

LEWISHAM INDOOR BUILT SPORTS FACILITIES – INDEPENDENT ASSESSMENT

2021 - 2033

LONDON BOROUGH OF LEWISHAM COUNCIL



FMG CONSULTING LTD

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Basis of Information

It is not possible to guarantee the fulfilment of any estimates or forecasts contained within this document, although they have been conscientiously prepared on the basis of our research and information made available to us at the time of the study. Neither FMG as a company, nor the authors, will be held liable to any party for any direct or indirect losses, financial or otherwise, associated with any contents of this document. We have relied in a number of areas on information provided by the client and have not undertaken additional independent verification of this data.

Executive Summary

- ES1 This document sets out the vision for indoor built sports facilities in Lewisham for the period 2021 – 2033. It has been undertaken to inform the development of the Council’s Physical Activity Strategy which will identify how the Council can encourage people to be more active in the Borough by taking a whole-systems approach to the challenge, incorporating the provision of facilities with appropriate programmes and services, delivered by a range of partners.
- ES2 The overall objective of this independent assessment is to ensure that the Borough’s indoor sports and leisure facilities are in the right locations, of the right scale, of high quality, which are accessible to the residents of the Borough to enable them to improve and maintain their health and well-being and help achieve the vision being developed through the Physical Activity Strategy for the Borough.
- ES3 This assessment has been undertaken to identify the long-term facility needs of residents up to 2033, whilst also taking into account the context of the immediate financial pressures that the Council are facing and how the Council’s portfolio of facilities can play its part (along with facilities provided by the private and third sectors) in meeting current and future demand levels whilst reducing the unsustainable financial costs of leisure centre provision which the Council is currently facing.
- ES4 The assessment has been undertaken following Sport England’s best practice ANOG methodology (‘Assessing Needs and Guidance’). The recommendations have been developed based on the results of the supply and demand modelling data but also reflect the reality of the challenging economic climate that the Council is working within. In light of this, it may not be possible for the Council to immediately provide everything which the data suggests is required. Instead, the Council may need to take some difficult decisions and prioritise where it wishes to invest its money for maximum results in the short-medium term and simultaneously work with a range of external partners to strive to ensure that the long-term requirements of local residents are fulfilled through a mixed-economy of providers and facilities.

The Assessment – Lewisham Needs Analysis and Action Plan

- ES5 The assessment set out a summary of the needs analysis for each facility type and identifies a number of resulting recommendations contained in the action plan. The key recommendations for each facility type are summarised in the table below (the accompanying justification is set out in Section 10). This focusses on facility types as a whole, regardless of the supplier, and not just Council-owned assets.

Table ES1 – Key Action Plan Recommendations

Facility Type	Recommendations
Swimming Pools	<ul style="list-style-type: none"> Protect and retain the level of public swimming pool water provided in the Borough. Continue to invest in maintaining and modernising the existing public leisure centre swimming pool stock. Investigate the scope to develop access to St Dunstan’s College swimming Pool for wider community use. Consider providing a new public leisure centre swimming pool site to serve the Lower Sydenham area and south east of the Borough (as a replacement for the Bridge Leisure Centre).

Facility Type	Recommendations
	<ul style="list-style-type: none"> Support for the provision of a swimming pool within the Surrey Canal Triangle development (in conjunction with reviewing the future offer from Wavelengths to ensure that the needs of the residents in the north of the Borough are met).
Sports halls	<ul style="list-style-type: none"> Work with education establishments to provide public access to and continue to modernise the existing sports halls stock on their sites. Consider including sports hall space within a new public leisure centre in the southern area of the Borough to replace the Bridge Leisure Centre (if a viable business case can be identified). Support for the provision of a sports hall within the Surrey Canal Triangle development.
Indoor Tennis	<ul style="list-style-type: none"> Work with the LTA to investigate the feasibility for an indoor tennis centre in the Borough.
Indoor Bowls	<ul style="list-style-type: none"> Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. Investigate the scope to increase the short mat game to a longer version, to be able to play a hybrid indoor bowls game at the recreational level.
Squash Courts	<ul style="list-style-type: none"> Keep squash under review, and if there are plans to provide new/adapt existing leisure centres, then review the need for squash, as part of the feasibility study for such a project.
Studios	<ul style="list-style-type: none"> Protect the existing supply of studios at public leisure centres. Consider the need for further studios at the public leisure centres as opportunities to enhance provision arise. Consider support for provision of studios as part of the Surrey Canal Triangle project.
Health and Fitness	<ul style="list-style-type: none"> Protect the existing supply of health and fitness at public leisure centres. Provide gyms as part of any new public leisure centre project, based on location catchment latent demand modelling, in order to cross-subsidise the wetside offering.

The Assessment – Implications for Council Built Indoor Facilities

ES6 Based on the findings in the needs analysis and action plan set out above, the Council's other related plans (e.g. for parks and open spaces and playing pitches), site visits, consultation undertaken, the current condition and financial performance of the Council's leisure centres, we have summarised the specific implications for the Council's leisure stock in the table overleaf.

Table ES2 – Recommendations for the Council's Leisure Centres

Leisure Centre	Recommendations	Justification
The Bridge Leisure Centre	<ul style="list-style-type: none"> Do not reopen. Consider developing a new leisure centre on the existing site or, if not, on another site in the south of the Borough such as Bellingham Leisure and Lifestyle Centre. Carry out feasibility study and business case work to identify the preferred site and facility mix for a new replacement facility. 	<p>The existing centre is in poor condition, is not fit for purpose in terms of the facilities it offers and the design (it was originally a private sports club with an outdoor pool which was covered and the facility converted into a leisure centre), requires significant investment to reopen (circa £2.395m for dilapidations, even before longer-term costs are factored in) and is the most expensive site in the Borough to operate.</p> <p>The case to provide a new leisure centre is set out in the needs analysis and action plan. It is clear that a replacement facility is necessary from a strategic demand perspective, to be located on the most suitable site in the south of the Borough.</p>
The Lewisham Indoor Bowls Centre in Sydenham	<ul style="list-style-type: none"> Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. 	<p>Indoor bowls is an important indoor facility type for people aged over 60 (a growing cohort in Lewisham) however the sport is losing popularity and participation has declined in recent years at most indoor centres across England. This trend is reflected in the membership levels for the Lewisham Indoor Bowls Club which are extremely low at 160 – 200 and not strong enough to make the centre financially viable in its current form.</p>

Leisure Centre	Recommendations	Justification
The Bellingham Leisure and Lifestyle Centre	<ul style="list-style-type: none"> • This is not a Council owned facility but independent plans are being developed by the owners to redevelop the site with enhanced sport and leisure facilities on the site (although not specifically a new leisure centre). Consider whether the replacement for the Bridge LC could be located here (either replacing or extending the existing facility) through the development of a feasibility study. • There may be potential for a 3G pitch on this site or at Downham Health and Leisure Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	This is an ageing site with c£200k of dilapidations works required and is in need of significant refurbishment. It is an expensive to operate for the Council and would benefit from investment, potentially turning it into a wet and dry leisure centre. It is in a deprived area with low levels of physical activity locally so, with investment, has the potential to make a significant impact on the achievement of the Council's targeted outcomes within its Physical Activity Strategy.
Forest Hill Pools	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • No specific investment recommendations at this stage. 	The facility is not old (opened in 2012) and is the most financially successful of all of the Council's leisure centres. It needs to stay fresh and follow trends to retain and attract new customers. Circa £398k is estimated as being required for dilapidations works which should be combined with consideration of additional income generating investments. The scope to expand the offer within the building is limited so these will likely focus on refreshing, upgrading and maximising the current offer.
Ladywell Arena	<ul style="list-style-type: none"> • Retain the athletics track. • Consider income-generating opportunities to help make the site more financially viable. • Consider options for a change in management model if possible / viable (e.g. asset transfer). 	Retention of the track is recommended within the Council's playing pitch strategy. The track is predominantly used by a number of core clubs and has not been maximised as an asset under the management of an external leisure operator. There may be interest from the core club users to take a more formal role in the management of the track.

