970. The challenge for the Council is that although this venue has been refurbished, it is operating way beyond its anticipated life expectancy (critical life point is 38 years). It is important that BDC has a long-term future plan to replace it.

There is a need to replace the plant room at The Winstanley School. Consultation identified that it was condemned c. 15 years ago but has not, as yet, been replaced.

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Analysis confirms that 32,450 (33.8%) of the population lives within one mile of a swimming pool that is 160m<sup>2</sup> or larger. Given the rural nature of the authority, this is not unusual. When considering drive times, effectively the whole Blaby population (99.47%) lives within 20 minutes of a swimming pool.

Only the pool at Enderby Leisure & Golf Centre is available to the public on a pay and play basis, most others are commercial venues which require a membership. The Winstanley School pool is available via a sports club/community association.

There is a need to maintain current provision and plan for the long-term future of Enderby Leisure Centre - to ensure that the District has adequate water supply for public swimming, clubs, learn to swim etc. beyond the next 10 years. Failure to replace it is likely to create a water deficit when considering the commercially focused make-up of stock in the District.

There are 15 swimming pools within two miles of the BDC boundary. Nine of these are available on a pay and play basis, four require a membership to access and two are available via a sports club/community association. Leicester Leys Leisure Centre is a leisure pool with flumes and splash facilities. It is a destination leisure swim facility and as such is likely to be attracting Blaby residents for casual swimming.

### Health and fitness

The nine health and fitness gyms in Blaby offer 582 stations and 13 studios. One has fewer than 20 stations. They are, primarily, located in main settlement areas and on the main arterial routes. There are no known new health and fitness facilities planned for the area. Of the eight health and fitness sites, seven are rated above average and one (Leicestershire Constabulary Police HQ) was not assessed.

There are 34 qualifying sites i.e. venues with 20+ stations (totalling 2,624 stations) located within two miles of the Blaby boundary. Seven offer pay and play access. 12 sites are of significant size (with 100+ stations) and five are national chains. All are considered likely to attract/cater for some BDC residents.

48% of Blaby's population lives within 20 minutes' walk of a health and fitness facility with 20+ stations and which offers community access. Consequently, 52% of the population is likely to need to use a car or public transport to access facilities. The whole (100%) of the population lives within 20 minutes' drive of a health and fitness facility.

The two public leisure centre facilities offer pay and play access. Leicestershire Constabulary Police HQ is private use only and the remaining six (two hotels and four commercial fitness gyms) require a membership to access.

Based upon UK penetration rates there is a current need for 703 stations in Blaby. This will grow to 810 by 2029 and to 948 by 2041 taking account of a comfort factor (particularly at peak times). When comparing the number of currently community available stations (564) and accounting for the comfort factor, there is a current under supply of 139. This shortfall rises to 246 stations by 2029 and to 684 by 2041. It is, however, recognised that the significant supply of 2,624 stations within two miles of the local authority boundary to a degree counterbalances this shortfall.

Everyone Active's desire to expand fitness provision at Enderby Leisure Centre will enable more Blaby resident demand to be accommodated within the Authority without the need to export demand for neighbouring authorities to cater for. It will also mean that the scale of Enderby Leisure Centre's provision matches the size and scale of some of the commercial gyms.

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One key issue is that budget operator provision is not necessarily available to people who face barriers to participation and groups/people from areas of (relative) disadvantage (as cost is only one factor which hinders usage). This applies particularly to people who need to pay for transport to access such facilities and where pay and play is not available.

As noted, health and fitness facilities are an important facet of leisure provision. Income derived can offset the cost/underpin the viability of other aspects of provision, especially swimming and targeted physical activity programmes such as exercise on referral. The challenge is to continue to provide overall opportunity while ensuring that people with specific health needs or people in rural locations can access health and fitness facilities.

### **Gymnastics**

There is no dedicated gymnastics facility in Blaby, although gymnastics is accommodated in the sports halls of Huncote Leisure Centre and Enderby Leisure Centre.

The whole district population lives within a 30-minute drive of a gymnastics club. Of the area's two affiliated gymnastics clubs, one operates out of a dedicated gymnastics venue, and one runs at a non-dedicated site.

Consultation identified high demand in the locality, particularly in the pre-school age group. Overall, there is a need for more high-quality gymnastics provision.

