



**Report for:
ACTION/INFORMATION**

Item Number:

Contains Confidential or Exempt Information	NO
Title	Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 - 2031
Responsible Officer(s)	Mark Wiltshire; Director of Community Development
Author(s)	Chris Bunting, Julia Robertson
Portfolio(s)	Cllr Jasbir Anand and Cllr Josh Blacker
For Consideration By	Cabinet
Date to be Considered	13 th July 2022
Implementation Date if Not Called In	26th July 2022
Affected Wards	All
Keywords/Index	Sport, swimming, sports hall, pool, court, pitch, strategy

Purpose of Report:

The purpose of this report is to recommend the adoption of the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031 produced by Leisure in partnership with Continuum Sport and Leisure Limited, Sport England and National Governing Bodies of Sport.

The strategy includes a comprehensive evidence base for indoor and outdoor sports facilities and assesses the current and future need for the most popular indoor and outdoor sports facilities across Ealing, which will be used to inform future Local Plans. The outdoor playing pitch section of this strategy will supersede the Playing Pitch Strategy 2017 – 2031.

The Ealing Sports Facility Strategy 2012 – 2021 enabled Ealing Council and external partners to successfully invest around £50 million in improving sports facilities for the benefit of local residents and the new strategy will enable Ealing Council and organisations based in Ealing to apply for further funding for indoor and outdoor sports facility improvements; it is also worth noting that without this document, Sport England and other grant giving organisations would not accept any future funding bids for sports facility new builds or refurbishments.

This report will also seek permission to proceed with the development of other indoor and outdoor sports sites and to progress the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031 Action Plan.

1. Recommendations

It is recommended that Cabinet

- 1.1 Adopts the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 2031 (the Strategy) (Appendix A) and
 - a) Authorises the Director of Community Development following consultation with the Portfolio Holder(s) to make any necessary minor amendments to the Strategy before publishing the final document.
 - b) Directs the Director of Community Development following consultation with the Portfolio Holder(s) to develop a work plan that supports the implementation of the associated action plan, included at the end of the Strategy.
- 1.2 Notes and agrees that the Playing Pitch Strategy 2017-2031 will now be superceded by this Strategy.
- 1.3 Authorises the Director of Community Development following consultation with the Portfolio Holder(s) to:
 - a) Seek and accept grants associated with the delivery of projects in the Action Plan including (but not limited to) those from the Lawn Tennis Association (LTA) to improve park tennis courts including entering into any associated grant agreements.
 - b) Take to the market, the opportunity of providing Padel Tennis facilities in some of Ealing's parks as set out in paragraph 2.9.
 - c) Engage with local residents and users on a review of golf course facilities in the borough that by design will support the aims of the climate emergency and ecological strategy.
- 1.4 Notes that suitable budget provision will be needed in order to deliver this Strategy, and therefore:
 - a) Directs the Director of Community Development following consultation with the Portfolio Holder(s) and the Chief Finance Officer to identify suitable financial provision to undertake a robust feasibility on the future redevelopment of Dormers Wells Leisure Centre and to explore options for the provision of outdoor swimming in the borough.
 - b) Directs the Chief Finance Officer following consultation with the Portfolio Holder(s) to identify funding sources and opportunities that will contribute £1.0M in match funding over the lifetime of this Strategy to be brought back to Cabinet for approval.
- 1.5 Notes the ongoing work with community, sports and nature groups to develop the plan to develop a strategy for the redevelopment of Warren Farm Sports Ground to be brought to Cabinet for future decision.

2. Reason for Decision and Options Considered

- 2.1 The reason for the decision is to build on the success of the previous Strategy and ensure that the Council and external partners, adopts a new 10 year indoor and outdoor sports facility strategy for Ealing. Without an adopted strategy, the Council and external partners will lose the ability to apply to the majority of

organisations for any future facility development project funding and it may well jeopardise existing funding awards.