Leisure Centre	Recommendations	Justification
Glass Mill Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Consider conversion of underutilised spaces for physical activity offer. 	<p>This is a relatively new site (opened in 2013) however has been underperforming financially and requires circa £225k of dilapidations works. There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however there are a number of designs features which have resulted in 'dead space' which should be considered for providing additional physical activity uses if there is a sustainable business case e.g. the reception / atrium / café area and the first-floor mezzanine area.</p>
Wavelengths	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Short-term consideration of cost / benefit analysis regarding the future of the leisure pool and medium-term consideration of future options for replacing the facility. 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however it is an ageing facility (although refurbished in 2013) and will be the next leisure asset that the Council will need to consider ongoing investment to maintain it effectively.</p> <p>Wavelengths requires £700k of investment into the leisure pool to enable it to reopen in the short-term. The Council should carry out a cost benefit analysis on the future of the leisure pool based on the significant costs needed to refurbish it and the high revenue cost associated with managing it. There may be alternative dryside uses for this space which could be considered instead however this would leave a significant deficit of water supply in this area of the Borough (this could be addressed through the Surrey Canal Triangle development as long as there is <u>guaranteed sufficient public pay and play access</u> secured to the proposed wetside facilities).</p>
Downham Health and Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, 1Life, to maximise the quality and range of facilities and thereby sustainability of the site. • No specific investment recommendations at this stage. • There may be potential for a 3G pitch on this site or at Bellingham Leisure and Lifestyle Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types). This facility is provided through a long-term PFI agreement and is well maintained. However, there is the potential to consider whether current uses of spaces are maximising the centre and could be converted into spaces that encourage people to be more active and increase income e.g. the ex-citizens advice area.</p>

- ES7 Whilst not part of the official ANOG methodology for developing facility strategies, early consultation undertaken as part of developing the Physical Activity Strategy has evidenced a clear need to provide **facilities that engage younger people, particularly teenagers**. It is recommended that any future considerations of replacing or upgrading the Council's leisure facilities or discussions with developers and operators about facilities to be provided in the Borough should always **include consideration of developing facilities with a fun / play adventure element** to attract this demographic to become more active.
- ES8 It is noted that priorities will change over time as the Physical Activity Strategy is delivered and new issues and challenges emerge. It is also essential to evaluate the implications of actions taken and the knock-on effect on the overall strategy and its associated priorities. While the strategy vision should therefore remain consistent over the defined period, the action plans should be dynamic and responsive to change.

1. Introduction to the Assessment

Introduction

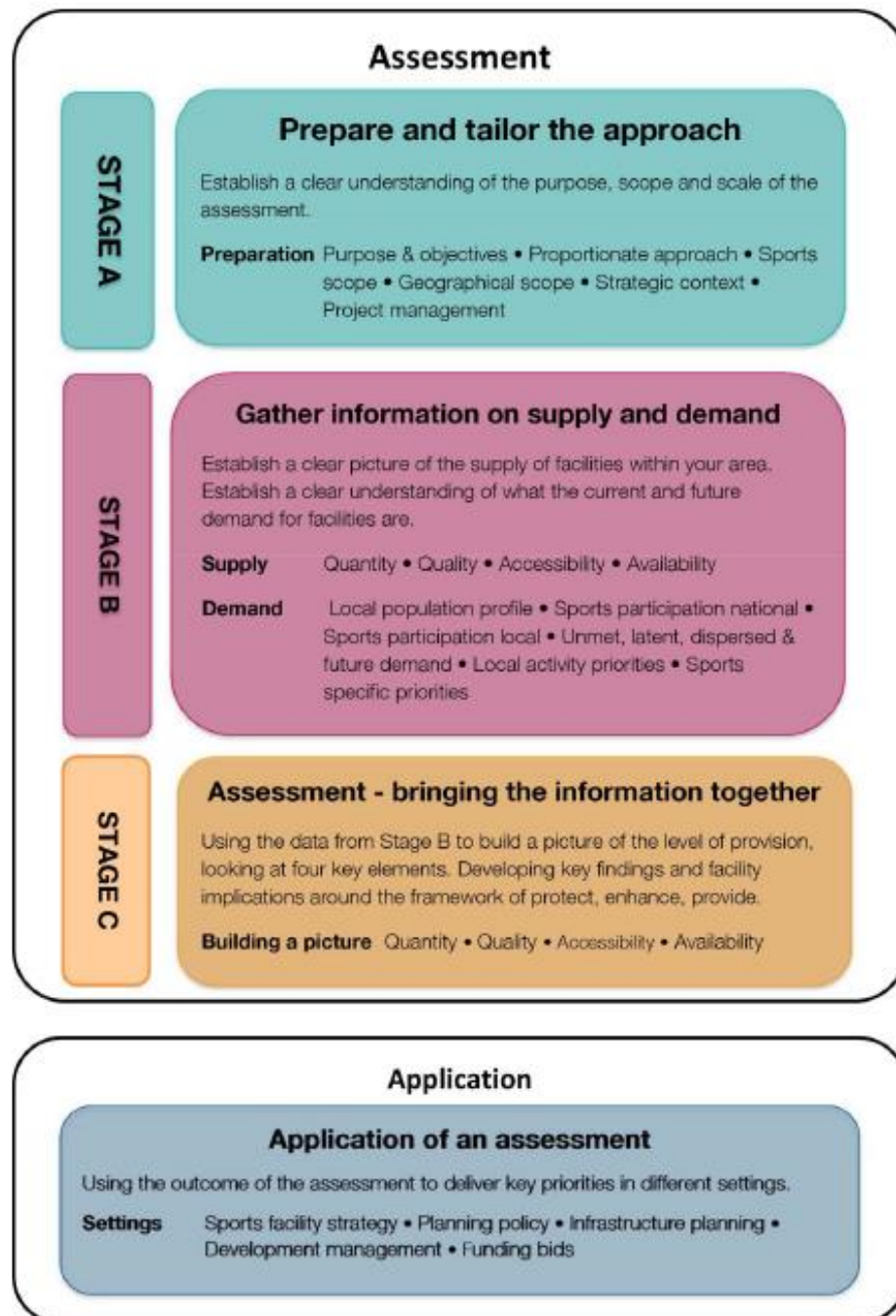
- 1.1 In December 2019 the London Borough of Lewisham ('the Council') appointed FMG Consulting to work with the Council to prepare a Physical Activity Strategy and to include an Indoor Built Sports Facilities Assessment for the Council area for 2021 – 2033.
- 1.2 The work has involved:
- **An Evidence Base Needs Assessment** – to provide the evidence base for each of the facility types along with the consultations and the key findings. This work applies the Sport England Assessing Needs and Opportunities Guidance and methodology (ANOG);
 - **The Indoor Built Sports Facilities Assessment 2021 – 2033** - the recommendations arising from the evidence base assessment have been carried forward into this document, along with an action plan for implementation.
- 1.3 The assessment is required to assess the current and future need for a range of community level indoor sport and leisure facilities, with an evidence base which underpins the Physical Activity Strategy.
- 1.4 The assessment includes the planned extensive housing growth in the Borough and its impact on the future demand for community sports facilities and changes in the distribution of demand.
- 1.5 The overall objective is the provision of indoor sports and leisure facilities in the right locations, of the right scale, of high quality, which are accessible to the residents of the Borough to enable them to improve and maintain their health and well-being.