Adams Gymnastics Club operates satellite clubs across Leicestershire. It is very keen to expand its pre-school offer at Huncote Leisure Centre having identified good potential given its location and proximity to primary schools and family housing. It reports experiencing substantial demand for 1:1 sessions and for small groups with special educational needs.

British Gymnastics has indicated that Adams would be considered a priority both to secure long-term tenure at its existing site and to develop further should it desire to.

### **Squash**

Based upon the current population; 100,421 and the fact that there are 10 courts in the Authority, Blaby has sufficient courts to meet local community need. Virtually the whole (99%) Blaby population lives within 20 minutes' drive of a facility with squash courts.

When taking future population growth (to 2041) into account there is a need for two additional courts (a total of 12). Twelve courts are located within 2 miles of the Authority boundary.

Courts are located at Huncote Leisure Centre (5), David Lloyd; Narborough (3) and Stoney Stanton War Memorial Playing Fields (2). The courts at Huncote Leisure Centre are available on a pay and play basis, the remainder require a membership for access.

They are generally rated above average quality with just the two at Stoney Stanton War Memorial Playing Fields rated below average. There is a need to improve the quality of the Stoney Stanton courts.

Stoney Stanton uses a keyholder access arrangement whereby once members have signed up, they are given a key to access courts at a time of their choice. Consultation identified that there is no need to book a court due to the low number of members.

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Demand for seven of the 10 courts in the Authority is reported to be limited as is the court usage. Everyone Active wishes to consider making alternative use of four courts at Huncote Leisure Centre. This would leave just one court at the venue in future.

### **Indoor bowls**

The one dedicated indoor bowls facility in Blaby is at Enderby Leisure Centre. It has six rinks and is of above average quality. The maintenance plan is to flip the carpet in 2024 looking (pending wear and tear in the interim) to replace it in 2029.

The whole district population lives within 30 minutes' drive of the facilities at Enderby Leisure & Golf Centre.

While the increasing number/proportion of older people in the Authority makes it likely that demand will increase but not to the extent that new provision is required. There is, thus, no requirement for additional purpose-built indoor bowls facilities now or in the near future.

Additional energy saving measures could be implemented via installation of a suspended ceiling in the main bowls hall.

### **Indoor tennis**

The two indoor tennis facilities in the Authority are David Lloyd; Narborough (which has six indoor courts in a frame and fabric type facility) all rated above average quality and Leicester Forest East Tennis Club has an air hall with two acrylic courts which is rated below average quality. The Tennis Club rating is primarily due to the age of the air hall which was reported to have last been refurbished in 2013. It is considered likely that the air hall will need to be replaced in the near future.

The whole Blaby population lives within a 30-minute drive of an indoor tennis facility. There is no pay and play based indoor tennis option in Blaby. David Lloyd (Narborough) requires a (high cost) membership to access the facilities and Leicester Forest East Tennis Club requires access via sports club membership. In the wider area, Loughborough University indoor tennis facilities are available on a pay and play basis, but the remainder require a membership or must be accessed via a sports club/association.

Blaby is not a priority area for LTA indoor provision and there is no need for additional indoor tennis provision in the locality.

### **Archery**

There are three locations at which archery is played in Blaby. The Leicester Ancient Order of Foresters has exclusive all year-round access to the outdoor venue at Meadows Sports Ground where there are permanently sited targets and an outdoor shooting range. In the winter months, it uses the sports hall at Brockington College.

Thurlaston Airgun & Archery Centre is a commercial shooting range site. It has container-based provision and has open fronted shooting, a café and shop. It has an archery field-based range. Its on-site offer also includes an airsoft range and two air rifle ranges.

Thurlaston Airgun and Archery Centre is a pay and play commercial centre, it offers no memberships.

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Leicester Ancient Order of Foresters requires a membership to access. It runs taster sessions once a month on a pay and play basis and beginners courses. It also offers guest shooting to members of Archery GB. Its membership options include concession and student rates.

There is no identified need to develop additional archery provision in the area.

### **Athletics**

There is no permanent outdoor athletics track in Blaby. Synthetic tracks are located in neighbouring authorities within the England Athletics recommended 20-minute drivetime catchment. There is an indoor athletics facility within 40-minutes' drivetime of the centre of Blaby.

Consultation with England Athletics reveals that, nationally, no new standard 400-metre athletics tracks are planned for construction. The focus is on retention of existing 400-metre facilities and the development of new, innovative, entry level facilities such as mini tracks and endurance loops, particularly if they can be provided as part of floodlit, multi-sport developments.

