Appendix B - Item 8



Stroud District Council

Strategy for Leisure and Wellbeing in Stroud District 2021 – 2040

FINAL DRAFT

September 2021



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I. Introduction and Background

- II. Stroud District Council (SDC) is playing a lead role in establishing a Strategy for Leisure and Wellbeing in Stroud District 2021 2040. This strategy will provide the key framework for delivering and facilitating leisure, health and wellbeing provision across the District for the next 20 years.
- III. The purpose of the strategy is to provide the Council and its partners with a plan for delivering and facilitating community leisure and wellbeing provision in the District to meet the needs of the population to 2040. It is based on a well evidenced and researched review of provision now and into the future and includes clear recommendations providing a delivery framework and action plans.
- IV. This strategy considers how leisure and wellbeing is delivered across the District in both the Councils leisure centres, other community facilities and open spaces and the interventions required, both facility and service, to achieve the strategic outcomes and future targets for leisure and wellbeing.
- V. It takes into account the District's geographic and anticipated social economic profile to 2040. The study area covers the entire District. It recognises main settlements and market towns, the District's location adjacent to the M5 transport corridor and relationship to settlements such as Gloucester, Cheltenham and Bristol. It also considers cross boundary supply and demand.
- VI. Consultation with key stakeholders forms a vital element of the strategy, informing the recommendations including any collaborative service opportunities and integrated services.
- VII. The strategy considers the context of the Covid-19 environment. The Council sees sport and leisure provision as an important piece of its wider recovery programme, playing a key role in delivering more sustainable and healthy communities in the post Covid-19 environment.
- VIII. The strategy has been produced using the Sport England Strategic Outcomes approach.
- IX. The Strategic Outcomes approach is structured around 4 stages:

Stage 1 – Outcomes – Develop shared local strategic outcomes for your place;

Stage 2 – Insight – Understand your community and your place;

Stage 3 – Interventions – Identify how the outcomes can be delivered sustainably;

Stage 4 – Commitment – Secure commitment to a strategic approach and delivery of outcomes.



1. Stage 1 – Outcomes

- 1.1. Stage 1 of the Strategy outlines the key national and local strategic priorities and considers how leisure and wellbeing can contribute towards achieving them.
- 1.2. The following local strategies have been reviewed:

Figure 1 – Local Strategies



1.3. Key stakeholder consultation was undertaken both within the Council with Members and Officers and with external partners. The common themes that came out of the stakeholder consultation were:

Figure 2 – Stakeholder Consultation Common Themes



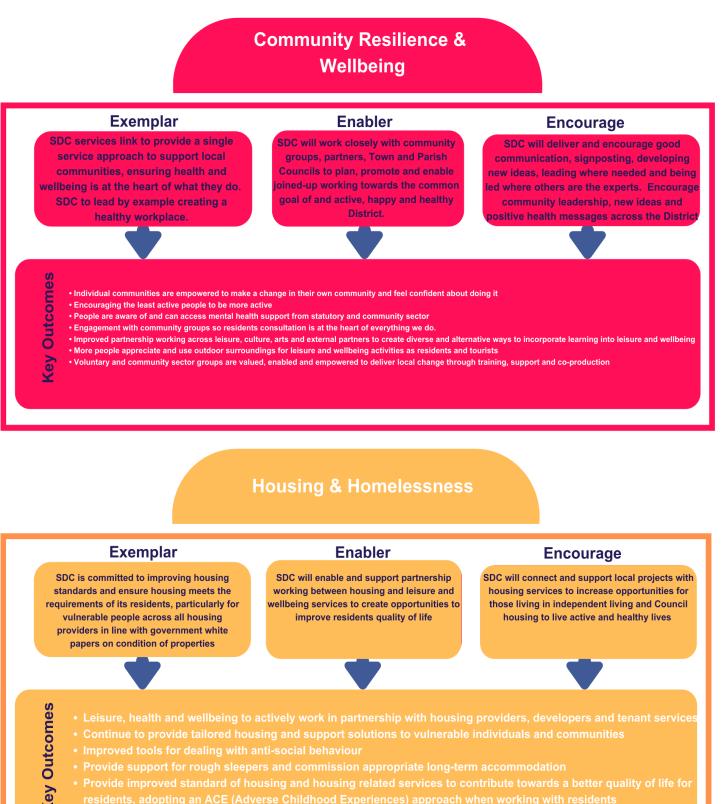
1.4. The key messages that were taken into consideration from the review of national and local strategies and stakeholder consultation are set out overleaf.

Figure 3 – Stage 1 Key Messages



- 1.5. These messages inform the strategic themes and outcomes for Stage 1 and are grouped as follows:
 - Community Resilience and Wellbeing;
 - Housing and Homelessness;
 - Environment and Climate Change; and
 - Economy, Market Towns and Rural Vitality.
- 1.6. The agreed themes and outcomes are detailed on the following pages.

Figure 4 – Themes and Outcomes



Environment & Climate Change



Vitality





2. Stage 2 – Insight

- 2.1. Stage 2 sets out the insight data used to understand the socio demographic context of the District.
- 2.2. It included the review of the district's demographic profile, health profile and physical activity participation rates. The key demographic and health statistics are outlined below.