Scope

- 1.6 The Indoor Built Facilities Assessment has been developed in line with Sport England's published guidance for developing a local assessment of need and evidence base for indoor sports and recreational facilities called 'Assessing Needs and Opportunities Guidance' (ANOG) and includes an assessment of the following facility types (in line with ANOG):
- Swimming pools;
 - Sports halls;
 - Indoor tennis centres;
 - Indoor bowls centres;
 - Squash courts;
 - Studios;
 - Health and fitness facilities (gyms).
- 1.7 ANOG takes as its lead from the first National Planning Policy Framework, published in 2012. ANOG is intended to provide detailed guidance to local authorities on how to develop a local evidence base for all types of sport and recreational facilities indoor and outdoor (Paragraphs 73 and 74 of the 2012 guidance). Outdoor facilities are covered within Lewisham's Playing Pitch Strategy.

- 1.8 ANOG has four stages of work as shown in Figure 1.1. The work for this project has followed the ANOG stages. The assessment for each of the facility types follows the same ANOG sequence of **QUANTITY, QUALITY, ACCESSIBILTY AND AVAILABILITY**.

Figure 1.1 - Assessing Needs and Opportunities Guidance Sport England 2014



- 1.9 It should be noted that there are many places and ways to be physically active which fall outside of the scope of ANOG however these are considered through a combination of Council strategies which should all be considered holistically when considering the issue of how to help people become more active e.g. the Physical Activity Strategy, the Playing Pitch Strategy, the Parks and Open Spaces Strategy, the Health and Wellbeing Strategy, the Cycle Strategy and others.

- 1.10 The recommendations within this Indoor Built Sports Facility Assessment will directly feed into the Council's overarching Physical Activity Strategy.
- 1.11 Whilst this Indoor Built Sports Facility Assessment covers the provision of sport and leisure facilities across the Borough (irrespective of the provider), the Council directly controls a portfolio of facilities via two leisure management contracts.
- 1.12 The Council has 8 leisure facilities in its portfolio, as summarised in the table below. Seven of the leisure facilities are operated by GLL on a short-term contract (two years plus possible three-year extension) which started 8th October 2020. The other Council-owned leisure facility in the Borough is Downham Health and Leisure Centre which is operated by 1Life on a 32-year PFI contract which expires in 2039.

Table 1.1 – Council Leisure Centres

Leisure Centre	Details
The Bridge Leisure Centre	Wet and dry leisure centre in Sydenham, operated by GLL.
Forest Hill Pools	Wet and dry leisure centre in Forest Hill, operated by GLL.
Glass Mill Leisure Centre	Wet and dry leisure centre in Lewisham, operated by GLL.
Ladywell Arena	Athletics track and health and fitness facility in Catford, operated by GLL.
Lewisham Indoor Bowls Centre	Indoor bowls centre in Sydenham, operated by GLL.
Wavelengths Leisure Centre	Wet and dry leisure centre in Deptford, operated by GLL.
Bellingham Leisure and Lifestyle Centre	Dry leisure centre in Bellingham, operated by GLL. Owned by a local charity, the Bellingham Community Project, and leased to the Council, who sub-lease to GLL.
Downham Health and Leisure Centre	Wet and dry leisure centre in Downham, operated by 1Life.

- 1.13 The seven facilities managed by GLL were previously managed by Fusion Lifestyle on a long-term contract which was terminated in 2020. The facilities have been closed for much of the period between late March 2020 and January 2021 because of the Covid-19 pandemic.
- 1.14 There has been a large decrease in membership numbers during the Covid-19 enforced closures so the Council is likely to be facing significant additional revenue costs moving forward.
- 1.15 The same challenge of reduced income and membership numbers applies to the PFI contract for Downham Health and Leisure Centre, which is likely to result in further pressures on the Council's budgets for this service.
- 1.16 This Assessment has been developed to identify the long-term facility needs of residents up to 2033, whilst also taking into account the context of the immediate financial pressures that the Council are facing.
- 1.17 This assessment should be read in conjunction with the Council's emerging Physical Activity Strategy which identifies how the Council can encourage people to be more active in the Borough

by taking a whole-systems approach to the challenge, incorporating the provision of facilities with appropriate programmes and services, delivered by a range of partners.

Assessment Structure

1.18 The remainder of the assessment contains:

- Section 2 – Overview of the Borough;
- Section 3 – Swimming Pools;
- Section 4 – Sports Halls;
- Section 5 – Indoor Tennis Centres;
- Section 6 – Indoor Bowls Centres;
- Section 7 – Squash Courts;
- Section 8 – Studios;
- Section 9 – Health and Fitness;
- Section 10 – Action Plan for Delivery and Implementation;
- Section 11 – Monitoring and Review.

1.19 The evidence base needs assessments for each facility type are included as appendices to this document. Sections 3 – 9 summarise the key findings from these evidence base needs assessments.

2. Overview of the Borough

Introduction

2.1 In this section, we will set out the following:

- The Vision and Objectives for the Indoor Built Sports Facilities;
- Profile of the Borough.

Vision and Objectives

2.2 The vision is:

To provide, plan and work in partnership with other organisations to ensure a network of high quality, accessible and affordable indoor community sporting and leisure facilities, to meet the needs of Lewisham Borough residents both now and in the future.

This is to be achieved by the combined efforts of the Council and other providers. The focus is one of balance and in providing new facilities that are required, at the correct scale and in the right locations, plus retain and enhance existing facilities, to ensure they continue to meet the physical activity needs of Lewisham residents.'

2.3 The objectives are:

- To plan and provide indoor facilities so that Lewisham residents can develop an active and healthy lifestyle, with access to modern and high-quality facilities for all;
- To plan and provide facilities on the basis of evidence and need, so as to ensure there is a balanced distribution in terms of, population, size of settlements, type, and scale of facilities - both large and small;
- To plan and provide facilities on the basis of evidence and need which includes the projected changes in the Lewisham Borough population and new residential development. Thereby, maximising the opportunities for contributions to meet some of the cost of provision, through the Lewisham Local Plan and the Community Infrastructure Levy;
- To develop an assessment that is clear to external organisations about what the Council is aiming to achieve, so there are maximum opportunities for collaborative working and investment;
- To provide an evidence base for the physical activity assets required to help deliver the vision and priorities being developed through the Physical Activity Strategy.

Profile of the Borough

- 2.4 A detailed demographic analysis has been carried out as part of the production of this assessment and the nascent Physical Activity Strategy. It is contained in the supporting documents to these strategies. A summary of the key findings is set out below.