The one running club in the area is Huncote Harriers Athletics Club.

Blaby residents are within England Athletics defined drive time catchments for both indoor and outdoor facilities.

No facility needs are identified.

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### PART 3: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

The principal opportunity/challenge for Blaby is to ensure that there is continuous investment in indoor and built facilities and that they are, consequently, fit for the future. There is a need to balance the needs of the core market of sports consumers who already participate with ensuring the growth of existing or new activities which meet the needs of new participants and the authority's growing population of older residents.

Blaby's vision for sport and leisure provision in the area for the period 2023 - 2041 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 proposed vision is:

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

#### 4.1: General strategic objectives

Below are the recommended short, medium and long-term objectives. (Short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years). Not all of these are the responsibility of the Council and we advise that BDC works with relevant partners and sporting clubs to pursue these outcomes.

BDC and/or other agencies including Everyone Active (where applicable in partnership) will:

##### Short term

- ◀ Develop a system to, as early as possible, identify and tackle investment, maintenance, and refurbishment requirements to protect and improve the district's existing sports facilities.
- ◀ Reduce sports facility energy consumption and meet carbon reduction targets - in line with BDC commitments. Existing facilities should be adapted to ensure that they are as energy efficient as possible and any new developments should, as a priority consider where and how to enable reductions in energy use/costs and carbon emissions.
- ◀ Work with schools to maintain and where necessary improve the quality of their sports hall facilities.
- ◀ Ensure that Blaby residents, especially communities which face specific barriers to participation (e.g., people living in rural areas and those with specific health needs) can access sport and physical activity provision.
- ◀ Ensure that affordable pay and play/casual participation opportunity is available and accessible in the Authority.
- ◀ Explore options to increase facility capacity at Huncote Leisure Centre, in particular during the daytime. This may incorporate re-purposing the four traditional squash courts, but England Squash should be consulted prior to making any such decision.
- ◀ Support Adams Gymnastics Club to secure access to dedicated provision with daytime access to meet the preschool latent demand.

##### Medium term

- ◀ Look to increase the volume of health and fitness provision within the authority, particularly in areas of new housing development. As a key component of this invest in expanding and/or improving fitness and studio provision available at Enderby Leisure Centre - to enable it to continue to compete commercially.

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- ◀ Given the increases in the number of people aged 35-44 and over 65, consider options to support providers to increase the volume of activity and participation opportunity for people in these age groups.
- ◀ Improve the quality of the air hall at Leicester Forest East Tennis Club. Given its age, a replacement may be required.
- ◀ Invest in and install appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.

### Longer term

- ◀ Ensure that a plan is in place to for the long-term future of Enderby Leisure Centre.
- ◀ Take opportunities to support other developments (via planning, developer contributions and officer expertise) geared to improving sport and physical provision and activity in the wider community.
- ◀ Work with local sports clubs to ensure that facilities and workforce development programmes meet the needs of all clubs and residents.
- ◀ Drive increases in participation (challenging themselves to innovate) via delivery of high quality, varied activity programmes.

### Action plans

The following action plan contains two sections:

- ◀ Management and programming.
- ◀ Indoor and built sports facilities action plan.

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

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

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## 4.2: Indoor built facilities action plan

