

Brighton & Hove City Council

Strategy, Finance and City Regeneration Committee

Agenda Item 89

Subject: New Swimming Pool at Withdean Sports Complex and pool provision in the East of the City

Date of meeting: Culture, Heritage, Sport, Tourism & Economic Development Committee - 18 January 2024
Strategy, Finance and City Regeneration Committee - 25 January 2024

Report of: Executive Director, Economy, Environment & Culture

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Ward(s) affected: All Wards

For general release

1. Purpose of the report and policy context

- 1.1 The Sports Facilities Investment Plan 2021-31 (SFIP) was approved by Policy & Resources Committee in June 2021, and was published and launched as the strategic plan for investing in, improving and providing financially sustainable indoor sports facilities across the city.
- 1.2 One of the key findings was that the current demand for pool water in the city exceeds supply, and that any closure or loss of a facility will result in a significant pressure on the remaining facilities for use for the public and club swimming. Work has been undertaken since the launch of the SFIP in 2021, and will continue, to carefully consider the options for increasing the amount of pool/water space in the city to meet the current and future needs.
- 1.3 This report sets out a detailed proposal that has now been developed to add a community swimming pool at the city's 'North Hub', Withdean Sports Complex, which will not only address the shortfall of pool water space available in the city but will also act as a mitigation should the council be forced to consider a temporary or permanent closure of the current King

Alfred Leisure Centre pools given the ongoing challenges relating to its age and condition.

2. Recommendations

That Committee;

- 2.1 Notes the importance of addressing the shortfall of pool water space in the city.
- 2.2 Agrees that officers should continue to explore the feasibility of where and how new pool water space is developed and delivered in the East of the city, (as set out in paragraph 3.35).

Recommends that the Strategy, Finance, and City Regeneration Committee

- 2.3 Agrees in principle to the development of a new swimming pool at Withdean Sports Complex, as set out in paragraph 3.18.
- 2.4 Agrees the provision of £451,000 (via capital borrowing) to complete detailed design and survey work and to achieve planning consent.
- 2.5 Authorises the Executive Director Economy, Environment and Culture to take all steps necessary to procure and award the contracts for the design work.
- 2.6 Agrees that a further report is brought back to the Strategy, Finance and City Regeneration Committee once the design work is completed to approve the progression of the project to implementation and the additional borrowing required for the remaining capital cost to deliver a new facility.

3. Context and background information

- 3.1 In addition to the SFIP, the strategic need for additional pool water space in the city is supported by the following relevant local and national strategies; BHCC City Plan Part 1 & 2, BHCC Sport & Physical Activity Strategy due to be launched in 2024, Brighton & Hove Health & Wellbeing Strategy 2019-2030, Sport England's Uniting the Movement Strategy and Swim England's Access Aquatics Strategy 2023-33.
- 3.2 The council-owned swimming pool stock is still extremely popular and well used despite their age and condition (with a number of pools being 30+yrs old).
- 3.3 There were 465,708 swimming visits across the three leisure centre sites with pools in 2022/23. In addition to those participation numbers, there are currently over 2,600 children on Freedom Leisure's Learn to Swim School across the city and a waiting list of over 250 wanting to take part in lessons.

- 3.4 Table 1 below shows the performance of the three council owned public pools in the city over recent years. These participation figures give a good indication of what levels might be anticipated from a new pool.

Table 1: Performance of Council owned Pools in recent years

	King Alfred	Prince Regent	St Lukes
Swimming participation 2018-19	272,743	236,319	58,977
Swimming participation 2022/23	177,501	237,815	50,392
Swimming participation 2023/24 first 8 months (Apr-Nov)	153,979	160,182	33,661

- 3.5 Included in the table are figures from 2018/19 which show the highest levels of participation pre-Covid pandemic. Although usage has increased since the pandemic 2019/20/21, the leisure industry is still recovering. These figures therefore indicate the levels that could be expected in the coming years. Previous analysis undertaken by consultants on the SFIP using these 2018/19 figures also showed that all three of our current pools are operating at income levels above the national benchmarking figures per m2 of water space.
- 3.6 The figures included in the table for the year just gone (2022/23) show slightly lower than expected levels of participation at the King Alfred. This is however due to the pools being closed from January to March 2023.
- 3.7 The most recent figures shown above for the current year's operation so far to date are promising and give an indication that high levels of participation are likely to be achieved (if there are no more closure periods).
- 3.8 Brighton & Hove City Council is also one of the few local authorities to provide free swimming to all children aged 4-18 after school, on the weekends and in school holidays which has enabled swimming participation to grow year on year. This is currently subsidised by Public Health monies and corporate funding and will continue to be reviewed.
- 3.9 As well as public swimming provision, there are also a significant number of swimming clubs and aquatics groups within the city, as well as many other open water/sea swimming groups, private swim schools, sessional classes such as aqua fit and school swimming providers.
- 3.10 Although levels of physical activity in the city are high in adults, there are still concerning challenges with children and young people. According to the Joint Strategic Needs Assessment for the city, less than half of under 16's in the city meet recommended activity guidelines each day, and 1 in 3 children do less than 30 minutes of physical activity each day. The levels of physical