Summary of the Borough Demographics

The key information from the Borough analysis is as follows:

- The ONS mid-year estimates in 2018, highlighted circa 303,536 people in the Borough.
- There is an above national average number of people aged 15 years and a low number of people aged over 65 years in comparison to the national averages.
- There has been significant population growth in Lewisham, above the national average, according to the ONS Mid-year estimates in 2017.
- The ONS Population Projections 2016 estimates the population increase to 318,225 by 2025 (5-year increase). This is expected to continue to increase to circa 332,947 by 2035 (15 years' time). The 5-year increase is a 4.8% increase which is above the national average of 3.7% but in line with the London average (4.2%).
- In terms of the ethnicity, there is diverse population in Lewisham. The 2011 Census found that 41.5% of the borough identified as White British, lower than the national average of 79.8%. In total, 46.5% of residents identify as non-white (compared to 14.6% nationally) whilst 27.2% were identified as Black (higher than the England average of 3.5%). There is also an above average number of white-non-British, mixed, Asian, black and other ethnic groups. The Census data has also outlined that a below average number of residents were born in England (64% compared to 83.5% nationally), with a lower-than-average number of people with English as their first language (80% compared to 90.9% nationally). This suggests a diverse number of languages spoken within its Borough. There is also a significantly above average number of people with Muslim (6.4% compared to 5% nationally), Hindu (2.4% compared to 1.5% nationally) and Buddhist (1.3% compared to 0.5% nationally).
- The data shows that married and pensioner households are the two groups below the average in types of households, whilst lone-parent households are higher than the national average. The remaining households similar to the national average. This indicates that there are many families living in the area, when combined with the high number of 0-14- and low over 65 age groups.
- For those who own their own properties (44%), this is below the national average (64%) and as a result indicates that there is a high proportion of people renting. The main source of renting is social rented apartments and a private landlord or letting agency.
- In addition, purpose-built flats and flats combined to create circa 55.4% of the dwelling type, significantly above the national average of 22%. This suggests that many may move to the area for an easy commute into Central London and this potentially has contributed to the reduction in deprivation in the area as many of these groups will be part of the higher socio-economic groups.
- Life expectancy is above average for females (nationally but not compared to London average) but below average for males (nationally and London).

- Lewisham has the 5th highest rate of premature deaths across all London boroughs for men and 7th highest for women.
- According to the Joint Strategic Needs Assessment (JSNA), the main cause of death in Lewisham is cancer, followed by circulatory disease and respiratory illnesses. It also noted that Lewisham's Black and Minority Ethnic communities are also at greater risk from health conditions such as diabetes, hypertension and stroke.
- There is also concern over obesity levels which can lead to more serious long-term health complications.
- Lewisham has significantly higher rates of serious mental illness (1.3%) compared to England (0.9%).
- In Lewisham, the Proportion of all-cause adult mortality attributable to air pollution is 6.5%, this is in line with London, but higher than England.
- There is a higher number of people economically active, including an above average percentage of people in full-time work. This is positive for the borough as it suggests good job security and is therefore likely to have a positive impact on levels of disposable income available for leisure activities.
- Lewisham has a high number of AB and C1, which indicates disposable income available for leisure activities however there are significant areas of deprivation.
- In Lewisham, there are more people living in the most deprived neighbourhoods in England than the least deprived neighbourhoods (circa 82% of the population living in the top 5 deciles of deprivation). However, when comparing the 2015 IMD data to the most recent 2019 IMD data, statistics show that deprivation within the borough has improved and is now ranked 35th most deprived (compared to 28th in 2015). This is likely to be due to affluent residents moving to area, such as commuters.
- Sport England data has shown a very active population with below average levels of inactivity, suggesting that the older population within the borough are also active.
- For those who are active, males are significantly more active than females and there is an above average number of black people who are active (over 150 minutes per week) in Lewisham (59.9% compared to black people in London 56.2% and nationally 56.9%). There is an above average number of people who are South Asian, Black and Mixed ethnicities who are inactive compared to the same ethnicity stats for England.
- Low activity levels are more prominent in the south of the borough (55-60% compared to 64% nationally). Whereas high activity is recorded to the east and west of the borough (70-75%). Additionally, the statistics for Lewisham across all key activities are above average, except for walking.

3. Swimming Pools

Introduction

- 3.1 This section provides a summary of the findings from the swimming pools assessment under each of the ANOG headings. The full needs assessment can be found in Appendix A to this document.

Swimming Pools Assessment Summary

- 3.2 The assessment includes all indoor swimming pool sites and individual pools located within the Borough. The minimum size of pool for inclusion is 160 sq metres of water (20m x 4 lane pool). The assessment includes all providers of swimming pools where there is community use.
- 3.3 This assessment is based on Sport England's Facilities Planning Model (fpm) report of swimming pools, commissioned by the Council in June 2020. The data, analysis and findings from that study are applied in this assessment. This follows the same structure and sequence of reporting as for the other facility types in the Lewisham Borough Indoor Sports Facilities Assessment.

HEADLINE FINDINGS FOR LEWISHAM

- 3.4 Lewisham Borough has an extensive and quite modern supply of 5 public leisure centre swimming pools. The average age of all the swimming pool sites in 2020 including St Dunstan's College Sports Centre, is 15 years. Two of the pool sites are over 20 years old (St Dunstan's (opened in 1996) and the Bridge Leisure Centre (which is the oldest swimming pool site in the Borough, having opened in 1994).
- 3.5 The quality of the public leisure centre swimming pool offer in Lewisham is very extensive, with all public swimming pool sites having two pools (a main pool and a learner pool, with the exception of Wavelengths which has a main pool and a leisure water pool). The scale of each pool site means they can provide for all swimming activities in dedicated pools, the activities being: learn to swim, public recreational swimming, lane and fitness swimming activities and swimming development through clubs. Furthermore, the Wavelengths Leisure Centre (opened in 2008) has an extensive leisure pool.
- 3.6 Of significance is that ALL the public leisure centre sites are located close to the Lewisham boundary with neighbouring local authorities. This means their catchment area extends into neighbouring local authorities. Based on residents using the nearest pool to where they live. 60% of the Lewisham satisfied demand is retained within the Borough and 40% is exported.
- 3.7 So, there is a reasonable correlation with the swimming pool locations/catchment area and the location of the Lewisham demand for swimming pools, with six out of ten visits to a pool by a Lewisham resident retained within the Borough. The largest exported demand is in order to, Greenwich at 14% of the Lewisham satisfied demand and Bromley with 13% Greenwich with 8% and the remainder to the other authorities or outside the area.
- 3.8 The Lewisham total unmet demand is low at 4.7% of total demand in 2020, increasing to 7.4% in 2033 and this equates to 157 and 265 sq metres of water, respectively (for context, a 25m x 4 lane pool is between 210 – 250 sq metres of water, depending on individual lane width).

- 3.9 The majority of unmet demand is located outside the catchment area of a swimming pool, 75.5% of total unmet demand in 2020 and 57.2% based on the 2033 demand for swimming. The percentage of unmet demand as a result of being located outside of the catchment area of a swimming pool decreases by 2033 because the pools are projected to be fuller by 2033 so there is an increase in the percentage of unmet demand as a result of lack of capacity.
- 3.10 Unmet demand in both years and from both sources, is highest in the Bermondsey/Deptford areas of the Borough. In 2020, unmet demand is between 55 - 60 sq metres of water, but this increases in 2033 to between 75 - 85 sq metres of water. There is not an area of the Borough which has a cluster of unmet demand, in sufficient quantity, to consider increasing swimming pool provision on grounds of increasing accessibility for residents. This would require a single location with at least 160 sq metres of water.
- 3.11 In 2020, the swimming pools, as an authority wide average, are estimated to be 97% full at peak times and this increases to 99% in 2033.
- 3.12 In large part the used capacity findings reflect:
1. the location and catchment area of the Lewisham swimming pool locations being on the periphery of the Borough. This means their catchment extends into the neighbouring Boroughs and they are accessible to residents in these Boroughs;
 2. the Lewisham public swimming pools are more modern and provide for more flexible use than the pools in the neighbouring local authorities;
 3. the combination of 1 and 2 means there is a draw and attraction to the Lewisham pools and the finding is that 40% of the used capacity of the Lewisham pools is imported in 2020. The major source of imported demand is from Greenwich with 12% of the used capacity of the Lewisham pools and Southwark with 10%.