BDC should pursue/implement 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. <b>Protect/Enhance</b>	See site by site recommendations and ensure that 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	BDC, Active Together (AT) schools/College, community organisations	High
Environmental sustainability and climate crisis. <b>Protect/Enhance/Provide</b>	In line with BDC 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 and maximise funding opportunities. Design all new Council-controlled/influenced sport/ leisure centre buildings, extensions and refurbishments to achieve net zero emissions. Focus on the switch away from oil and natural gas use. Deliver ongoing 'invest to save' energy efficiency projects to reduce overall emissions and reduce running costs. Maximise onsite renewable energy generation opportunities.	Short	BDC, AT, schools/ College, community organisations	High
Maintain/increase community use of education facilities (sport halls) <b>Enhance</b>	Increase community available school sports hall hours. Reinforce this with CUAs. Market and 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. Where possible deliver binding CUAs.	Medium	Schools/College, AT, BDC	High
Planning <b>Protect/Enhance/Provide</b>	Act upon Strategy recommendations.	Adopt the Strategy as an evidence-based document supporting the Local Plan and development management decisions.	Medium	BDC	High
<b>Monitor and review</b>	Keep this Facilities Strategy relevant and up to date.	Complete a light touch annual strategy review and deliver a complete review within 5 years of adoption.	Medium	BDC	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)
Brockington College	Academy (in house)	Opened in 2007, there are two sports halls, an activity hall with 0-marked badminton courts and a sports hall with 4-courts. All are rated above average quality. There is an ambition to replace the flooring. This facility is used for archery in the winter months.	Seek the funding required to replace the sports hall floor.	Brockington College	Long	Low
Countesthorpe Community College	Community school (in house)	Opened in 1970, it has a 4- court sports hall (rated below average) and a 1-court activity hall. It was refurbished (new lighting) in 2022. Its two studios are available to the community via a sports club/CA.	Source the funds required to improve the quality of the sports hall.	Countesthorpe Community College	Medium	Medium
David Lloyd (Meridian)	Commercial	Opened in 1998, it has a 3-lanes x 25m swimming pool, a 150-station health and fitness gym and two studios. All are available to the community via a registered membership.	Continue to invest in the facilities to maintain/improve the quality.	David Lloyd	Medium	Medium
David Lloyd (Narborough)	Commercial	Opened in 2006, it has a 5-lanes x 25m swimming pool, a 20m lido, a 91 station health/fitness gym, three studios. tree glass backed squash courts and six indoor tennis courts. All are available to the community via a registered membership.	Continue to invest in the facilities to maintain/improve the quality.	David Lloyd	Medium	Medium
Enderby Leisure & Golf Centre	Everyone Active (BDC)	This opened in 1970 and was last refurbished in 2023. It has a 3-court sports hall, 6-lane 25m swimming pool, a learner/teaching pool, a 138-station fitness gym, two studios, a 6-rink indoor bowls facility and a soft play children's area – all rated above average quality. This is the only publicly available swimming pool that does not require a membership for access. There are aspirations to extend the gym to meet local demand.	Take opportunities to decarbonise to make it as energy efficient as possible. Enderby Leisure Centre pool is operating beyond its critical life point, a replacement plan is required.	Everyone Active, BDC	Short	High
Huncote Leisure Centre	Everyone Active (BDC)	This opened in 1981 and was refurbished in 2016. It has a 4-court sports hall, five squash courts (4-traditional, 1-glass backed), a 45-station health/fitness gym and two studios - all rated above average. Adams Gymnastics operates from the site and reports latent demand for preschool children. EA reports limited use of the squash courts at the venue and wishes to re-purpose the 4 traditional courts.	Roof requires repair in the sports hall. Consider whether daytime capacity can be increased. Consider whether investment could enable daytime access for Adams Gymnastics preschool gymnastics to meet reported latent demand.	Everyone Active, BDC	Medium	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Stoney Stanton War Memorial Playing Fields	Stoney Stanton Parish Council	The two squash courts are rated below average quality. The venue requires redecoration and roof replacement within the next 5 years. It operates a key holder arrangement; no booking is required.	Source funds to improve the squash court quality and replace the roof.	Stoney Stanton Parish Council	Medium	High
The Winstanley School	Community school (in house)	Opened in 1965 and refurbished (painted) in 2023 the 4-court sports hall is rated below average quality. The floor is ageing and showing significant signs of wear and tear and needs to be replaced. The windows also leak. It has good levels of community use and is a key site for table tennis and archery. The 4-lane 25m swimming pool was refurbished in 2016. It requires a new plant room (housing) as this was not refurbished in 2016. There is a need to improve swimming pool efficiency including the installation of a heat recovery system.	Improve the quality of the sports hall by replacing it. Take opportunities to decarbonise to be as energy efficient as possible. Replace the plant housing of the swimming pool.	The Winstanley School	Medium  Short  Medium	Medium  High  Medium
Leicester Forest East Tennis Club	Sports club (in house)	An air hall with two acrylic tennis courts - rated below average quality primarily due to its age.	Invest to improve hall quality. Given its age, replacement may be required.	Leicester Forest East Tennis Club	Short	Medium
Livingwell Health Club	Commercial (Hilton Leicester Hotel)	Opened in 1991, refurbished in 2015, the 2-lane 25m swimming pool is rated above average It also has a 40-station health/fitness gym. Membership is required to access the facilities.	Continue to invest in the facilities to maintain/improve the quality.	Livingwell Health Club	Long	Low
Meadows Sports Ground	Meadow Sports Association	Permanently sited targets and an outdoor shooting field-based range.	Continue to invest in the facilities to maintain/improve the quality.	Meadow Sports Association	Long	Low
Thurlaston Airgun & Archery Centre	Commercial	Shooting range with container-based provision and open fronted shooting. In addition to the archery shooting range, it has an airsoft range and two air rifle ranges.	Continue to invest in the facilities to maintain/improve the quality.	Thurlaston Airgun & Archery Range	Long	Low
Commercial fitness gyms	Commercial	The commercially operated health and fitness facilities contribute to the diverse offer of facilities available across Blaby.	Continue to monitor use and gauge the extent to which they complement other activity across the Authority.	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 Blaby District for the period up until 2041.