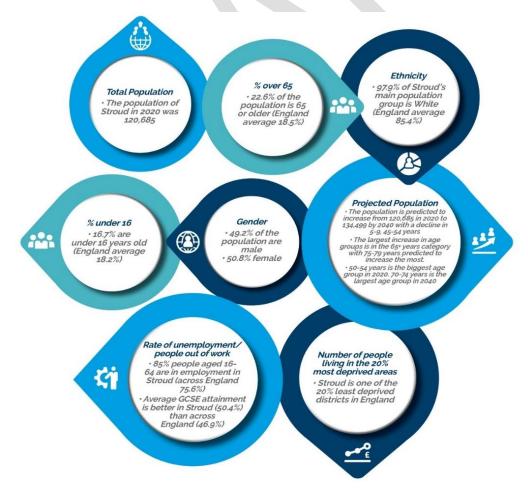
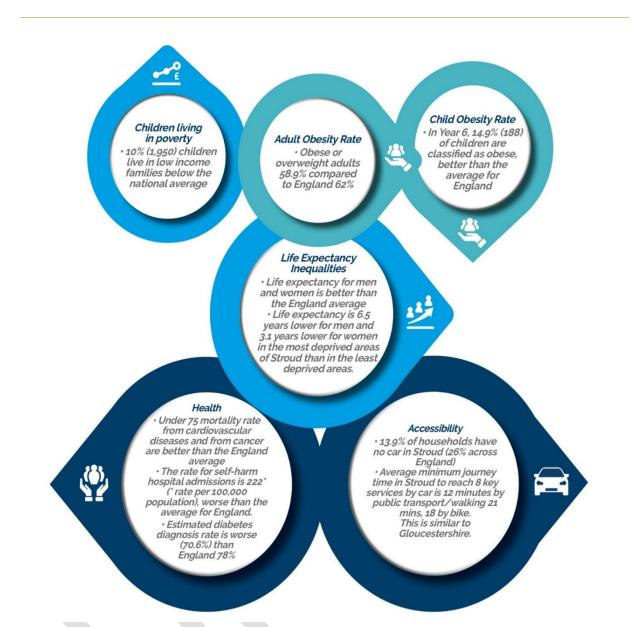


Figure 5 – Key Demographic and Health Statistics

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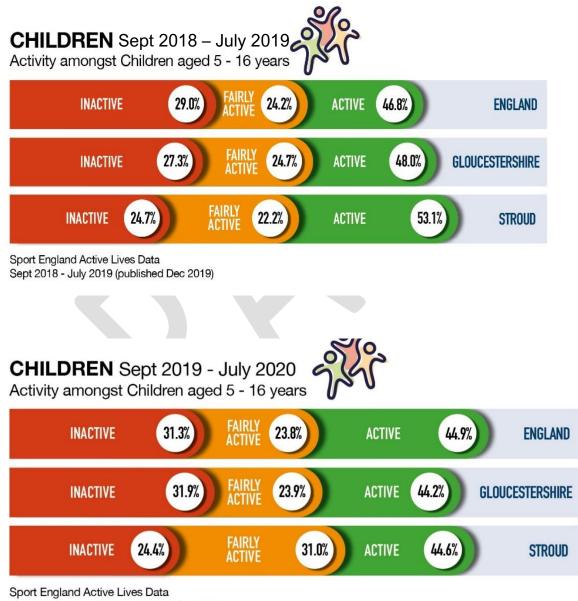
2.3. Stroud has higher rates of adult participation in physical activity than the national and regional average. However, in line with national trends, the rate of participation reduced in 2019/20 against 2018/19 figures.



Figure 6 – Adult Activity Participation Rates

- 2.4. Across the Stroud District 53.1% of children are active every day (pre-Covid), which is higher when compared to England and the regional average of 46.8% and 48% respectively. Despite this, there was still a high proportion of children (46.9%) in Stroud that are not meeting the national guidelines.
- 2.5. In 2019/20 participation rates for children dropped against 2018/19 rates as shown below.

Figure 7 – Child Activity Participation Rates



Sept 2019 - July 2020 (published Jan 2021)

2.6. In February and March 2021 public consultation was completed, including an online survey with 1,286 respondents and six focus groups. The key findings from the consultation are set out overleaf.

Figure 8 – Consultation Key Findings

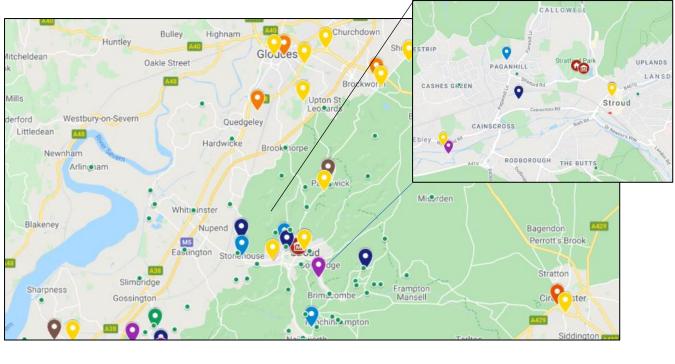
32% of respondents felt that they 'probably' or 'definitely' didn't 91% of the respondents stated that The most popular leisure activities participate enough in leisure and they thought regular leisure and prior to the first Covid-19 lockdown wellbeing activities prior to the first wellbeing activity was 'very were walking and visiting parks and Covid-19 lockdown. Over two-thirds important' open spaces (77%) saying that would have liked to do more The most common issue with Many participants felt there was Lack of transport, cost and regards for accessing facilities was already a great deal available to accessibility were also common based on the high level of demand the community and what is required themes for not participating and to participate in wellbeing activity is a method of collating, sharing overcoming people's perception that is affected by the space and introducing/supporting that leisure and wellbeing activities available in which to deliver this members of the community to take are 'not for people like me'. activity. part. 'Accessibility to good quality facilities' (80%) was the main factor 82% said that we were 'very' or that people thought about when 'Lack of work-related time' was the 'quite likely' to increase it once lockdown and social distancing was considering participating in more main reason quoted for not doing leisure and wellbeing activities more leisure/wellbeing activities relaxed followed by 'cleanliness of facilities' (76%) 44% of the sample stated that they The main reason for wanting to do were 'very' or 'quite likely' to more was to 'improve/maintain their increase their amount of leisure physical health' activity in the immediate future