QUANTITY

- 3.13 There are 6 swimming pool sites and a total of 11 individual pools. The total supply of water space available for community use in the weekly peak period is 2,396 sq metres of water (Note: for context, a 25m x 4 lane pool is between 210 and 250 sq metres of water, depending on lane width).
- 3.14 There are 5 public leisure centre swimming pool sites, and they make up 89% of the total water space available for community use in the weekly peak period. The sixth pool site is St Dunstan's College swimming pool (opened in 1996) and which has a 25m x 6 lane main pool.
- 3.15 Glass Mill Leisure Centre has the largest capacity of the sites in Lewisham, providing 24% of the water space available for community use across the Borough. St Dunstan's College Sports Centre has 7 hours available for community use per week. There are no commercial swimming pool facilities located in Lewisham.
- 3.16 The Surrey Canal Triangle development is currently planning to provide two swimming pools, a main pool and a learner pool. However, the final facility mix has not been confirmed at this stage, the timescales are uncertain and the development has been a potential new addition to the local facility stock for over ten years now. For these reasons, it has not been taken into account in the FPM modelling but the potential of the development has been noted in a qualitative fashion as a potential future solution where the results are analysed and recommendations made later in this section.

Swimming Pool Supply per 1,000 Population

- 3.17 In 2020 Lewisham had 8.9 sq. metres of water per 1,000 population. This decreases to 8.3 sq metres of water based on the increase in the projected population changes 2020 – 2033.

- 3.18 The findings for the London Region and England wide in 2020 are 10.7 and 12 sq metres of water per 1,000 population, respectively. So, the Lewisham supply is lower than the London Region and England wide supply.
- 3.19 The findings on water space per 1,000 population are set out because some local authorities like to compare their quantitative provision with elsewhere, it is not setting a standard of provision.

QUALITY AND THE SWIMMING OFFER

- 3.20 The quality of the public leisure centre swimming pool offer in Lewisham is very extensive, with all the public swimming pool sites having both a main pool, plus a separate teaching learner pool (with the exception of Wavelengths which has a main pool and a leisure water pool). So, each pool site is of a scale to provide for all swimming activities in dedicated pools, the activities being: learn to swim, public recreational swimming, lane and fitness swimming activities and swimming development through clubs. Furthermore, the Wavelengths Leisure Centre (opened in 2008) has an extensive leisure pool.
- 3.21 The average age of the six current swimming pool sites in 2020 is 15 years, which means it is a relatively modern stock of swimming pools. Of the six pool sites, two are over 20 years old (St Dunstan's (opened in 1996) and the Bridge Leisure Centre (which is the oldest swimming pool site in the Borough, having opened in 1994).

ACCESSIBILITY

- 3.22 Accessibility is measured by:
1. how much of the demand for swimming pools is satisfied; and
 2. how accessible the swimming pools are to residents based on their location and travel patterns.
- 3.23 Both assessments are based on (1) the demand within the catchment area of swimming pool and (2) the capacity of the swimming pool to accommodate the demand in the catchment area.

Accessibility Satisfied Demand

- 3.24 In terms of satisfied/met demand, 95.3% of total demand is met in 2020 and 93.8% in 2033. Both are very high figures, and the finding is that between 93% - 95% of the Lewisham demand for swimming pools is contained within the catchment area of a swimming pool (pool sites located inside and outside the Borough) and there is enough capacity at the pools to meet this very high percentage.
- 3.25 Bromley has the highest level of satisfied demand, at just below 96% of total demand in both years, with Croydon next highest at around 95% of total demand in both years.

Accessibility Retained Demand

- 3.26 A subset of satisfied demand is the Lewisham demand for swimming retained at the pools located within the Borough. This assessment is based on the catchment area of pools and residents using the nearest pool to where they live, and it is a pool located in the Borough.
- 3.27 In 2020 retained demand is 60.1% of the total 95.3% satisfied demand and 57.9% of the total 93.8% satisfied demand in 2033. So quite high, at around six out of ten visits to a pool by a Lewisham resident being retained within the Borough.
- 3.28 However, it also means a significant proportion of the Borough's satisfied demand for swimming is exported to neighbouring authorities.

Accessibility Exported Demand

- 3.29 The residual of satisfied demand, after retained demand, is exported demand. Again, based on residents travelling to and using the nearest pool to where they live but which is now a pool located outside the Borough.
- 3.30 In 2020 just under 40% of the Borough's demand for swimming is exported and met at pools in neighbouring local authorities and this increases to 42.1% of satisfied demand in 2033. The largest exported demand in 2020 is to Greenwich with 14% of the exported demand, Bromley with 13%, Southwark with 8% and Croydon with 5%.

Accessibility Travel Patterns

- 3.31 It is possible to measure how many swimming pools can be accessed by Lewisham residents, based on where they live and the:
- 20-minute drive time catchment area of the swimming pool locations - This includes pool sites located in neighbouring authorities, and where the catchment area extends into Lewisham Borough; and
 - 20 minute/1-mile walking catchment area of the swimming pool locations.
- 3.32 All of the Borough is located within a 20-minute drive time catchment area of 25+ swimming pools in both 2020 and 2033. The finding is that between 45% - 46% of all visits to swimming pools by Lewisham residents are by car in 2020. In short there is access to a high number of pools for residents who travel by car.
- 3.33 Overall, around 60% of the land area of the Borough is within the 20 minutes/1-mile walking catchment area of the swimming pool locations. There are two narrow central areas running north to south in the Borough, that are outside the walking catchment area of a swimming pool. This reflects that most of the swimming pool sites are located on the periphery of the Borough. The finding is that 37% of all visits to swimming pools in 2020 are by walking.

AVAILABILITY

- 3.34 Availability is a measure of usage and throughput at swimming pools and estimates how well used/how full facilities are. Sport England includes a 'comfort factor', beyond which the venues are too full. The pool itself becomes too busy to be able to swim comfortably, plus the changing and circulation areas become too crowded. The assumption is that usage over 70% of capacity used in the weekly peak period is busy, and the swimming pool is operating at an uncomfortable level above that percentage.
- 3.35 In 2020, the swimming pools, as an authority wide average, are estimated to be 97% full at peak times in 2020 and this increases to 99% in 2033.
- 3.36 Of note is that the estimated used capacity for the Bridge Leisure Centre is lower and this is because it is the oldest pool site in the Borough. It has decreasing attraction to residents, compared with more modern pools which share some of the same catchment area, Forest Hills Pools and Downham Health and Leisure Centre.
- 3.37 The other public leisure centre swimming pools are estimated to be 100% full at peak times with a slightly lower level at the St Dunstan's Sports Centre for the seven hours it is available for community use. The public sites provide (1) the full range of swimming activities (2) highest access for public and club swimming use; (3) highest hours of availability; and (4) proactive programmes for increasing participation.

Re-allocation

- 3.38 When the finding is that a swimming pool has an estimated used capacity of 100%, it is important to know if there is demand that would like to access the pool but cannot do so because it is estimated to be full.
- 3.39 The Sport England model tries to re-allocate this demand to other pools in the same catchment area and this is an iterative process until there is no more capacity at the other pools to absorb demand. The demand that remains is known as “demand re-distributed after initial allocation”.
- 3.40 Glass Mill Leisure Centre is the centre which has most demand which cannot be allocated at 2,247 visits per week in the weekly peak period. To provide context this represents 49 visits for every hour of the weekly peak period. This is followed by Forest Hill Pools with 1,284 visits in the weekly peak period or 28 visits per hour.
- 3.41 It is likely that these pool sites and their catchment area includes the areas of the Borough with the highest population density and this is driving the demand which cannot be allocated.