activity are less in older residents, those with disabilities/long-term health conditions, those who are long-term unemployed or those in certain ethnic groups: Black, South Asian or Chinese.

- 3.11 Plans to redevelop the current King Alfred Leisure Centre (identified in the SFIP as the 'West Hub') are progressing, which will see a new modern, energy efficient flagship facility built in the coming years. This new facility will replace the existing pool provision, but also enhance it by increasing the pool from a 6 lane to an 8 lane competition pool, larger separate teaching/learner pool, with additional leisure water (e.g. flumes, splashpad for younger children). Although this will provide a slight increase in pool/water space, it will still not be enough to meet the current and future levels of demand for swimming – hence the need to consider additional facilities. Given the scale and complexity of the new West Hub project, it is not expected that the new facility will be complete until 2028.
- 3.12 In the meantime, the current King Alfred Leisure Centre continues to deteriorate in its condition, which provides ongoing operational challenges and requires significant investment to keep the facility open. As part of the condition survey work to inform the SFIP, it was anticipated that approximately £4m+ would be required to be spent in order to just maintain the current facility for five years.
- 3.13 When considering the condition and age of the building and plant, and lack of available funding of this scale, it is recognised that there is an ongoing risk of significant failure and potential temporary or permanent closure before the new West Hub facility is delivered.

Phase 1 – Proposal to develop a new pool at Withdean Sports Complex

- 3.14 As set out above, there is strategic need for additional pool/water space in the city which is becoming more urgent. Finding a site with available (and suitable) land to develop a new pool is challenging, as is designing a scheme that will be affordable in the current financial climate. Bearing in mind these considerations, officers have been working with external consultants to find a feasible solution that can provide the council a new pool option that is viable and deliverable.
- 3.15 The focus of this report is therefore a proposal for a pool at our 'North Hub', Withdean Sports Complex (WSC).
- 3.16 The facility is located in reach of communities in the North-West and East of the city who may be less physically active or be experiencing poorer health outcomes (see catchment analysis included in Appendix 1). The site is accessible by bus, active travel and has associated parking on-site.
- 3.17 A pool at WSC would also be accessible for many local schools to use. This is of key importance to ensure children in our city continue to learn to swim and are confident in water – particularly as this was impacted so heavily during the Covid-19 pandemic and we are still catching up now. There are a

number of primary and secondary schools within a 2 mile radius of the centre.

- 3.18 The proposed scheme will include a 5-lane 25m community pool with changing rooms, toilets and other ancillary facilities. Indicative designs and visuals are included in Appendix 2. The new pool will be a modular above-ground pool, meaning that build costs are reduced and the construction timeline is less compared to conventional pool builds. This approach would in no way effect the quality of the facility for the end user and would have a lifespan of up to 40 years if maintained effectively.
- 3.19 The facility would aim to use and include modern methods and technologies relating to energy efficiency such as heat pumps, microfiltration, pool covers and solar PV to achieve a sustainable facility with a reduced carbon footprint and associated running costs.
- 3.20 The estimated capital cost of this project would be £5.8m, which is in line with benchmarking for other similar facility developments. These costs have recently been updated (as of November 2023) by construction consultants Walker Sime and reflect inflation and the increased construction costs over the past 12 months due to market pressures, as well as the relevant energy and workforce/labour costs in the industry currently.
- 3.21 Ground investigations would be undertaken as part of the initial professional fees, which will help to mitigate along with the pre-existing knowledge the council has of the site having done lots of recent work. The above-ground modular construction method will also negate the need for extensive groundworks, and associated costs.
- 3.22 As set out in section 11 of this report, it is expected that the council would agree cost certainty at the point of entering into a contract – therefore mitigating the risk of the total cost increasing.
- 3.23 This total capital cost excludes contingency. Given the early stages of the design, and the relatively straight forward nature of the works for this project, the council have been advised that 7.5% contingency should be applied at this stage. As the design proceeds our consultants have suggested that they would expect to reduce this contingency in parallel with design development until reaching a point of between 1.5% and 2.5%.
- 3.24 There are currently no identified funds to support these capital costs as the council has no earmarked reserves for increased swimming capacity and there are no unallocated capital receipts. Other funded items in the capital programme could potentially be reprioritised but this is unlikely to be acceptable. There may be a small amount of section 106 funds or possible CIL monies available but it is currently assumed that this project would need to be financed from corporate borrowing. If the council was to borrow the £5.8m required, at a rate of 4%, this would mean a loan repayment of approx. £296,000 per annum assuming a 40-year lifespan/period.