- 2.7. A catchment analysis of current leisure centre users was completed to understand which groups are currently over or underrepresented. Using Mosaic, a detailed segmentation system, each postcode was assigned a Mosaic code. The key findings were:
 - The largest known member group is 'Rural Reality' at nearly 21%. It is not, however, the most prominent group, accounting for 18.9% of the population so is over-represented at the leisure centres.
 - The largest resident group is 'Country Living' at 19.4% but this group is underrepresented in leisure centres at 17.6%.
 - 'Aspiring Homemakers' make up 12.4% of the population in Stroud District followed by 'Prestige Positions' with 10.2% of the population, both these groups are slightly over-represented at the leisure centres.

- 2.8. Given these findings the following opportunities were identified:
 - **'Prestige Positions', 'Domestic Success'** and **'Aspiring Homemakers'** are already using the leisure centres despite being able to afford to use a premium private health club. People are prepared to pay for a good facility and services so new future facility developments should help to retain their customer loyalty.
 - Groups E (Senior Security) and L (Vintage Value) account for more than 12,000 people in Stroud but generate just 2,167 leisure centre users. As the names suggest, these are the two oldest Mosaic groups. Many of those in group L are long-term social renters or have recently moved into specialised accommodation. Those in group E can still be active and tend to live in their own homes.
 - Focus on the people within the 'Vintage Value', 'Senior Security' groups as these people will benefit most from increased levels of physical activity and wellbeing activities. These groups may need to be subsidised.
 - 'Vintage Values' / 'Senior Security'- Consider specific programmes for these groups to improve their representation. 'Vintage Values' mainly live in towns, option of walk to park, gardening activities, Tai Chi, yoga, 60+ swimming, older people's network etc.
 - **Country Living are under-represented** at the leisure centres, this could be down to age as many of these people are aged 66+, but it could also be down to location; the Country Living population could be more isolated and therefore live further from the leisure centres. In addition, the majority are made up of wealthy landowners who are likely to exercise elsewhere. Outreach services would provide opportunities for those living in rural areas.
- 2.9. An analysis of the current leisure and wellbeing provision was also completed to understand the geographical spread, type and quantity. The District has a good level of existing provision with a range of public leisure centres, education facilities, community hubs and village halls.
- 2.10. Generally, provision of open spaces and green infrastructure is good across areas of the District, the current provision meets demand and the Council should seek to maintain the same amount of open space (ha/1000 population) with any population increase. The one exception to this was youth play areas, where space per 1000 population should be increased¹.
- 2.11. The main facility shortages highlighted through the previously completed Built Facilities Strategy and Playing Pitch Strategy is water space and 3G pitches.
- 2.12. The maps overleaf set out all of the indoor provision in the Stroud District where leisure and wellbeing activities can take place.

¹ Stroud Open Space and Green Infrastructure Study 2019







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Key	Facility Type
3	 SDC Owned Facilities Stratford Park Leisure Centre Museum in the Park The Pulse, Dursley
•	Education Facility – Wet and Dry
•	Education Facility – Dry only
•	Education – Outdoor Pool only
•	Community Hub (Established)
•	Community centres/village halls
•	Private Fitness
•	Swimming Pool – Community Managed
•	Leisure Centres – Outside of District
Q	Commercial Leisure – soft play, ten pin bowling, trampolining, climbing, spas

2.13. There are excellent examples of leisure and wellbeing initiatives and facilities across the District and these flagship examples should be rolled out across the District. Three case studies are set out below.

Figure 10 – Case Studies







- 2.14. As part of the review of existing provision the condition surveys for Stratford Park Leisure Centre and The Pulse were reviewed, which highlighted backlog maintenance costs.
- 2.15. The review of provision also highlighted the role of heritage facilities and in particular The Museum in the Park in assisting with the Leisure and Wellbeing agenda. Given its location in Stratford Park and close proximity to the leisure centre, the Museum in the Park has potentially a key role to play in supporting the leisure and wellbeing outcomes

and objectives, particularly looking at how its services can complement those delivered from the leisure centre, which are naturally more focussed around physical wellbeing.

2.16. The key messages taken into consideration in the future objectives, outcomes and interventions from the review of all the insight data and public consultation from Stage 2 are outlined below.





2.17. Utilising all the insight data to understand 'where we are now', future objectives have been established for 'where we want to be in the future'.