DEMAND

- 3.42 The Lewisham Borough population in 2020 is 308,427 people and is projected to increase to 333,006 people by 2033, an approximate 8% increase.
- 3.43 The Borough total demand for swimming in 2020 equates to a total demand for 3,356 sq metres of water (for context, a 25m x 4 lane pool is between 210 – 250 sq. metres of water, depending on individual lane width). Total demand is projected to increase to 21,422 visits in the weekly peak period in 2033 and this equates to a demand for 3,555 sq. metres of water, an increase of 199 sq metres of water, or 5.9%.
- 3.44 In short, there is a projected 8% increase in the total population across Lewisham from 2020 to 2033 and a projected 5.9% increase in the total demand for swimming.
- 3.45 The most likely reason for the lower percentage increase in the total demand for swimming, compared with the population percentage increase, is because the total demand for swimming in 2033 is made of (1) the resident population and (2) the growth in population between 2020 and 2033.
- 3.46 The ageing of the resident population between 2020 and 2033 will influence the demand for swimming. It can mean there are fewer people in the main age bands for swimming (14 – 54 and for both genders) in 2033 than in 2020.
- 3.47 So, the increase in demand for swimming from population growth, can be offset by the ageing of the much larger resident population. The modelling is based on the frequency of swimming participation being unchanged between both years.

Satisfied Demand for Swimming Pools

- 3.48 The findings on how much of the Lewisham Borough demand for swimming pools is met, how much demand is retained within the Borough and how much demand is exported and met outside the Borough are all set out under the accessibility heading.

Unmet Demand for Swimming Pools

- 3.49 Unmet demand has two parts to it - demand for pools which cannot be met because:

1. there is too much demand for any particular swimming pool within its catchment area; or

2. the demand is located outside the catchment area of any pool and is then classified as unmet demand.
- 3.50 The Borough total unmet demand is 4.7% of total demand in 2020 increasing to 7.4% of total demand in 2033 and this equates to 157 and 265 sq metres of water, respectively (again, for context a 25m x 4 lane pool is between 210 – 250 sq metres of water, depending on individual lane width).
- 3.51 The majority of unmet demand is located outside the catchment area of a swimming pool, 75.5% of total unmet demand in 2020 and 57.2% based on the 2033 demand for swimming. In 2033, a slightly larger proportion of unmet demand is due to lack of capacity, equating to 42.8% of unmet demand
- 3.52 The key findings on unmet demand are that:
- In both years unmet demand is low in percentage and more importantly in sq. metres of water, within a range of 157 – 265 sq metres of water. For context, the total available supply of water space in Lewisham Borough in 2020 is 2,397 sq metres of water.
 - Unmet demand from definition 2 – demand located outside catchment will always exist, because it is not possible to get complete spatial coverage, whereby all areas are inside the catchment area of a swimming pool.
 - This is especially true for the 20 minutes/1-mile walking catchment area. As identified in the accessibility section, some 47.3% of Lewisham Borough residents do not have access to a car and either walk or use public transport to access a pool. These residents account for 73.2% of the demand located outside catchment in 2020.
 - Unmet demand in both years and from both sources, is highest in the Bermondsey/Deptford areas of the Borough. In 2020, unmet demand is between 55 - 60 sq metres of water and increases in 2033 to between 75 - 85 sq metres of water. There is no one area of the Borough which has a cluster of unmet demand, in sufficient quantity, to consider increasing swimming pool provision on grounds of increasing accessibility for residents. This would require a location with at least 160 sq metres of water.

RECOMMENDATIONS

The recommendations are based on two questions which arise from the assessment

1. Does Lewisham need more swimming pools?

In terms of meeting the projected demand for swimming up to 2033 and beyond, the answer is no. This is because:

1. demand is projected to increase by only 6% over the period to 2033;
2. unmet demand up to 2033 is projected to be 265 sq metres of water (for context a 25m x 4 lane pool is between 210 – 250 sq metres of water, depending on individual lane width. However;
3. there is no single location where unmet demand is clustered to justify considering increasing swimming pool provision. This would require a single location with at least 160 sq metres of water and the highest unmet demand is located in the Bermondsey/Deptford where it is between 55 - 60sq metres of water in 2020 and 75 - 85sq metres of water in 2033.

The small deficit in the Bermondsey/Deptford may be filled by the Surrey Canal development in the future (if that development is delivered with a swimming pool as currently planned). This would likely more than meet the demand in that area however should be considered in conjunction with a review of the offer provided at Wavelengths in the future as the facility is ageing and will be in need of future replacement.

2. Is there a need to replace the current swimming pools in Lewisham?

The pool stock is modern, apart from the Bridge Leisure Centre, which is the oldest pool site in the Borough, and which opened in 1994. It was originally an outdoor swimming pool built as part of a corporate social club which has since been covered and incorporated into an extension of the leisure centre building. It is not fit for purpose in design or condition.

The Bridge Leisure Centre is the most expensive site for the Council to operate and requires additional investment if it is to be reopened following the Covid-19 closure. If the Bridge Leisure Centre does not re-open, there are other swimming pools within Lewisham that share part of the same catchment area, notably Downham Health and Leisure Centre and Forest Hill Pools (the actual nearest swimming pool site to the Bridge Leisure Centre is Crystal Palace National Sports Centre, which is the second largest swimming pool site in London).

Whilst the other Lewisham pool sites are accessible for the southern part of the Borough and provide alternative venues to the Bridge, the finding is that these pools are estimated to be full at peak times. Therefore, accommodating demand displaced from the Bridge is challenging.

So, on criteria of:

- retaining swimming pool capacity across the Borough;
- retaining a modern stock of swimming pools across the Borough;
- meeting the demand for swimming in the Sydenham and southern part of the Borough; and
- not adding to the demand to be accommodated by other pools estimated to be full at peak times...

...if the Bridge is to close, there is an evidence base case for a new swimming pool site in the Sydenham/southern area of the Borough. The demand for swimming in the Sydenham area equates to between 160 – 180 sq metres of water in 2020 and projected to be between 180 – 200 sq metres of water in 2033.

Reviewing the location and access findings for the swimming pool sites and the demand for swimming pools, an alternative location to re-providing a swimming pool site at the Bridge Leisure Centre location is the Bellingham Leisure Centre site.

This site provides a better overall balance in terms of supply, demand, and access to swimming pools for the Bellingham/Lower Sydenham area and is in a target location for the delivery of wider outcomes such as health, deprivation and physical activity. There is also 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 a feasibility study / business case for the site.

The evidence base case is for a minimum 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.

4. Sports Halls

Introduction

- 4.1 The section outlines a summary of the findings for the assessment of need and evidence base for sports halls in Lewisham. The full needs assessment can be found in Appendix B to this document.

Sports Halls Assessment Summary

- 4.2 The assessment includes all sports halls which are at least three badminton courts size (27m x 18m). The rationale being this is the minimum size of sports hall to play a range of indoor hall sports at the community level of participation. The assessment includes all providers of sports halls and where there is community use.
- 4.3 This assessment is based on Sport England's Facilities Planning Model (fpm) assessment of sports halls, commissioned by the Council in April – May 2021. The data, analysis and findings from that study are applied in this assessment.
- 4.4 The work has been expanded to include consultation surveys and the findings with sports clubs, secondary schools with sports halls and community centres/community hall providers and operators. Plus, consultations with the National Governing Bodies for hall sports and their views about the development of their sport in Lewisham.
- 4.5 The assessment follows the same structure and sequence of reporting as for the other facility types in the Lewisham Indoor Sports Facilities Assessment and applies the Assessing Needs and Opportunities Guidance and methodology.