- 3.25 The new pool, supported by the wider leisure contract, will therefore need to make sufficient income to meet operating costs and service loan repayments. Based on a current financial analysis it is anticipated that the new facility to be able to achieve this. See Table 2 below:

Table 2: Financial Case Summary

Total Income	£567,588
Total Expenditure/Running costs*	(£259,440)
Total Surplus	£308,148
Debt Costs (Capital Loan Repayment – over 40yrs @ 4%)	(£295,868)
TOTAL Surplus/(Deficit)	£12,280

* this includes; direct and indirect staffing costs, repairs and maintenance, utilities, cleaning, administration, equipment, catering, cost of goods sold, and rates.

- 3.26 It is anticipated that income generation would be phased in Years 1 and 2, achieving its full potential in Year 3 and any shortfall would be supported through existing revenue budgets. The financial analysis uses current financial data from the current leisure operator, as well as benchmarking from other similar facilities, and is considered to be realistic and achievable. A more detailed financial analysis of projected income and expenditure/running costs can be provided.
- 3.27 In practicality, the loan repayment will be serviced through an agreed contract variation, and management fee. As set out in the SFIP, the cost of delivery of new facility developments funded by long-term borrowing would be paid back through the improved financial returns from the combined portfolio of sports facilities.
- 3.28 It is also anticipated that the future facility mix on this site specifically will contribute and support the overall financial position given that there are a number of capital investment projects due to be completed in Spring 2024. These include 4 x small sided 3G football pitches, 3 court padel tennis facility and a children’s soft play centre. These additional facilities will generate significant additional footfall to the site and income that will be ringfenced.
- 3.29 As with any new community swimming pool facility, key factors in achieving a break-even or surplus position include; a commercial management approach, a realistic pricing structure, a varied and full pool programme, dynamic marketing and promotion, lean staffing structure and tight controls and management of expenditure.
- 3.30 Although there have been recent challenges relating to increased utility costs for leisure operators, the energy market is starting to stabilise, and due to successfully implementing mitigation measures since November 2022, the overall position is now much improved.

- 3.31 In addition, the council was recently successful in being awarded circa £400,000 from Sport England's Swimming Pool Support Fund, to help secure the ongoing operations of the pools across the city. The introduction of new technologies, energy efficient pool plant and use of solar PV should also assist in keeping utility costs as low as possible.
- 3.32 In terms of next steps, in order to take this project forward a commitment of £451,000 will be required to cover professional fees. These fees capture all of the possible costs associated with producing a full design of the new facility (architectural, structural, mechanical and electrical, including for the pool itself), including Planning and Building Control fees. These costs account for the full RIBA 2 to 3 phases, i.e. detailed designs, additional surveys and compiling procurement/contract documents.
- 3.33 It is important to note that the £451,000 required would need to come from capital borrowing, and we would therefore be doing this 'at risk'. If the project didn't proceed then this amount would be funded directly by the council.
- 3.34 Officers are developing a procurement strategy for this project which would enable best value to be achieved, whilst also recognising the expertise required to deliver a modular (above ground) constructed pool of this kind.