Figure 12 – Future Objectives

Community Resilience & Wellbeing

Where we want to be – Future Objectives **Keep Learning** Connect Give **Take Notice Be Active** Working with local councils to increase Reduced life expectancy discrepancy Provide education opportunities through People are connected and able to support A well connected and accessible casual and organised use of outdoor for the most deprived wards in the leisure and wellbeing services one another both online and face to face voluntary and community sector space for leisure and wellbeing. **Stroud District** Increased understanding of the benefits working in partnership with the SDC and their community partners work to Record and develop the progress of Increased utilisation of health and of physical activity across all community promote social inclusionn statutory sector leisure and wellbeing schemes, promote wellbeing services in rural areas aroups Increased funding support to Achieve a mixed, balanced and cohesive their success and support their Improved provision of good quality Leisure Centres, community hubs, and community groups and voluntary communities that offer a sense of sports facilities to meet the Districts challenges. Town councils provide educational sector community identity and belonging, Continue work with canal project team needs and increase participation in programmes through work experince and Promote the SDC Lucky Severn tolerance, respect and engagement with to create meaningful leisure and physical activity apprenticeships in order to increase Lottery as a source of funding for Increased activity opportunities in people from different cultures, background wellbeing opportunities opportunities for local people of all ages local communities outdoor spaces and on the canal and beliefs Increased awareness of the leisure and Supporting and capitalising on the Increased levels of volunteers across Increased opportunities for young Increased opportunities for children and wellbeing opportunities Districts artistic, cultural and sporting the leisure and wellbeing sector people to participate in competitive and young people to have positive experiences Investment into outdoor spaces and assets Encourage and increase non-competitive activities within their local community parks to facilitate use Forums to enable shared best practise volunteering opportunities across Increased number of the elderly The most vulnerable are included and Provide visual experiences within leisure and wellbeing services population that are living an active across the District buildings/facilities and online that supported lifestyle Increased levels of training for SDC staff Promote social enterprises that give Build strong community networks which promote wellbeing More opportunities for young people to on the importance of health and back to vulnerable people support the growth of small and large Promote sensory experiences as be active wellbeing and how this can be Celebrate success of community hubs across the District Improved mental health and wellbeing part of health and wellbeing implemented across teams and gaining community/voluntary groups and Reduced health inequalities as a result Increased opportunities for socialisation Healthy Workforce Award their contribution services of increased participation in physical alongside other leisure and wellbeing A cohesive approach to marketing and Improved network to facilitate continual activity activities and services promotion of leisure and wellbeing learning Increased levels of active travel Regular engagement with community Be an active partner in the We Can Move across the District Physical activity is encouraged groups to understand future needs Programme Board bringing back learning throughout all Council services Outdoor spaces are used to attract and actively engaging in new trial Improved online access for vulnerable visitors to the District Increased access to school sports projects which will benefit and support members of our community **Exercise referral scheme and GROW** facilities and active community. Leisure, health and wellbeing is expanded to utilise canal and outdoor

spaces in partnership with local

councils

incorporated and central to the planning

and design of new developments

Housing & Homelessness



Environment & Climate Change

Where we want to be – Future Objectives

Connect

- Work closely with the planning sector to ensure active travel is central to any new developments
- Utilise outdoor space as a means to connect communities and groups
- Officers to work with local councils and community hubs to support outdoor recreational activities
- Regular consultation with residents on how outdoor space is used
- Rural communities are better connected
- Participation is wider and more diverse as a result of better outreach and attention to marginalised groups

 Increased voluntary involvement with outdoor leisure and wellbeing initiatives
 SDC to continue to

Give

- provide high quality outdoor space for local residents to utilise • Provision of community
- grants for health and wellbeing projects that embrace the environment and 2030

agenda

- Take Notice
- Increased awareness of the outdoor opportunities available for local residents
- Increased promotion of active travel opportunities
- Increased understanding of the different needs of our District communities and marginalised groups
- Increased sense of value and respectful use of nature and outdoor space

Be Active

- Reduced number of people travelling by car/van to work
 Continue to promote the cycle to work scheme and electric vehicle lease scheme for SDC
- employees
- Support local gardening schemes/social prescribing that provides opportunities for residents to 'grow their own'
- Provide ancillary facilities that enable active travel e.g. showers and changing facilities
- All outdoor spaces are fit for purpose and well maintained
 Increased levels of active travel
- Provide activities and support communities to provide physical activity opportunities within their neighbourhood e.g. maximising use of independent living hubs.

Keep Learning

- Share best practise across the leisure and wellbeing service for schemes that increase access to nature
- Stratford Park is a blueprint for other local parks and open spaces
- Share best practise for energy saving measures across leisure and community facilities
- Provide opportunities to educate residents on the changing climate and ecological emergency and how they can make a difference working with local volunteer groups
- Better understanding of local environmental issues and the role of citizens/communities in addressing these
- Continuous improvement is being achieved through proactive efforts to seek and respond to feedback on how we can support communities to be more sustainable through our community and leisure services.

