



## Mayor and Cabinet

### **Report title: Leisure Management Arrangements**

**Date:** 3 November 2021

**Key decision:** Yes

**Class:** Part 1

**Ward(s) affected:** All

### **Contributors:**

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### **Outline and recommendations**

This report updates Mayor and Cabinet on work undertaken in relation to leisure management arrangements since the previous report on the subject on 13<sup>th</sup> January 2021.

The report sets out Lewisham Council's commitment to providing high quality leisure services and seeks agreement for the commencement of a detailed feasibility study into the delivery of a new leisure centre in the south of the borough.

It is recommended that Mayor and Cabinet:

- Note the progress on the previously agreed strategy to reopen the Council's leisure facilities following the easing of Covid restrictions
- Agree to officers commissioning a detailed feasibility study into the delivery of a new leisure centre in the south of the borough
- Agree that The Bridge Leisure Centre remains closed while the feasibility study is undertaken.

## Timeline of engagement and decision-making

Mayor and Cabinet report – Leisure Management Arrangements – 13<sup>th</sup> January 2021

### Summary

- 1.1. Lewisham Council remains committed to providing a wide range of high quality leisure facilities across the borough. Notwithstanding this the leisure industry has been hit extremely hard by the Covid pandemic. All leisure facilities were closed completely during both lockdowns, under Tier 4 restrictions in London, and operated severely restricted operating models for the majority of the pandemic.
- 1.2. On 13 January 2021 Mayor and Cabinet agreed a strategy for the reopening of the Council's leisure facilities to ensure a good geographical spread of provision whilst avoiding extremely high levels of short term expenditure. The strategy also set out a range of actions required to ensure that the leisure facilities in the borough were of a high quality and offering sustainable services in the medium-long term.
- 1.3. This paper updates Mayor and Cabinet on progress against that strategy which included the closure of the Bridge Leisure Centre to allow for further work to be undertaken on the viability of the facility.
- 1.4. In order to inform the Council's approach to delivering the correct level of infrastructure in the borough a specialist agency has been commissioned to undertake an Independent Indoor Sports Facilities Assessment. This study will also inform a 10 year Physical Activity Strategy, which will consider how best to deliver the borough's wider strategic goals in promoting physical activity.
- 1.5. Overall the Assessment identifies a need for a new facility in the south of the borough and this reports seeks authorisation to undertake a detailed feasibility study to assess the deliverability of this new centre.

### 2. Recommendations

- 2.1. It is recommended that Mayor and Cabinet:
  - 2.1.1 Note the progress made since the report to Mayor and Cabinet of 13<sup>th</sup> January 2021
  - 2.1.2 Agree to the commissioning of a detailed feasibility study to explore the delivery of a new leisure centre in the south of the borough
  - 2.1.3 Agree that The Bridge Leisure Centre remains closed while the feasibility study is undertaken.

### 3. Policy Context

- 3.1 There are a number of existing strategies in which the Council's leisure facilities make a positive contribution to the Borough. In addition the Council is in the process of developing a 10-year Physical Activity Strategy with the aim of pulling together all the relevant strands and capturing them in one overarching strategy that puts the health and wellbeing of Lewisham residents at the forefront of provision. The Strategy will be subject to stakeholder engagement in late 2021.
- 3.2 Corporate Strategy 2018 – 2022. The characteristics of the Borough are clearly set out with a growing and diverse population including some areas of very high deprivation and child poverty. Healthy lifestyles and the availability of local leisure centres are key to delivering three of the key priorities namely:

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- i) Giving children and young people the best start in life;
  - ii) Building an inclusive local economy
  - iii) Delivering and defending: health, social care and support.
- 3.3 Furthermore there is opportunity within wider priorities to encourage physical activity in the active environment. Partnership working is a key tool identified to deliver against these priorities. It is clear that leisure services can play a major role in the delivery of the Corporate Strategy priorities.
- 3.4 The Lewisham Local Plan – the Council is in the process of producing a new Local Plan that will help guide future growth and developments in the borough over the next 20 years (from 2020 to 2040). The Infrastructure Delivery Plan (IDP) forms part of the evidence base for the new Local Plan, and has been produced as an evidence based document to support the draft Lewisham Local Plan.
- 3.5 The London Plan includes requirements for boroughs to assess the capacity of physical, environmental and social infrastructure to support growth, and to plan for the necessary infrastructure and improvements to capacity in the borough’s infrastructure delivery plans and programmes. The IDP seeks to provide details on the key strategic infrastructure requirement identified for the new draft Local Plan. It does not capture all the infrastructure requirement over the plan period; rather it focuses on strategic matters that underpin the delivery of the Local Plan. The Council will be undertaking further infrastructure planning in relation to the spending of S106 and CIL, and will continue to work with residents, businesses, Neighbourhood Forums, and other community groups and associations, to plan for the delivery of other supporting infrastructure that is not been covered in this IDP.
- 3.6 Work on the Council’s infrastructure planning evidence took place between quarter four of 2018 and quarter four of 2019, and is informed by the latest available studies, Council service strategies, and feedback from infrastructure providers. This IDP is a ‘live document’, and as such captures the infrastructure need based on the best information available at the time of writing. As such, information included in this document, including assumptions on infrastructure requirement, may be subject to change. As strategic infrastructure priorities are likely to change over time, it is the Council’s intention to provide annual updates to the IDP and considerations regarding the Bridge Leisure Centre will feed into that work.
- 3.7 Lewisham Whole Systems Obesity Action Plan 2019 – 21. The Council’s whole systems approach to obesity has three overarching aims:
  - Promote an environment that supports healthy weight and wellbeing as the norm, making healthier options the easiest choice for our residents to eat well and have active lifestyles;
  - Support our communities and families to become healthier and more resilient, which will include addressing the wider determinants of health; and
  - Tackle the weight issues of those who are already overweight and obese.
- 3.8 Physical activity and the physical environment play key roles in the plan which is very positive and there are targets designed to assess progress linked to getting people more physically active, increasing active travel and using outdoor space for exercise.
- 3.9 Local authorities have a statutory duty to secure sufficient educational and recreational leisure time activities and facilities for young people aged 13 to 19, and those with learning difficulties to age 24, to improve their well-being, as defined in Subsection 13 of Section 507B of the Education Act 1996 (amended 2006). This is particularly important relating to the provision of swimming pools which are not readily provided via the private sector.

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## 4. Background

- 4.1 On 20 March 2020, the Government announced the temporary closure of all gyms and leisure centres as part of its COVID-19 response to stop the spread of infection. All leisure facilities were closed completely during both lockdowns, under Tier 4 restrictions in London, and operated severely restricted operating models for the majority of the pandemic.
- 4.2 Lewisham Council currently operates two contracts to deliver the borough's leisure facilities. One contract covers the Downham Health and Leisure Centre and the remaining facilities are covered by a single contract.
- 4.3 Downham Health and Leisure Centre opened in March 2007, and is managed by 1Life (formerly Leisure Connection Ltd). 1Life have a 32 year contract through a Private Finance Initiative (PFI). In addition to the leisure facilities the centre includes health care facilities, library, community hall and playing fields.
- 4.4 The remaining facilities are as set out below. Fusion Lifestyle Limited previously operated seven facilities across the borough on a 15-year Leisure Management Agreement ("LMA") commencing October 2011; that arrangement ceased on 7 October 2020 and Greenwich Leisure Limited (GLL trading as Better) was appointed as from that date. The facilities are:
- Glass Mill Leisure Centre (Lewisham)
  - Forest Hill Pools (Forest Hill)
  - Wavelengths Leisure Centre (Deptford)
  - Ladywell Arena (Catford)
  - The Bellingham Leisure and Lifestyle Centre (Bellingham)
  - The Bridge Leisure Centre including the Lewisham Indoor Bowls Centre (Bellingham)
  - Warren Avenue Playing Fields (located in Bromley)
- 4.5 The contractual arrangement with Fusion ceased on 7 October 2020 and Greenwich Leisure Limited (GLL trading as Better) was appointed on a two year contract with a three year extension option, subject to the approval of the Council. For the first two years of the contract the Council will incur significant costs for the operating the facilities across the borough. Warren Avenue Playing Fields was transferred to Glendale Managed Services (the Council's parks and open spaces contractor) on the expiry of the Fusion contract.
- 4.6 Within this context, on 13<sup>th</sup> January 2021 Mayor and Cabinet agreed a range of actions to allow for the reopening of leisure facilities as restrictions allowed while seeking to minimise short term costs and ensure that the overall portfolio of services is sustainable in the medium-long term.
- 4.7 At this meeting Mayor and Cabinet agreed that Officers should proceed with the approach to delivery of leisure facilities in the borough during the next period including phased approach to the centres as set out in the report namely:
- Downham Health and Leisure Centre returns to full operating capacity as soon as COVID restrictions allow.
  - Glass Mill Leisure Centre returns to full operating capacity as soon as COVID restrictions allow.
  - Forest Hill Pools returns to full operating capacity as soon as COVID restrictions allow.
  - Wavelengths Leisure Centre returns to full operating capacity as soon as COVID restrictions allow apart from the leisure pool whose opening is reviewed in Spring 2021.