Phase 2 – Feasibility for additional pool/water space in the East of the City

- 3.35 As identified in the SFIP, the council is also considering where to build the new 'East Hub' leisure centre in the coming years. A shortlist of potential sites and options analysis was previously undertaken in 2021, but this now needs to be reviewed.
- 3.36 One of the previous options was the possibility of adding a pool to the existing Moulseccomb Community Leisure Centre. Despite this providing opportunities to address some of the health inequalities and levels of physical inactivity that exist in that area, the council has to consider the overall facility mix and local demographics in order to ensure it would be a viable and sustainable option.
- 3.37 Consideration is given strategically and geographically to other pool provision across the city – such as by Brighton University (who are developing the old Virgin Active site which includes pool provision) and other community and commercial pool provision in the area.
- 3.38 Table 3 below demonstrates a 'like for like' comparison using the current modular pool proposal for Withdean to see the difference in viability at the current leisure centre in Moulseccomb:

Table 3

	Withdean Sports Complex (WSC)	Moulsecroomb Community Leisure Centre
Specification	5-lane 25m pool with ancillary facilities	5-lane 25m pool with ancillary facilities
Capital Build Cost	£5.8m Excluding contingency	£5.8m Excluding contingency
Total Expenditure	(£259,440)	(£285,600)
Total Income	£567,588	£321,948
Capital Loan Repayment	(£295,868)	(£295,868)
Total Surplus/(Deficit)	£12,280	(£259,520)

The slight increase in projected expenditure/running costs for Moulsecroomb is due to a number of factors including: increased staffing costs (due to less support staff at the centre currently) and it being a less energy efficient facility, for example not currently having any solar PV on the roof. The reduced income projected is due to there being lower levels of usage of the pool anticipated (current footfall is far less than WSC), lower fees & charges including subsidised/discounted rates and less opportunity for secondary spend as there is currently no café and less goods for resale.

- 3.39 Officers are currently doing further work with architects and cost consultants to determine if an increased specification (i.e. more pool/water space) would impact positively on the overall viability. For example, a larger pool and a separate teaching pool would increase the capacity and therefore projected income from greater levels of usage (particularly on income from swimming lessons). However, this would also increase the capital build costs.
- 3.40 As identified in the SFIP there are plans to redevelop Moulsecroomb Community Leisure Centre by adding a gymnastics facility for the city, as well as extending the existing fitness gym. Feasibility work for this redevelopment will continue in 2024, and officers will look to capitalise on the available section 106 funds available for this site in the coming years to implement the scheme.
- 3.41 Further feasibility work will also be undertaken to consider whether if by implementing these other facility developments (which would generate additional income to the site), it would then enable and make a pool development more financially viable.
- 3.42 For the reasons set out above, officers will continue with this feasibility work to look at all possible site options in the East of the city (including Moulsecroomb Community Leisure Centre), to ensure there is a robust business case and recommendation for where we can deliver additional pool/water space and deliver the 'East Hub'.
- 3.43 Given there is more work still required to find a solution for the East of the city, but still an urgent need to address the immediate shortfall in pool/water space across the city more widely, the plan is to deliver the new pool at Withdean Sports Complex as Phase 1 and then a pool in the East as Phase 2.

- 3.44 Meanwhile, the project to replace the King Alfred in the West of the city continues, with the next key milestone being a decision on the preferred site option expected in March 2024.

4. Analysis and consideration of alternative options

- 4.1 Following feedback from previous consultations within the city, and the recent reports from key stakeholders such as Sport England and Swim England, adequate pool provision for the city is a priority for resident health and wellbeing. The council must look to address this in order to meet the demand and also mitigate the loss of existing pool/water space given the poor condition and age of existing facilities.
- 4.2 The new King Alfred/'West Hub' won't be complete until 2028 at the earliest, and further feasibility for our future 'East Hub' leisure centre is still required, which means the challenge of keeping the current pools open and operational will remain for a number of years. This is relevant primarily to King Alfred Leisure Centre, but also Prince Regent Swimming Complex and St Lukes Swimming Pool.
- 4.3 In terms of the business case, site management and suitability of the site, a new pool at Withdean Sports Complex can be easily integrated and managed within the current site operation and will be built on land currently unused and available at the site.

5. Community engagement and consultation

- 5.1 In many recent consultations that the council has undertaken, swimming remains to be one of the most popular activities for people in the city. In addition, recent engagement with the public on the other capital projects at Withdean (3G football, Padel Tennis and children's soft play) has also led to comments and feedback demonstrating a desire for a pool at this site.
- 5.2 This proposal was first discussed back in 2017, with the 3 main swimming clubs in the city putting forward a suggestion to the council for a modular community pool to meet their need for additional pool space. Given the challenges in finding available land and sites in the city, Withdean Sports Complex was considered one of the best options. It is located on council-owned land, is an existing facility with good access, has an existing customer base to help with the financial sustainability, and has a leisure operator in place to manage any new swimming pool.
- 5.3 Since that initial proposal, the council has taken the lead and has been working with specialist consultants to develop plans. The swimming clubs remain an important stakeholder group.
- 5.4 The 'Your Sport, Your Vision, Your City' consultation undertaken in 2020 to inform the SFIP, included responses from residents, local stakeholders, sports clubs, national governing bodies of sport and community organisations. The key messages, relevant to this project were as follows;