Economy, Market Towns & Rural Vitality

Where we want to be – Future Objectives

Connect

- Support residents to find decent jobs in the locality, enable businesses to prosper and promote the rural economy
- New local partnerships that can make a difference most effectively
- Work with Town and Parish **Councils to deliver** interventions and best placed investment
- **Proactive partnership** working with Cotswold Canal Trust to support the tourism potential and transport and recreational links
- Encourage other local businesses to adopt a healthy workforce

Take Notice

Give

voluntary sector to

leisure centres and

facilities to ensure a

facility mix exists that

subsidise community

wider community

wide and varied

can financially

activities.

contribute to and

support the local

Growth in the

economy

 Support new work practises that contribute towards a greener economy, carbon neutral future Develop the design of and more sustainable patterns of living and working

Be Active

- Strengthen connections between sport, physical activity, health and wellbeing so more people can feel the benefits of and advocate for an active life
- Establish leisure, health and wellbeing interventions that will reduce inequalities created by the Covid-19 crisis
- Investment into the Councils leisure centres to increase participation and therefore make them financially sustainable in the future.
- Invest in community infrastructure e.g. community hubs, particularly in rural areas
- Improved access to active travel to increase travel opportunities between towns and villages

Keep Learning

- Support for projects that provide training and secure future skills for the young and unemployed, particularly within leisure and community based assets
- Increased training opportunities in the leisure and wellbeing sector
- Work experience and apprenticeship opportunities within leisure and wellbeing



3. Stage 3 – Interventions

- 3.1. Stage 3 sets out the facility and services interventions that will enable the future objectives to be achieved.
- 3.2. The proposed facility interventions are set out along with indicative proposals for the two leisure centres. Service interventions by theme have also been developed.
- 3.3. A management options appraisal was completed as part of Stage 3 to understand the most appropriate model to deliver against the Council's strategic priorities.
- 3.4. The recommended facility interventions are set out overleaf.

Figure 13 – Recommended Facility Interventions

Deliver a fundimental remodelling/repurposing of Stratford Park Leisure Centre- (invest in facilities, increase waterspace, add additional facilities to enable an integrated wellbeing offer and improve commerciality).	Consider a 'leisure local' option to meet anticipated demand as a result of the planned housing allocation along the M5 corridor. (providing a swimming pool c. 20m x 8m, a small gym and flexible studio/activity space).	Work in partnership to action the recommendations of the Stratford Park Lido feasibility and business case work (e.g. heating of the pool).	Maximise Stratford Park as a visitor destination. Alongside the leisure centre, lido, outdoor courts and museum, review children's play, young persons and family activities (e.g. pump track/ adventure golf).
Develop/increase the size of the gym and increase studio space (new studio) at The Pulse.	Provide addtional flexible community space as part of the housing development planned for Wisloe.	Improved active travel provision across all facilities, including improved cycle storage and parking, linked walking routes to facilities and accessible disabled and parent and child parking spaces.	Work in partnership to support opportunities for skateboarding.
Work to address the current 4x 3G pitch shortfall in the district to meet current training requirements and 6x3G pitch shortfall to meet future demand. This should include maximising community access to 3G pitches on school sites.	To maximise opportunities to develop a complimentary strategic approach to arts and culture provision across the District.	Work in partnership to to increase and maintain public access to school pools, sports halls and other facilities.	Review the siting of the grounds maintenance depot in Stratford Park and potential relocation of the museum collections store.
Continue the roll out of plans to increase community use of Independent Living hubs.	Continue community hub development.	Better utilisation of the canal as a facility to deliver watersports.	Work to address the estimated short fall of 6-7 additional rugby pitches required across the district as a whole to meet future demand, plus additional 3 pitches in Stroud to accommodate Stroud RFC youth teams.

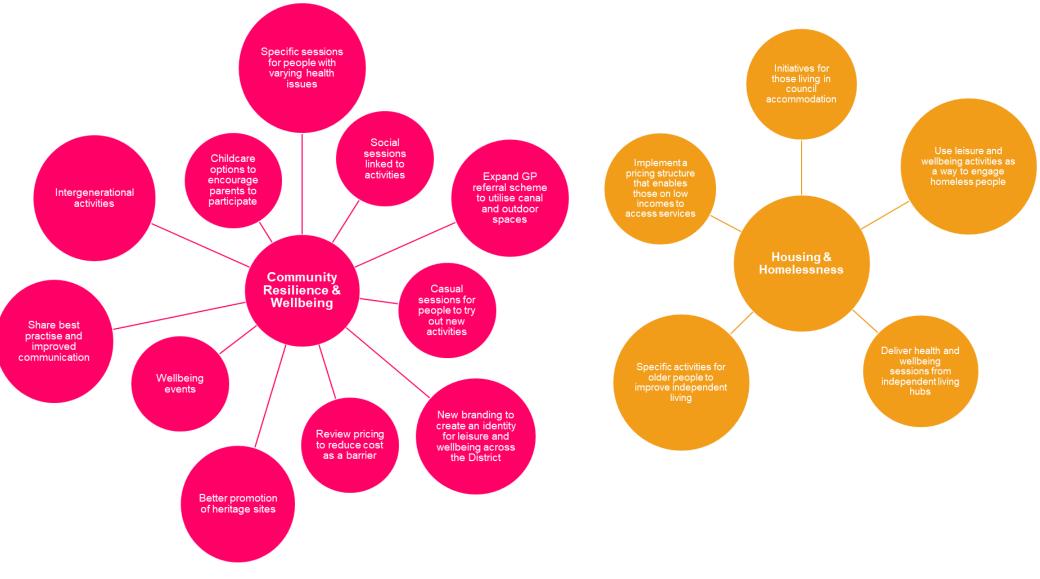
3.5. The indicative new facility mix for Stratford Park Leisure Centre and The Pulse, Dursley are set out in the table below.