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- The Bellingham Leisure and Lifestyle Centre (Bellingham) returns to full operating capacity as soon as COVID restrictions allow. In reality, given that a significant part of the centre's provision will be prohibited even under Tier 3, the centre will only reopen fully once restrictions in London are at below this level at least.
- The Bridge Leisure Centre remains closed for a period.

#### 4.8 Mayor and Cabinet also agreed that Officers:

- proceed with an Expression of Interest process to gauge the appetite amongst third parties to take on a lease for Ladywell Arena and to operate the site as a publicly accessible facility.
- work with the local community to develop a sustainable operating model for the Lewisham Indoor Bowls Centre while wider consideration of the Bridge Leisure Centre is ongoing.
- undertake proactive work with schools and other institutions to increase community access to sports hall facilities and neighbouring leisure facilities to meet demand displaced from the Bridge Leisure Centre
- return to Mayor and Cabinet in mid 2021/22 with an update and proposals for the wider leisure facility offer in the borough and further consideration of The Bridge Leisure Centre.

#### 4.9 This work is now either complete or in progress including the following:

- A full refurbishment of the 25m pool at Wavelengths and over £700,000 being invested to overhaul the leisure pool through the removal of the flumes and the re-profiling of the water to increase family participation and extend the provision of swimming lessons.
- A full expression of interest process run in partnership with London Sport leading to live conversations with a range of interested organisations with a view to transforming Ladywell Arena into a truly community led facility.
- The reopening of the Lewisham Indoor Bowls Centre in partnership with the users leading to the highest level of membership in recent years and a vibrant new approach including an overhaul of the catering and social facilities.
- The relocation of a large number of clubs and classes from the Bridge to other local leisure centres, to schools and to other community facilities.

4.10 The work on the Bridge Leisure Centre has been impacted by the longer than anticipated restrictions applied to the industry which were only finally lifted on 19 July 2021. Officers have undertaken detailed work in order to formulate recommendations for a full feasibility study to deliver a new leisure centre in the south of the borough as set in in section 5 below.

## 5. The Bridge Leisure Centre

5.1 The Bridge Leisure Centre (The Bridge) was originally a Sports and Social Club for employees of the energy company BP and was therefore not designed to be a public leisure centre. BP ceased using the centre many years ago and, under the terms of a S106 agreement relating to the re-development of part of the original site, leased the site to the Council for use as a public leisure centre before the Council exercised its option to acquire the freehold of the site in 2019.

5.2 As highlighted in the January Mayor and Cabinet report even before the COVID pandemic The Bridge was operating at a significant financial deficit. During the final full year of operation under the Fusion contract the site required an annual subsidy of nearly £600,000 per annum with significant investment required in the building's infrastructure.