HEADLINE FINDINGS FOR LEWISHAM

- 4.6 Lewisham Borough has an extensive supply of sports halls with 19 sites and 27 individual sports halls. Sixteen of the 27 individual sports halls are a four badminton court size sports hall. A four badminton court size sports hall can accommodate all the indoor hall sports at the community level of participation. There are also 3 sports halls that are three-court halls and eight venues which have a smaller activity hall as well as a main hall.
- 4.7 The sports halls are mainly located in the south and centre of the Borough, there are eleven sites in the south of the Borough, from Forest Hill to the southern boundary. There is only one site on the eastern side of the Borough which is Trinity School. Fortunately, the catchment area of sports halls located in Greenwich extend into Lewisham and provide some access for Lewisham residents. There are five sites in the Bermondsey/Deptford area which is the area of highest demand for sports halls.
- 4.8 The most significant finding is that 15 of the sites are owned by education and located on school and college site. So, access for Lewisham residents to be able to play hall sports at these sites is dependent on the policy of schools and colleges to community use and the community access hours/types of use. Lewisham Council only has direct ownership and control of one of the sports hall sites, the Bridge Leisure Centre.
- 4.9 Across the 19 sports hall venues there are a total of 99 courts in 2020, of which 65 courts are available for community use. There is an aggregate total, across the education sites, of 34 badminton courts which are unavailable for community use. This represents 34.3% of the total supply, or put another way, just over 8 sports halls each of four badminton court size.

- 4.10 It is not realistic to be able to access all of this supply but combining the findings on (1) the areas of highest demand for sports halls in the Borough with (2) the education sites with the least access for community use, the most important sites to focus on are set out below (note: the sites are a combination of location and highest demand plus the hours available for community use).
- St Dunstan's College Sports Centre, (with only 4.5 hours of community use per week). This is the only sports hall site in the Catford area and Catford does have a high demand for sports halls.
 - Deptford Green School (20 hours of community use per week) a modern sports hall having opened in 2013 and is located in an area of high demand for sports halls.
 - Tidemill Academy (20 hours of community use per week) has the same set of findings as for Deptford Green School, this sports hall is also modern having opened in 2012.
- 4.11 The most important Borough wide finding is that all the sports hall sites are estimated to be full at peak times, based on the hours they are available. This is not a finding specific to Lewisham or the surrounding local authorities. A GLA study of sports hall provision in 2017 found there was a shortage of sports halls across nearly all London Boroughs and demand exceeds supply in nearly all London Boroughs. Hence the importance of increasing access to the existing sports hall sites in Lewisham and providing more community access from these venues.
- 4.12 In terms of new provision to address this finding, the proposed Surrey Canal Triangle development located in the Bermondsey area of the Borough and close to the Southwark boundary, does include sports hall provision. The findings from this assessment very much supports the provision of a sports hall in this part of the Borough. Demand for sports halls is highest in the Bermondsey/Deptford area of the Borough.
- 4.13 It is understood this development may also include an indoor arena and this may also "double up" as the sports hall space for community use. To accommodate indoor hall sports hall events, requires the sports hall to be 6 badminton courts, or possibly 8 courts, depending on the scale of events proposed.
- 4.14 It is acknowledged the London Thunderdome is a 12 badminton court size sports hall but most of the space and time is for basketball use. Based on agreement with the Council, the assessment has applied 4 badminton courts being available for wider non - basketball sports community use. It is also acknowledged that Crystal Palace National Sports Centre does have a 12 badminton court sports hall, and which also stages major hall sport events, but this venue is co-located with the intersection of 5 London Boroughs and its use is shared across all these Boroughs, it is not a Lewisham only venue.

QUANTITY

- 4.15 There are 19 sports hall sites and 27 individual sports halls located in the Borough in 2020. The total number of badminton courts in the Borough is 99 courts in 2020 of which 65 are available for community use in the weekly peak period (weekday evenings up to 5 hours per day and weekend days up to 7 hours per day).
- 4.16 The reason for the difference in the two sets of figures, results from the number of courts which are unavailable for community use, aggregated across the education venues. There is an aggregate total of 34 badminton courts which are unavailable for community use, and this represents 34.3% of the total supply. It is a key finding and providing more access to this unavailable supply helps meet the Lewisham demand for sports halls.

Sports halls per 10,000 population

- 4.17 A comparative measure of sports hall provision is badminton courts per 10,000 population and Lewisham has 3.2 badminton courts per 10,000 population in 2020. This decreases to 3 badminton courts in 2033 based on the increase in demand for sports halls from the projected population change 2020 - 2033.
- 4.18 In comparison to the neighbouring authorities, Lewisham is mid table, with provision being higher in Bromley at 3.5 badminton courts per 10,000 population in 2020 and 3.3 courts in 2033 and in Croydon, where there are 3.3 courts per 10,000 population in 2020 and 3 courts in 2033.
- 4.19 Lewisham has a higher supply than Greenwich, which has 2.7 courts in 2020 and 2.2 courts in 2033 and Southwark which has 2.6 courts in 2020 and 2.3 courts in 2033.
- 4.20 London Region and England wide are both 1.6 badminton courts per 10,000 population in 2020 and so Lewisham has a much higher supply than the regional or national average.

QUALITY AND THE SPORTS HALL OFFER

- 4.21 The quality of the sports hall offer in Lewisham is good with 16 of the 27 individual sports halls in 2020 being a four badminton court size sports hall. This size of venue can accommodate all the indoor hall sports at the community level of participation and provide for club sport development. There are also 3 sports halls that are three-court halls, and eight venues have a main hall plus a smaller activity hall.
- 4.22 Ten of the education main sports halls have dimensions of 33m x 18m and three of the education main sports halls have dimensions of 34.5m x 20m, Prendergast Vale School, Tidemill Academy and Trinity School.
- 4.23 Lewisham does have a major sports hall venue which is the London Thunderdome which is a twelve court sports hall with dimensions of 58m x 17m. It is an events venue and home for basketball and in the assessment, with the agreement of the Council it has been reduced to a 4 badminton court size sports hall, to reflect its availability for wider community use, other than for basketball.
- 4.24 The average age of all the sports hall sites in 2020 is 19 years, the oldest centre is Sydenham High School, which opened in 1965. The most recent sports hall to open is Prendergast School sports hall which opened in 2013. Two of the older facilities have been modernised, the Lions Centre 1994 and modernised in 2005, and the London Thunderdome, opened in 1977 and modernised in 2014. Modernisation is defined as one or more of - the sports hall floor upgraded to a sprung timber floor, the sports hall lighting upgraded, the changing accommodation modernised.

ACCESSIBILITY

- 4.25 Accessibility is measured by:
1. how much of the demand for sports halls is satisfied and;
 2. how accessible the sports halls are to residents based on their location and travel patterns.
- 4.26 Both assessments are based on (1) the demand within the catchment area of sports halls and (2) the capacity of the sports halls to accommodate the demand in the catchment area.

Accessibility Satisfied Demand

- 4.27 In 2020 82% of the Lewisham Borough total demand for sports halls is met, and 78% is met in 2033. Both are reasonably high figures, and the finding means that between 82% - 78% of the Lewisham demand for sports halls is contained within the catchment area of a sports hall (sites located inside and outside the Borough) and there is enough capacity at the sports halls to meet these levels.