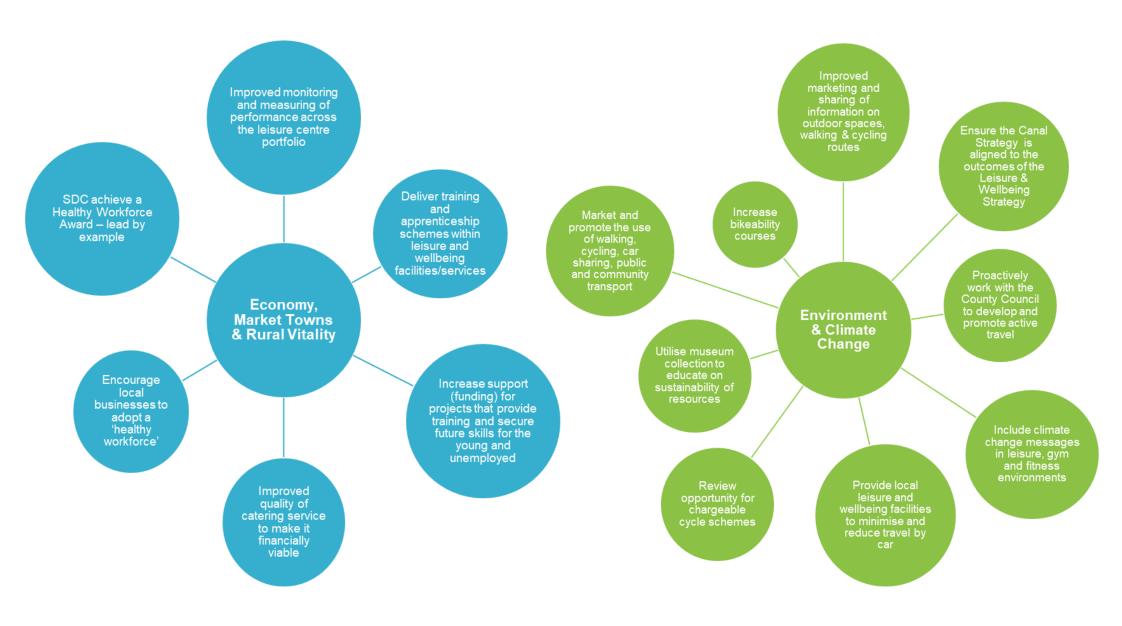
Table 1 -	Proposed	New Fac	ilitv Mix
	1 TOPOSCU	11011 1 40	muy min

SPLC	The Pulse, Dursley
Leisure Centre	25m x 3.5 lane pool
25m x 4 lane pool	45-50 station gym
17m x 10m learner pool	2 x studios
6 court sports hall	Indoor cycling studio
3 x squash courts	
110 station gym	
Indoor cycling studio	
Studio	
Activity Hall/Studio	
Café	
Full Size All Weather Pitch	
2 x outdoor tennis courts	
3 x padel courts	
Adventure Soft Play (digital offer)	
Toning/assisted exercise suite	
Spa and treatment rooms	
Lido	
Heated outdoor pool	
Improved landscaping and accessibility	
Improved catering offer	
Outdoor Provision	
New, improved children's play area	
Outdoor fitness equipment	
Pump Track	
Adventure Golf (9 holes)	

3.6. The recommended service interventions are set out on the following pages.

Figure 14 – Summary Recommended Service Interventions





3.7. Management Options Appraisal

- 3.7.1.A management options appraisal was completed to assess the most appropriate governance structure going forward, noting the existing SLM management contract expires in 2024.
- 3.7.2. The agreed options were evaluated against a weighted evaluation criteria. The highest scoring option across all facilities and services was in-house management. The external contractor, Local Authority Trading Company (LATC) and Non-Profit Distribution Organisation (NPDO) options all scored comparatively across the leisure centres. However the external contractor scored the lowest for the Museum and sports development, health and wellbeing services.

Centre	In- House	External Contractor	LATC	NPDO
SPLC	88%	78%	78%	76%
Lido	88%	78%	78%	76%
The Pulse	88%	78%	78%	76%
Museum in the Park	95%	70%	78%	76%
SD, Health and Wellbeing Services	95%	62%	80%	78%

Table 2 – Management Options Appraisal

- 3.7.3. Based on the evaluation criteria and weighting given to each, the in-house management option scores highest in its ability to be able to deliver against the Council's outcomes, across all facilities and services. This model would, however, be likely to have increased revenue costs compared with other models due to the additional NNDR and other operational costs associated with SPLC.
- 3.7.4. An LATC² or NPDO, would be well placed to deliver against the Council's outcomes and operate at a better financial position than the in-house model across the leisure centres, however as a new entity, there is slightly more risk involved with this option. Additionally, any NPDO would be required to go through an open procurement process.
- 3.7.5. The external contractor model, whilst scores the highest from a revenue perspective across the leisure centres, its ability to deliver against leisure, health and wellbeing outcomes did not score as highly as the in-house or LATC/NPDO options. It also scored significantly lower than both the in-house and LATC options for the Museum in the Park and sports development, health and wellbeing services.
- 3.7.6.It is recommended that the Council considers these finding in detail and undertake appropriate consultation before finalising its decision.