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- 5.3 In the three year period to 31 March 2020 during which The Bridge was operated by Fusion the financial performance worsened each year with falling income partially offset by cost savings but producing increased deficits annually as shown in Table 1 below :

**Table 1: The Bridge - Financial Performance**

<b>£'000</b>	<b>2019/20</b>	<b>2018/19</b>	<b>2017/18</b>
<b>Total Income</b>	£623	£787	£859
<b>Total Expenditure</b>	£1,216	£1,211	£1,273
<b>Loss</b>	<b>£594</b>	<b>£424</b>	<b>£413</b>

- 5.4 It is acknowledged that an element of the financial losses relate to the deterioration in the quality of the building and service standards in recent years but it is also clear that the site has been running at annual losses of over £400,000 for many years.
- 5.5 The reason for these losses can be attributed to a number of reasons but essentially can be attributed to the age and make-up of the centre which has a very poor lay-out and dated feel with high on-going maintenance costs and running costs.
- 5.6 The initial assessment set out in the January report identified circa £450,000 essential capital works with a further circa £600,000 of works that would be considered as necessary soon after reopening.
- 5.7 Further assessment of the investment required to bring the building up to full and reasonable operating standards has been estimated in the region of £2.4m with significant costs across nearly all areas as set out in Appendix 1. This is the investment required to bring the centre anywhere close to the much improved standard of the other centres following the post-COVID investment by the Council
- 5.8 Even if this work were to be undertaken it is estimated that there would be an operational deficit of £750,000 pro rata for a full year of opening in 2022/23. The revenue figure is derived from reviewing the financial performance of the centre over the past three years where annual losses averaging almost £500,000 have been recorded (as set out in the table above) and projecting the negative effects of Covid and the leisure shutdowns upon attendance levels which would further reduce the level of income and increase the operational deficit.
- 5.9 As with any ageing facility there will always come a point where it is not practical or cost-effective to maintain and repair it and the facility has been considered at, or close to, end of life for around 5 years but has been maintained in order to ensure continuity of provision in the south of the borough. With the Covid shutdown and the failure of large elements of the plant during this period it is now essential that the long term future of the site is considered given the investment that would be required to reopen and run the centre as is.
- 5.10 Officers have therefore considered the questions to be addressed when determining the future use of the site, namely:
- Is there a need for leisure provision in the area and, if so what should be included?
  - If a new centre is required how might this be paid for?
  - Where could any new centre be located?
- 5.11 In order to address the first of these questions it was considered whether a formal public consultation should be undertaken. However, given that Sport England have developed an extremely robust facilities planning model to determine the need for sport facilities it was considered more appropriate to commissioning a specialist agency to undertake an Independent Indoor Sports Facilities Assessment. As such, FMG

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consultants, were commissioned to undertake this work. It is important to note that while the report was commissioned as part of the considerations around the Bridge it also considered the need for wider services across the borough – not least because individual centres cannot be considered in isolation but also to inform the Council’s wider strategic planning for these facilities and the 10 Year Physical Activity Strategy.

- 5.12 In summary this assessment shows that without the Bridge Centre there would be a deficit of swimming water and sports hall provision in the south of the borough<sup>1</sup>. This report is explored in more detail below and attached in its entirety as appendix 2.