- 2.2 The Strategy covers sports facility provision across the whole borough and will provide a ten year plan to meet both the Council and local people's needs in relation to Ealing's sports facilities both now and in the future and will have a positive impact on people's participation in sport and physical activity.
- 2.4 The Strategy forms a key evidence base endorsed by Sport England and recommends levels of future sports facility provision underpinning the Council's future Local Plan and other associated documents.
- 2.5 Investment in a network of indoor and outdoor sports facilities will ensure that Ealing residents will have the facilities available to them to be more active, as well as benefit from associated education programmes, leisure/recreation and contributors to the public health agenda.
- 2.6 The Strategy will assist with the development of an accurate and robust evidence base to provide the leisure and sport content for the Local Plan refresh and to help inform Planning policy decisions regarding the protection, enhancement and provision of existing and future indoor and outdoor sports facilities providing an understanding of the best location(s) for any new facilities.
- 2.7 The Strategy and associated action plan will be used to provide an evidence base to help calculate and secure developer contributions as part of the planning process where sport and leisure is a consultee on all future housing developments to ensure the impact on the sport and leisure infrastructure is considered and to provide funding to enable the development of sports facilities to benefit residents.
- 2.8 The Strategy and action plan will provide an agreed list of priority projects which will help to meet any existing deficiencies, meet future demand and feed into wider infrastructure planning as well as helping to secure internal capital and revenue investment.
- 2.9 The Strategy work has already identified Padel Tennis, as a new sport which is growing fast across the country that provides an exciting addition to the traditional game of tennis, enjoyed by both existing players and complete beginners. As a result of this identified demand for a new version of the sport, the council has received a significant number of enquiries from Padel Tennis operators to design, build and operate new facilities in Ealing. It is anticipated that there will be little or no requirement for any capital contribution for the Council and will yield a moderate revenue income. To capitalise on this wave of interest and the potential benefits to residents that might be available from commercial operators in this market, the Leisure team is keen to explore what opportunities there might be to partner with a Padel Tennis operator to develop new sports facilities in Ealing for local residents to enjoy and be active.

3. Key Implications

- 3.1 The purpose of the Strategy is to support the Council's overarching principles shaping the future of Ealing and most importantly contribute to the achievement of outcomes relating to improved health and increased physical activity levels of residents, establishing how to best meet their current and future health and wellbeing needs and encourage and support their continued independence, contributing to making Ealing a better place to live and work.
- 3.2 The Strategy aims to facilitate the creation of a sporting infrastructure across Ealing that provides residents of all ages, abilities and backgrounds with the opportunity to be active and play sport. The key objectives of the Ealing Indoor and Outdoor Sports Facility Strategy 2022 – 31 are to:
- Provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced indoor and outdoor sports facilities.
 - Improve public health by encouraging more people in Ealing to be more active by ensuring facilities for indoor and outdoor sports are of the appropriate quality are both available and accessible.
 - Ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations
- 3.3 In order to achieve the key objectives of this new 10 year Strategy, the Council will explore opportunities to:
- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's built and green sporting infrastructure
 - Work with commercial and community partners and national governing bodies to enable and secure the development and long term management as well as financial viability of indoor and outdoor sport facilities across the borough
 - Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place based projects
 - Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing
 - Help sports clubs and organisations to promote the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity
 - Promote sport and active recreation as a key enabler to healthy and active lifestyles
 - Be innovative and creative when investigating possible solutions to facility supply needs in light of the general reduction in funding available to improve and or build new sports facilities
 - Identify opportunities for the possible co-location of facilities including cultural facilities such as film studios, libraries, health clinics, etc.

- Expand community use of existing education facilities not currently available for community use
 - Investigate the viability of developing indoor facilities at existing outdoor sports venues to create sustainable and self-financing indoor and outdoor sports hubs managed and operated by voluntary sports clubs
- 3.4 Through the implementation of this strategy, the Council has a major role to play in providing access to sporting opportunities at a cost that is acceptable to the wider community. The Council has a role to play as a direct provider of entry level playing facilities such as free to use casual football pitches and tennis courts in parks as well as pay as you go swimming and gym use.
- 3.5 The Council also plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

4. Financial

a) Financial impact on the budget (mandatory)

There are no specific costs associated with the adoption of the strategy; any costs incurred thus far are predominantly related to officer time and consultant fees covered by existing revenue budgets. Any future project specific financial implications for the Council will be identified and reported to Cabinet for approval at the appropriate time.

5. Legal

- 5.1 Although the adoption of Sports Facility Strategy is not a statutory requirement, paragraph 98 of the National Planning Policy Framework confirms that
- ‘Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision’.
- 5.2 The Strategy has also been prepared following Sport England Guidelines
- 5.3 The Council has a number of powers available to enable it to implement the future projects. the power to adopt this Strategy, which has been produced following Sport England guidelines.
- 5.4 Future project(s) will also be subject to a planning application and each planning application will be assessed upon its merits against the planning policy framework.