² Under the LATC umbrella The council may decide to apply the Teckal exemption, which may allow the authority to establish a LATC without the requirement for a procurement exercise and claim NNDR/VAT relief etc.



4. Stage 4 – Commitment

- 4.1. This stage sets out the financial commitment and business case for facility investment. To aid future detailed appraisal and decision making, it includes opportunities modeled in block plans, indicative capital costs and revenue projections.
- 4.2. It also highlights the next steps recommended to achieve the strategic outcomes.

4.3. Development opportunities for Stratford Park Leisure Centre

- 4.3.1. Following the review of the condition surveys in stage 3 of the strategy it is suggested that a remodeling and repurposing of Stratford Park Leisure Centre is viable, assuming any back log maintenance is completed as part of the investment works.
- 4.3.2. Two possible options for the repurposing of the facility are provided. They are intended as illustrative and are efficient given the current layout of the building. However, further options could be considered as part of more detailed feasibility work in the next stage of development.

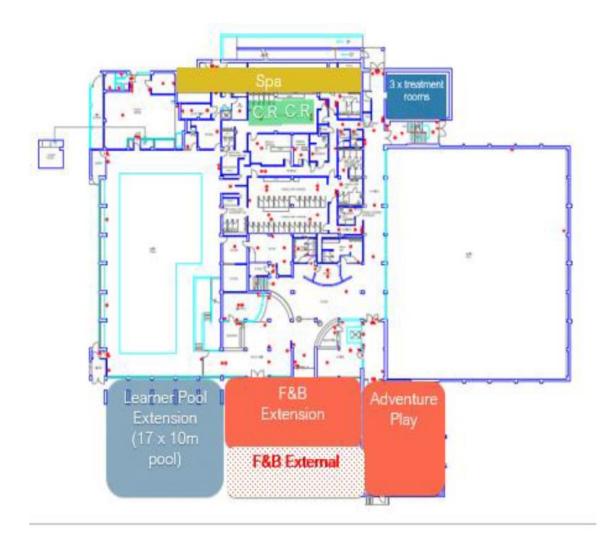
Figure 15 – Indicative Development Opportunities

Development Opportunities for Stratford Park Leisure Centre

Option 1 - Add an extension to the front of the building and convert areas within the existing building to house the following:

Ground Floor

- Create a new Learner Pool (17m by 10m)
- Increase the size of the F&B offer and create a new external F&B offer
- Option 1 Convert the back area of the building into a spa with 2-3 heat experiences. This needs potentially its own access and access to pool / Lido
- Convert squash court at back of the building to 2/3 treatment rooms
- Convert the 2 x studio / multi purpose spaces (2 storey) to a large play facility so removing the first floor so it becomes a double height space and links to the F&B)

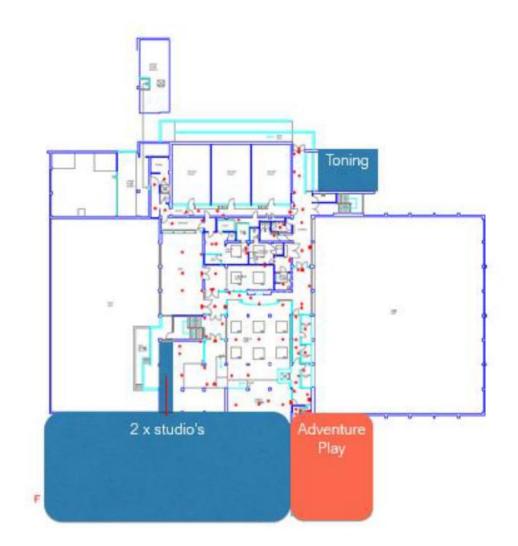


Development Opportunities for Stratford Park Leisure Centre

Option 1

1st Floor

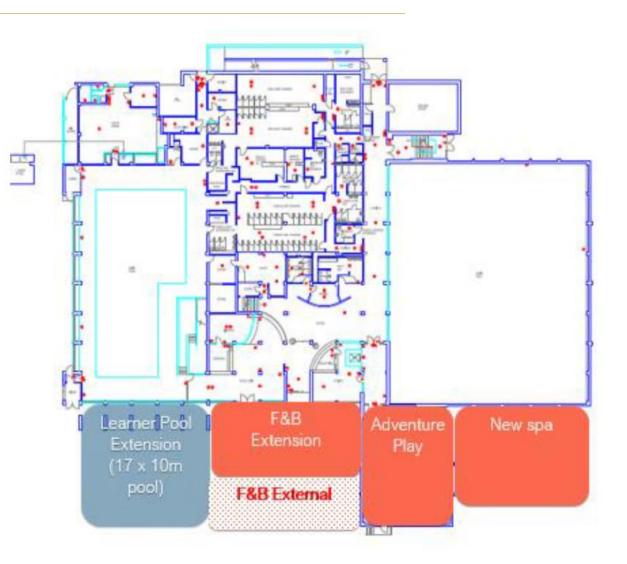
- Create 2 new Studios / Multi purpose Spaces
- Create access to the Studio
- Create a mezzanine over the new treatments rooms and create a new Wellness suite