*Indoor Sports Facilities Independent Assessment (completed by FMG consultants)*

- 5.13 The most important of the report’s findings relates to swimming pools as these are facilities which are almost never provided via the private sector at an affordable price due to high fixed and running costs. The loss of a pool in this area of the borough, which is amongst the most deprived, is likely to lead to unmet demand for swimming in the south of the borough and a number of schools struggling to find pool space for swimming lessons.
- 5.14 The FGM study concludes that if the Bridge were to close, there is an evidence base case for a new swimming pool site in the Sydenham/Bellingham area of the Borough. The demand for swimming in the Bellingham/Sydenham area equates to between 160 – 180 sq metres of water in 2020 and is projected to be between 180 – 200 sq metres of water in 2033.
- 5.15 That new swimming pool site could be re-provided at the Bridge Leisure Centre location. However, a potential alternative location to re-providing a swimming pool site at the existing site is the Bellingham Leisure Centre site. There is a planned redevelopment of the wider site at Bellingham so this presents an opportunity to investigate the feasibility of including a pool on an extended or redeveloped leisure centre on the site and reducing the number of facilities the Council operates whilst still protecting the provision of pool water space. The issue of the Council not owning this site and any impact on Downham Health and Leisure Centre will need to be considered as part of the feasibility study.
- 5.16 The evidence base case is for a 25m x 6 lane pool or for a 25m x 4 lane pool with a teaching/learner pool of at least 100 sq metres of water.
- 5.17 The report also finds that there is a need for significant sports hall provision in that area of the borough but officers are currently exploring improving the community access to educational facilities which may offset the need for this provision.
- 5.18 In other relevant conclusions the report concludes that any future Council developed leisure centre is likely to have to provide:
- a health and fitness space of a minimum 75 – 100 stations in size in order to cross-subsidise the wet-side offer.
  - at least two studio spaces in order to support the health and fitness offer in order to cross-subsidise the wet-side offer.
- 5.19 As such it is therefore important to consider whether the Council can afford to deliver such a facility which is likely to cost in the region of £25m to develop.
- 5.20 Council officers have undertaken some high level cost estimates and assumptions and consider that the site is likely to be able to deliver new homes and a medium sized

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<sup>1</sup> based on the Sport England Facilities Planning Model which is the standard measurement for these facilities across the country.

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leisure centre within a mixed development with a relatively modest negative Net Present Value (NPV). The redevelopment of the site for housing could alternatively be used to release a capital receipt for the re-provision/redevelopment of leisure at another location such as the Bellingham site identified in the FMG report. It is noted that any housing development to enable the receipt to fund new leisure provision is most likely to be at the expense of a fully affordable housing compliant scheme.

- 5.21 Up to £300,000 has been identified to undertake the required feasibility study across both sites. It is recommended that these options are tested and developed further through this feasibility study.

## 6. Planning Context

- 6.1. Beyond the issues of the health and wellbeing, demand and the provision of leisure services to meet Lewisham's growing population are planning considerations that form part of the assessment for the future of the site.

- 6.2 **The Lewisham Local Plan** – the Council is in the process of preparing a new Local Plan that will help guide future growth and developments in the borough over the next 20 years (from 2020 to 2040). The draft Infrastructure Delivery Plan (IDP) forms part of the evidence base and has been produced to support the draft Lewisham Local Plan.

- 6.3 The London Plan includes requirements for boroughs to assess the capacity of physical, environmental and social infrastructure to support growth, and to plan for the necessary infrastructure and improvements to capacity in the borough's infrastructure delivery plans and programmes. The draft IDP seeks to provide details on the key strategic infrastructure requirement identified for the new draft Local Plan. It does not capture all the infrastructure requirement over the plan period; rather it focuses on strategic matters that underpin the delivery of the Local Plan.

- 6.4 The draft IDP identifies an existing shortfall in the supply of leisure facilities which will be challenged further by future population growth.

- 6.5 **The London Plan** – The adopted London Plan is part of Lewisham's development plan and any planning application for the site will be assessed against this document as well as adopted Local Plan policies.

- 6.6 With regard to social infrastructure (which includes leisure facilities) any proposal for the site will have to satisfy Policy S1 Developing London's social infrastructure:

*C Development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.*

*D Development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities.*

*E New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres.*

*F Development proposals that would result in a loss of social infrastructure in an area of defined need as identified in the borough's social infrastructure needs assessment required under Part A should only be permitted where:*

- 1. there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or;*
- 2. the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet*

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*future population needs or to sustain and improve services.*

*G Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan (see Part F2).*

- 6.7 Any proposals for the loss of leisure facilities on the site will have to satisfactorily address sections F and G of Policy S1 (above) to be supported in planning terms.
- 6.8 It is also important to note that future proposals regarding the Bridge will need to take into account the wider considerations relevant to that area including, those considerations made in the Lower Sydenham & Bell Green Vision Study. There is potential, in the much longer term, for the Bakerloo Tube Line to be extended to Lower Sydenham Station which is in close proximity to the site.
- 6.9 This Vision Study highlights that a joined up approach is essential to deliver positive outcomes for the area but much more work is required to ensure that any leisure provision is firmly situated within the context of wider plans and ambitions for the area.