- 85% said that a new main swimming pool should be the top priority for any new facility
- The swimming offer in the city needs to provide a better balance of water provision activities
- 33% want the council to further improve and enhance Withdean Sports Complex as our 'North Hub'
- 65% were happy to travel further for better facilities, but would prefer to travel no more than 20 mins

In addition, more recently, the 'Let's Talk Active For Life' consultation was undertaken by the council's Healthy Lifestyles Team to inform the new Sport & Physical Activity Strategy. The output from this consultation also supported the above findings from 2020, evidencing that resident's feelings about swimming and developing new facilities remain the same.

5.5 Swim England are in support of this project as it will help to meet the current and future aquatic needs for the city. This was identified in a recent Aquatic Latent Demand report they produced for the council. This report uses a proven methodology and data to estimate the important latent demand for a Learn to Swim programme at a location, based on population size, likelihood measures and water space/provision across the public and private providers in the city. When looking at this insight, they have suggested that a new pool at Withdean would deliver potential for a healthy swimming programme, and provide significant income, as well as meeting the current unmet demand for children's swimming lessons in the city.

5.6 In addition to the report from the national governing body, recent data from Sport England's Facilities Planning Model Assessment of Swimming Pool Provision for Brighton & Hove also supports this project. They confirmed that the demand for swimming pools is greater than the supply. Specifically, in order to meet demand, the city would need 1,224sqm more of water. The current pools cannot meet this demand as they are already nearing capacity within community hours. With the build years of the two main sites (King Alfred and Prince Regent) being in the early 1980s, there is the added ongoing maintenance risk and closure to these, which would further reduce the amount of water space available.

5.7 The report also identifies that Brighton & Hove has the lowest provision of water space per 1,000 population (at 8sqm) than the surrounding authority areas and significantly less than the South-East region and England average. For a city that aspires to be an active and healthy city providing opportunities for all residents, this position needs to be addressed.

6. Conclusion

6.1 The council has a duty to provide adequate and quality sports facilities that enable residents, and visitors, to be physically active and enjoy swimming as a key leisure activity which contributes directly to health and wellbeing.

- 6.2 Whilst there are longer-term plans for replacing current swimming pools within the city in the West and East, there is an urgent need to provide additional pool/water space to meet demand and also act as a mitigation to loss of provision caused by any planned or unplanned temporary or permanent pool closures.
- 6.3 A new modular pool at Withdean Sports Complex would provide much needed pool/water space that can be delivered in a short timeframe. It will also provide additional income that can help with the overall long-term sustainability and viability of the council's leisure centre portfolio (as identified as a key principle within the SFIP). The financial analysis included in this report evidences how this new facility will be able to service a capital loan repayment and potentially make a small surplus.
- 6.4 If approved officers will be able to progress the designs, planning and delivery in order to be able to build this new facility. Consideration will be given to the most appropriate procurement approach, and engagement with key stakeholders will continue.

7. Financial implications

- 7.1 Financial implications in relation to recommendation 2.3-2.6 are set out within the body of the report. The estimated capital costs of £5.8m inclusive of the £0.451m professional fees but excluding contingency, would be funded from borrowing and requires approval from the Strategy, Finance and City Regeneration Committee. It is anticipated the net income after borrowing costs could generate a small surplus of £0.012m per annum. Risks around this project include increased capital costs, further increases to borrowing rates, higher annual expenditure and lower income achieved than anticipated that could all result in a reduction of net income or possibly result in net expenditure. These risks are mitigated to some extent by the cost estimates being updated very recently and the income projections being based on prudent assumptions of the marginal increase in income from the overall offer at Withdean. In addition, the development of this pool would increase resilience of the pool water availability within the city.
- 7.2 There are also no direct financial implications arising from recommendation 2.2. Any potential future options in pool water space within the east of the city will be brought back to this committee for decision.

Name of finance officer consulted: John Lack Date consulted: 19/12/2023

8. Legal implications

- 8.1 On-going legal support and advice will be required to mitigate any risks that might arise throughout the duration of this project, for example in relation to procurement, planning or property matters.