Development Opportunities for Stratford Park Leisure Centre

Option 2

 Continue the proposed new extension at the front of the building to include a double level spa facility

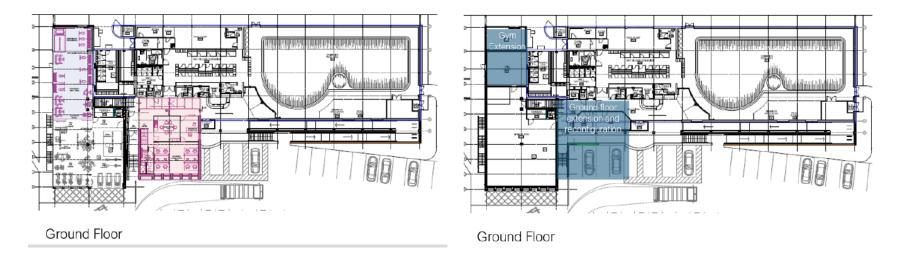


4.4. Indicative development opportunities for The Pulse, Dursley

Ground Floor Opportunities

4.4.1. Given the location of The Pulse, there is limited opportunity for extension and further major development. However, it is possible to add a small extension to increase the size of the gym and an additional studio.

Figure 16 – The Pulse Development Opportunity



- The extension on the ground floor will house new staff facilities including staff room, changing room, manager's office and a larger admin office with additional desk spaces.
- The existing free-weights area is extended into the existing spin room, as well as the existing storage space, to create a total area of 105m2.

4.5. Capital Costs

4.5.1. The indicative capital costs for both centres is outlined in the table below.

Table 3 – Indicative Capital Costs

Capital Costs	Stratford Park Leisure Centre Option 1	Stratford Park Leisure Centre Option 2	The Pulse
Build Cost	£3,337,374	£3,953,188	£787,696
Equipment, PM & Delivery Fees	£2,009,972	£2,403,077	£508,864
Total Refurbishment Cost	£5,347,346	£6,356,265	£1,296,560
Backlog Maintenance Costs	£1,263,893	£1,263,893	£314,630
Total Cost	£6,611,239	£7,620,158	£1,611,190

- 4.5.2. Whilst the remodeling and repurposing of the existing Stratford Park Leisure is considered viable, the Council could also consider replacing Stratford Park Leisure Centre with a new build. The strategy has highlighted that Stratford Park is a good location for the leisure centre and there is significant scope within in the site to build a new facility, however a detailed site analysis would be required by an architect, including ground surveys and further consultation to identify the best location in the park. An ideal scenario would be to build in a new location so the old centre could remain open throughout the build, however the viability of this would be dependent on the site analysis.
- 4.5.3. The total capital cost for a new build will be dependent on a number of variables including where it is situated in the park, the specification of materials and level of decarbonisation measures. Alliance Leisure Services have provided indicative capital costs based on the size of the building, facility mix and comparable projects.

Table 4 – SPLC Indicative Capital Costs

SPLC – New Build	Cost
Build Cost	£22,000,000
Project Management Fees	£375,000
ALS Delivery Fees	£325,000
Principal Designer	£25,000
Clerk of Works	£50,000
Fit Out	£1,300,000
Contingency	£1,000,000
Total Cost	£25,075,000

- 4.5.4. If the Council wished to include significant decarbonisation and energy saving measures then the overall cost could increase to in the region of £30 million.
- 4.5.5. Consequently, a new Stratford Park Leisure Centre is likely to cost £25-£30 million.
- 4.5.6. In addition to the two main leisure centres, if the Council progresses the recommendation to consider a 'leisure local' option in the Sharpness area of the District providing a small swimming pool c. 20m x 8m, a small gym and flexible studio/activity space, then based on the Sport England affordable swimming pool model capital costs are estimated to be in the region of £2.8-£3.3m.

4.6. Next Steps

4.6.1. The following next steps indicate the key actions to be completed for the delivery of the Leisure and Wellbeing Strategy.

Table 5 – Next Steps

Action	Lead	External Resource Required	Timescales
Council to adopt the Leisure and Wellbeing Strategy	Strategic Director of Communities	No	Autumn 2021
Council to review management options and make recommendations for the future management of leisure and wellbeing facilities following the end of the current SLM management contract in 2024	Strategic Director of Communities	No	December 2021
Draft action plans to detailing how the service interventions will be delivered	Project Manager for Leisure Health and Wellbeing	No	Spring 2022
Commission detailed feasibility work for Stratford Park Leisure Centre and The Pulse, Dursley	Strategic Director of Communities	Yes – development partner, architect, cost consultants, specialist leisure advise	Spring 2022 – feasibility work should ideally be completed and aligned with management options and existing contract term
Commission feasibility to understand demand for a new facility along the m5 corridor to address demand from new housing growth in the area.	Strategic Director of Communities	Yes – development partner, architect, cost consultants, specialist leisure advise	Spring 2022 – feasibility work should ideally be completed and aligned with management options and existing contract term
Initiate conversations with Sport England if strategic facilities funding is likely to be required.	Strategic Director of Communities/ Project Manager for Leisure Health and Wellbeing	No	Autumn 2021

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