It is important that it is (and is treated as) a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component contributing to the quality of life of Blaby District 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 Blaby District and its partners to develop a 3-5 year action plan based around the Strategy and for this to be annually monitored and reviewed. This should not only evaluate progress made against the action plan but should identify actual/potential changes in supply and demand in the Authority. This is on the basis that the Strategy is as much about how facilities are used as it is about ensuring that local infrastructure is of a good quality.

The annual review process should include:

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

The outcome of the 3-5 year review will be to develop a new annual and medium-term action plan for indoor and built sports facilities across the Authority.

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### APPENDIX 1: 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 Blaby Built Facilities Strategy and Action Plan. This will help to clearly justify the needs arising from the development and how they are to be met.

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

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

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

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 several small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

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

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

- ◀ Blaby DC Built Facilities Strategy - Needs Assessment Report: April 2024
- ◀ Blaby DC Built Facilities Strategy – Strategy Report April 2024

#### Process

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

The Blaby 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community. There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6	Strategic pooling of financial contributions to deliver new provision	Navigation
	Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to 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](#)

### **Checklist summary**

# BLABY DISTRICT COUNCIL BUILT FACILITIES STRATEGY – DRAFT STRATEGY REPORT

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

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### APPENDIX 2: INDICATIVE COSTINGS

#### Indicative costs

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

#### Facility capital costs

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

Facility type/details	Area (m <sup>2</sup> )	Capital cost (£)
<b>Affordable sports halls</b>		
1 Court (18m x 10m)	382	860,000
2 Court (18m x 17m)	515	980,000
4 Court (34.5m x 20m)	1,532	2,860,000
5 Court (40.6m x 21.35m)	1,722	3,095,000
6 Court (34.5m x 27m)	1,773	3,135,000
8 Court (40m x 34.5m)	2,240	3,920,000
10 Court (40.6m x 42.7m)	2,725	4,715,000
12 Court (60m x 34.5m)	3,064	5,195,000
<b>Affordable community swimming pools</b>		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,450,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,390,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,850,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,970,000
25m Pool 8 Lane (25m x 17m)	1,878	7,050,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,090,000
<b>Affordable sports centres with community 25m pool</b>		
4-lane pool, 4-court hall, 50-station gym, studio	2,879	9,560,000
6-lane pool, 4-court hall, 100-station gym, 2 studios	3,553	11,220,000
6-lane pool, learner pool, 4-court hall, 100-station gym, 2 studios	3,906	12,360,000
8 lane pool, learner pool, 5-court hall, 100-station gym, 2 studios	4,509	13,685,000
<b>Indoor bowls centre</b>		
6 Rink (excludes Club/Function Room)	1,914	2,595,000
8 Rink (includes Club/Function Room)	2,500	3,390,000
<b>Indoor tennis centre</b>		
3 court	2,138	2,930,000
Extra court	-	955,000

NB – The costs for:

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- ◀ 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 3Q2023. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

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

The costs exclude the following:

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

### Lifecycle costs

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

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

The table below provides typical annual allowances expressed as a percentage of the overall estimated total project cost per annum based on a 25-year cost model.

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

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### Sinking fund

Major replacement costs. Typical items for consideration include:

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

### Maintenance

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

Day to day repairs include:

#### External walls

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

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

#### Other items

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

#### Fittings and fixtures

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

#### Internal finishes

Repairs to internal floor, wall and ceiling finishes.

#### Plumbing and internal drainage

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

#### 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.

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### 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 definitions 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.