## **7. Conclusion and recommendations**

- 7.1 The overall strategy to reopen the borough leisure centres after the Covid shutdowns and restrictions is progressing well with the majority of centres operating well and actions in train to ensure their ongoing success.
- 7.2 However, the impact of the Covid shutdown has had a disproportionate impact on the Bridge Leisure Centre with the failure of large elements of the plant during this period. Given the age of the facility and the previous operating deficit at the site it is now essential that the long term future of the site. Lewisham Council is committed to providing high quality leisure services where they are needed and has commissioned an independent review which has suggested that a new centre would be needed if the Bridge were, ultimately, to close permanently. As such this paper recommends a detailed feasibility study to determine whether and where such a centre could be delivered.
- 7.2. It is recommended that Mayor and Cabinet:
- Note the progress on the previously agreed strategy to reopen the Council's leisure facilities following the easing of Covid restrictions
  - Agree to officers commissioning a detailed feasibility study into the delivery of a new leisure centre in the south of the borough
  - Agree that The Bridge Leisure Centre remains closed while the feasibility study is undertaken.

## **8. Financial Implications**

- 8.1 The cost of up to £300,000 to undertake the required feasibility study across both sites will be met from corporate provisions and reserves balances in the 2021/22 financial year
- 8.2 The Bridge Leisure Centre will remain closed whilst the feasibility study is undertaken and forms no part of the current Leisure Management contract arrangements with Greenwich Leisure Ltd. We are however projecting costs in relation to the security and maintenance of the site in 21-22 and a projected cost of £0.1m be highlighted in the September 21 budget monitoring report.

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## 9. Legal implications

- 9.1 The Council has a power to provide leisure services. The proposed feasibility study will be used to inform the Council's decision making in connection with the provision of those services in the south of the borough.
- 9.2 This is a key decision.
- 9.3 In taking this decision, the Council's public sector equality duty must be taken into account. It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
  - advance equality of opportunity between people who share a protected characteristic and those who do not.
  - foster good relations between people who share a protected characteristic and those who do not.
- 9.4 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed above. The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for Mayor and Cabinet, bearing in mind the issues of relevance and proportionality. Mayor and Cabinet must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 9.5 The Equality and Human Rights Commission (EHRC) has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance. The Council must have regard to the statutory code in so far as it relates to the duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found on the EHRC website.
- 9.6 The EHRC has issued five guides for public authorities in England giving advice on the equality duty. The 'Essential' guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice.

## 10. Equalities implications

- 10.1 Lewisham Council is current developing a new Physical Activity strategy. As part of the strategy development, a vision, priorities and key outcomes will be established to set the strategic direction for the service over the coming years. Whilst these have not yet

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been confirmed at this stage, they are likely to centre around increasing physical activity levels and reducing inactivity with the aim of reducing the burden on the NHS, particularly in deprived areas and within the BAME community while using physical activity to:

- promote health, wellbeing and happiness;
- tackle deprivation;
- reduce crime and anti-social behaviour;
- develop the economy, jobs and skills;
- support the voluntary & community sector.

10.2 A number of specific target outcomes and associated KPIs will be identified to establish how the strategy will be measured and monitored, with an action plan identifying specific actions for implementation.

10.3 The report sets out a range of alternative facilities and activities that will mitigate the equalities impact of the recommendations with the report with the development of the Physical Activity Strategy aimed at narrowing health inequalities.

## **11. Climate change and environmental implications**

11.1. Leisure Centres, especially swimming pools, consume high levels of energy. The Bridge Leisure Centre is not energy efficient and whilst the costs of operation could be reduced by investment into the building, plant and electrical systems the current level of deficit to the Council would not make the necessary level of capital investment a viable solution to the significant ongoing costs.

11.2 Any and all new leisure provision has significantly improved energy efficiency when compared to buildings of the age of The Bridge.