Name of lawyer consulted: Elizabeth Culbert Date consulted: 18/12/2023

9. Equalities implications

- 9.1 This new facility at Withdean will have a diverse and varied pool programme that offers opportunities for all, including those with disabilities, health conditions or mobility issues, older people, or those from BAME backgrounds, to improve or maintain their physical and mental health. An EIA is underway and will address the anticipated positive impact of this new facility on those with protected characteristics.
- 9.2 It is anticipated, as with other pools, to deliver some targeted sessions to increase accessibility and encourage participation in these groups for example women-only sessions.
- 9.3 The location and accessibility of the facility at Withdean will be able to help serve communities in the North-West and East of the City who are less physically active, and where there are significant health inequalities (as shown in Appendix 1).
- 9.4 As with any new facility, the design will be compliant with relevant legislation, and will focus on ensuring it is fully accessible.
- 9.5 Further engagement will be undertaken with the community and targeted groups to ensure that the pool and ancillary areas such as toilets, showers and changing rooms meet the necessary requirements such as having appropriate hoists, specialist provision or other aids.

10. Sustainability implications

- 10.1 By using a modular construction, the facility will have a reduced environmental impact and lower carbon footprint compared to an in-ground equivalent. Building above-ground can see a 50% reduction in CO2 emissions compared to an in-ground equivalent and could save at least 285 tonnes of material. This will help to contribute towards the council's Carbon Neutral 2030 target and ambitions.
- 10.2 Modern and energy efficient design (pool and associated plant) will lower the annual maintenance costs and enable repairs to be made without large-scale structural change and at a reduced cost.
- 10.3 It is anticipated that altering the indicative/original designs for the roof orientation to enable additional solar PV to be added to the site would contribute to the overall sustainability of the facility.
- 10.4 Given that this new facility would be classed as a minor development in planning terms, it would be required to ensure that BREEAM 'Very Good' is achieved. This not only supports one of the key investment principles within the SFIP but would also align with the council's 2030 carbon neutral target.

11. Other Implications

Social Value and procurement implications

- 11.1 As referenced in 3.22 and 3.34, the planned procurement approach for this project will ensure that the council gets best value and the appropriate expertise from contractors. This will be done via two phases of procurement; the first to take the project forward to the next design stage with a planning application, and the second to appoint a build contractor with cost certainty of the total project cost. A range of approved frameworks are being explored.
- 11.2 Any procurement will consider social value to ensure there are commitments and KPIs included in any tender and contract.
- 11.3 In terms of the delivery of the new facility itself, there will be significant social value created. According to Sport England, every £1 spent on community sport and physical activity provides a return on investment of £4 for individuals and society. These impacts will include positive contribution to the local economy through construction and the creation of new operational jobs, a positive impact on the health and wellbeing of our residents (therefore creating future savings within the NHS and other council services) as well as strengthening local communities through community engagement, belonging and volunteering through local sports clubs and groups.

Crime & disorder implications:

- 11.4 N/A

Public health implications:

- 11.5 Sport and leisure facilities, and in this case swimming pools, are important in achieving and supporting the Brighton & Hove Health & Wellbeing Strategy that focuses on prevention, reducing health inequalities and increasing healthy life expectancy.
- 11.6 The health benefits of swimming as an activity are significant, particularly as it is a life-long activity that residents can participate in at any stage in their lives, irrelevant of age and ability. Swimming is also well known to have a positive impact on mental health as well as physical health.
- 11.7 This introduction of this new facility will provide long-term savings to the NHS and other public services, by increasing levels of physical activity in residents, and therefore preventing and reducing the need for expensive health and support services in future.
- 11.8 This new facility will also help to serve some of the communities in the North-West and East of the city that are less physically active and where health inequalities are more prevalent. It will also help to meet demand for children and young people learning to swim – an important life-skill for those living in a coastal city.

- 11.9 As with our other existing facilities, we will be considering 'pay and play' options, the Leisure Card scheme, and other targeted programmes that provide access to free and low-cost opportunities to make our facilities as accessible and affordable as possible.

Supporting Documentation

1. Appendices

1. Catchment Analysis
2. Site plan and indicative designs

2. Background documents

[Sports Facilities Investment Plan 2021 to 2031 \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/sports-facilities-investment-plan-2021-to-2031)

[bandh-jsna-exec-summary-june-2022 - 07 07 2022.pdf \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/bandh-jsna-exec-summary-june-2022-07-07-2022.pdf)