- 5.5 The procurement of the Padel Tennis facilities contract will be in accordance with the Public Contracts Regulations 2015 and the Council's Contract Procedure Rules.

6. Value For Money

- 6.1 The Strategy sets achievable targets for the development and/or refurbishment of the boroughs sports facilities and recognises the opportunity that the strategy will play in setting sports facility standards and securing future planning gain and delivering value for money.
- 6.2 The Strategy will ensure a continued focus on the identified targets over the longer term and will manage risk by the engagement of a range of resources across a number of different partners.
- 6.2 Since 2012, Ealing Council has secured over £23m in external funding to help facilitate the delivery of £64m of projects detailed in the Ealing Sports Facility Strategy 2012 – 21 and the Playing Pitch Strategy 2017-31.

7. Sustainability Impact Appraisal

- 7.1 Principles of sustainability will be incorporated throughout the planning of all projects and successful bidder(s) will be encouraged to ensure best design practice options for alternative/'greener' materials and products and quality, economical and sustainable utilities systems are used.
- 7.2 The boroughs outdoor sports facilities form an essential part of Ealing's overall infrastructure and contribute to the effective functioning of the borough as a healthy and active place to live, work and visit.

8. Risk Management

- 8.1 If the strategy is not adopted, the Council will not make the best use of the limited resources available to improve sports facility provision and resident satisfaction.
- 8.2 Without an adopted strategy, the Council will lose the ability to apply to the majority of organisations for any future outdoor facility development project funding and it may well jeopardise existing funding awards.
- 8.3 Not having an adopted strategy will undermine the credibility of the Local Development Framework documents, through failing to provide the necessary evidence base needed to inform these documents.
- 8.4 The Council will not realise the benefits of the strategic link between economic development and the need to invest in the sporting infrastructure of the borough.

9. Community Safety

- 9.1 Regeneration of local sports facilities and sports grounds will encourage a greater number of visitors and improved security will be part of the overall aims

of each project. The strategy outlines the location of future facility developments, which will improve local access for residents to a wide range of sports facilities. Projects will be developed in line with Sport England and the relevant National Governing Body of Sport guidelines ensuring facilities are safe and appropriate for all users.

10. Links to the 3 Key Priorities for the Borough

10.1 The addition and expansion of sporting facilities across Ealing's will result in creating a safer, cleaner environment offering more opportunities for education, sport and leisure, and may possibly create local job opportunities in the future.

11. Equalities, Human Rights and Community Cohesion

11.1 An Initial Equality Analysis Assessment has been completed and full Equality Analysis Assessments will be carried out on specific projects as and when required.

12. Staffing/Workforce and Accommodation implications:

None.

13. Property and Assets

13.1 The ongoing improvement to the quality of the boroughs indoor and outdoor sports facility stock through their initial planning, design, development and maintenance is core to the Strategy. The implications for any change of use, disposal and/or adoption of designated sports ground space will be assessed on a site by site basis, in consideration of the value and function of a given site both to the borough of Ealing and to its residents.

14. Any other implications:

None

15. Consultation

15.1 The consultation process carried out as part of the development of the Strategy involved National Governing Bodies of Sports and Sport England as well as various sports clubs and sports pitch users via email, site visits and telephone conversations. Clubs completed online questionnaire surveys and where necessary follow ups were carried out via telephone calls and emails.

15.2 Each future sports facility project will also carry out its own consultation process as part of resident liaison and the planning process.

16. Timetable for Implementation

16.1 Once approved by Cabinet the Strategy will be implemented and projects will be delivered in line with the timescales detailed in the strategy's action plan.

17. Appendices

Appendix 1: Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 – 2031 (Draft)

Appendix 2: Equalities Analysis Assessment (Draft)

18. Background Information

NPPF

[National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

Sport England: Assessing needs and opportunities guide for indoor and outdoor sports facilities

[Planning for sport | Sport England](#)

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Jackie Adams	Head of Legal (Commercial)	09/06/2022		
Chuhr Nijjar	Senior Contracts Solicitor	09/06/2022		
Yalini Gunarajah	Senior Finance Business Advisor	09/06/2022		
Cllr Anand		07/06/2022		
Cllr Blacker		07/06/2022		
Mark Wiltshire	Director of Community Development	07/06/2022		
External				

Report History

Decision type:	Urgency item?
Key decision	No
Report no.:	Report author and contact for queries:
	Chris Bunting Asistant Director Leisure Julia Robertson Active Ealing Sports Development Manager