## **12. Crime and disorder implications**

12.1. Leisure Services play a significant role providing positive activities for young people, reducing the chances of them being involved in anti-social behaviour or criminal activity.

## **13. Health and wellbeing implications**

13.1. There is a wealth of evidence to highlight that the benefits of an active lifestyle are far reaching and impact positively on people's lives across the life course. Those who play sport and are active are healthier, happier and more likely to be successful in academic and professional life.

13.2. We know that the benefits of an active lifestyle are far reaching and impact positively on people's lives. The weight of the national evidence base regarding the risks and costs of inactivity is compelling:

- Physical inactivity directly contributes to one in six deaths in the UK, the same number as smoking;
- Physical inactivity is the fourth largest cause of disease and disability in the UK;
- Physical inactivity leads to around 37,000 premature deaths a year;
- Evidence highlights that active people are less likely to suffer from heart disease, stroke, cancer, diabetes and may consequently live 5 years longer.

13.3. Physical inactivity poses a serious and growing danger to society; it damages health, economy and the environment and limits the educational attainment and future lives of children.'

13.4. It is estimated by Public Health England that the cost of physical inactivity is £7.4 billion

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per year.

## **14. Social Value implications**

- 14.1. Public Services (Social Value) Act 2012 requires that the council considers how wider social, economic and environmental benefits that may improve the wellbeing of the local area can be secured.
- 14.2. Leisure Centres are significant local employers and the delivery of a new centre will create many new jobs. Any development period would also create local employment as social value considerations would be included in any associated procurement.

## **15. Background papers**

- 15.1 Mayor and Cabinet report, 13<sup>th</sup> January 2021, Leisure Management Arrangements: <https://councilmeetings.lewisham.gov.uk/documents/s76736/Leisure%20management%20arrangements.pdf>

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## **Comments for and on behalf of the Executive Director for Corporate Resources**

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## **Comments for and on behalf of the Director of Law, Governance and HR**

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## **Appendices**

Appendix 1 – Estimates of capital works required to fully re-instate Bridge Leisure Centre

Appendix 2 - Lewisham Indoor Sports Facilities - Independent Assessment

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## Appendix 1

### Estimates of capital works required to fully re-instate Bridge Leisure Centre

#### Aesthetics

Majority of areas worn, tired and at the end of life. Decoration and refurbishment required to all areas of the centre, this includes but not limited to flooring, walls, laminates, sanitary, ceilings lighting

#### Budgets

Cafe / Kitchen £25,000  
Function room £25,000  
Reception, stairs, lift £100,000  
Reception toilets £20,000  
Fitness Room £100,000  
Fitness Room equipment £200,000  
Activity Studios £40,000  
Main hall £75,000 (flooring undercarriage damaged)  
Poolside changing rooms £200,000  
Circulation areas £40,000  
Other changing rooms £120,000  
Structural works £100,000  
**Total £1,045,000**

#### MECHANICAL

Pool AHU £50,000  
Boilers (pool plant) £110,000  
Boilers (dryside Plant) £110,000  
Main pool filtration £150,000  
A/C £100,000 (r407 gas)  
Replace missing insulation £25,000  
Replace pumps, pipework,  
Bellows, valves £100,000  
Replace storage calorifiers £50,000  
BMS upgrades £200,000  
Chiller plant £60,000  
**Total £955,000**

#### ELECTRICAL

Fire alarm £25,000  
Intruder alarms £10,000  
Emergency lighting £40,000  
Lighting General £50,000  
18th Edition Remedies £20,000  
**Total £145,000**

#### DRAINAGE

Blocked drains around the main pool and changing rooms. Investigation required and possible excavation to rectify

**Budget £100,000**

#### WEATHER TIGHTNESS

Leaks evident within the centre, especially the pool halls.

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Issues evident with guttering  
**Budget £100,000**

## **ASBESTOS**

Management survey required.  
Budget cost for remedial works  
**£50,000**

**Overall Total £2,395,000**

Figures are costs estimates further to full investigation for various elements

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