Accessibility Retained Demand

- 4.28 A subset of satisfied demand is the Lewisham Borough demand for sports halls retained at the sports halls located within the Borough. This assessment is based on the catchment area of sports halls and residents using the nearest sports halls to where they live, and it is a venue located in Lewisham Borough.
- 4.29 In 2020 retained demand is 58.5% of the total 82% satisfied demand and it is 56.5% of the total 78% satisfied demand in 2033. So six out of ten visits to a sports hall by a Lewisham resident retained within the Borough.
- 4.30 This does mean a significant proportion of Lewisham Borough's satisfied demand for sports halls is exported and met in neighbouring authorities.

Accessibility Exported Demand

- 4.31 Based on Lewisham residents using the nearest sports hall to where they live and which is a sports hall located outside the Borough, the model's findings are that 41.5% of the Lewisham Borough demand for sports halls is exported, this increases slightly to 43.4% of satisfied demand in 2033.
- 4.32 The largest export is to Greenwich at 3,007 visits in 2020 and 2,899 visits in 2033., followed by 2,250 visits per week exported to Southwark in 2020 and 2,238 visits in 2033. The Greenwich findings can be explained by there being only one Lewisham sports halls located in the eastern side of the Borough. The Southwark findings are explained by there being few sports hall located in the Bermondsey area, and where demand for sports halls is the highest in the Borough. Plus, there are a cluster of sports halls in Southwark quite close to the boundary with Lewisham and where the catchment area extends into Lewisham.

Accessibility Travel Patterns

- 4.33 The accessibility travel patterns are measured by how many sports halls can be accessed by Lewisham residents, based on where they live and the:
- 20-minute drive time catchment area of the sports hall locations;
 - 20 minute/1-mile walking catchment area of the sports hall locations.
- 4.34 All of Lewisham Borough is within a 20-minute drive time catchment area of 25+ sports halls in both years. The finding is that in 2020 some 51% of all visits to sports halls by Lewisham residents are by car.
- 4.35 Around 90% of the land area, of the Borough is within the 20 minutes/1 mile walking catchment area of at least one sports hall location. The finding is that walking to sports halls by Lewisham residents, represents 33% of all visits.

AVAILABILITY

- 4.36 Availability is a measure of usage and throughput at sports halls and estimates how well used/full facilities are. Sport England includes a 'comfort factor', beyond which the venues are too full. Their modelling Hey model assumes that usage over 80% of capacity used in the weekly peak period is busy, and the sports halls is operating at an uncomfortable level above that percentage.
- 4.37 The Lewisham Borough sports halls are estimated to be 100% full at peak times in 2020 and 2033.
- 4.38 There are several factors which explain this finding:
- When the assessment is based on the catchment area of sports halls and across local authority boundaries, 82% of the Lewisham demand can be met and 18% of the Lewisham demand is unmet demand and which equates to 17 badminton courts in 2020.
 - In 2033 78% of the Lewisham demand for sports halls can be met and 22% of the Lewisham demand is unmet which equates to 21 badminton courts.
 - When comparing the Lewisham Borough demand for sports halls with the Lewisham supply available for community use, the Borough has a negative supply in both years with demand exceeding supply by 26 badminton courts in 2020 and by 31 badminton courts in 2033.

DEMAND FOR SPORTS HALLS

- 4.39 The Lewisham Borough population in 2020 is 308,427 people and is projected to increase to 333,006 people by 2033, an approximate 8% increase.
- 4.40 The Lewisham Borough total demand for sports halls in 2020 is 26,317 visits per week in the weekly peak period and this equates to a total demand for 90 badminton courts. Total demand is projected to increase to 27,966 visits in the weekly peak period in 2033 and this equates to a demand for 96 badminton courts.
- 4.41 So, there is a projected 8% increase in the total population across Lewisham from 2020 to 2033 and a projected 6.2% increase in the total demand for sports halls.
- 4.42 The most likely reason for the slightly lower percentage increase in the total demand for sports halls, compared with the population percentage increase, is because the total demand for sports halls in 2033 is made of (1) the resident population and (2) the growth in population between 2020 and 2033.
- 4.43 If the population is ageing between 2020 and 2033 this will influence the demand for sports halls. It can mean, there are fewer people in the main age bands for hall sports participation (14 - 59 for males and 14 - 49 for females) in 2033 than in 2020.

Greater London Authority Indoor Sports Hall Study

- 4.44 As part of the development of the new London Plan, the GLA in 2016, undertook a spatial London wide assessment of the supply and demand for sports halls, using Sport England facilities planning model. This study identified that London wide, the demand for sports halls exceeds supply.
- 4.45 The London wide unmet demand in 2016 equated to 389 badminton courts, of which 52% is because of lack of sports hall capacity. In short, the demand for sports halls exceeds supply London wide and not just in Lewisham or the Lewisham study area.

How can the used capacity be reduced and some of the demand met?

- 4.46 When the finding is sports halls are estimated to be at 100% of used capacity in the weekly peak period, the Sport England model goes through a process of re-allocation. The purpose being to see if the demand which cannot access a sports hall because it is full, can be accommodated at other sports halls within the same catchment area. This is an iterative process and carries on until no more demand can be re -distributed.
- 4.47 The sites with the unallocated demand are set out (Note: the capacity of one badminton court in the weekly peak period equates to 210 visits).
- 4.48 Prendergast School and Prendergast Vale School located in Lewisham and Ladywell respectively, have unallocated demand of 209 visits and 443 visits. They are the only sports halls sites in this area and whilst the demand for sports halls is slightly lower than elsewhere. It may well be that the population density is higher here than elsewhere in the Borough and contributing to the findings.
- 4.49 The next highest site is Tidemill Academy with 371 visits per week which are unallocated. This school is also a modern sports hall, having opened in 2012 and has the full size four badminton court sports halls. It is also located in Deptford which is the area of highest demand for sports halls in the Borough. According to the data returned by the Borough, the site has up to 20 hours of community use per week and so there is some but limited scope to increase the hours for community use and accommodate more demand.
- 4.50 There are similar findings for Deptford Green School which has the next highest unallocated demand at 303 visits per week in the weekly peak period. Again a recent sports hall having opened in 2012 and according to the data it has up to 31 hours of community use a week, so limited scope to increase the hours for community use.
- 4.51 St Dunstan's College sports hall is located in Catford and there are no other sports hall sites in Catford. It has an unallocated demand of 193 visits per week. This is a smaller sports hall of 3 badminton courts and according to the data there is only 4.5 hours of community use a week. So there is scope to increase access for community use and in an area where there are no immediate alternative sports hall sites.
- 4.52 Bonus Pastor School is located in the Southend part of the Borough and it has an unallocated demand of 179 visits in the weekly peak period. Another of the more recent sports halls to open, being 2012 again and it has a 4 court main hall. Demand in this area is amongst the lowest in the Borough and according to the data the sports hall is available for community use and provides 28 hours for community use a week. So limited scope to increase.
- 4.53 The Bridge Leisure Centre's is that it has an unallocated demand of 109 visits in the weekly peak period. This is lower than elsewhere and reflects the lower demand for sports halls in the Lower Sydenham area. Plus, there is a cluster of education sports hall sites located in the south of the Borough and so the unallocated demand is much lower than elsewhere.
- 4.54 The overall conclusion from the used capacity set of findings could well be, that there is a need to increase further the provision of sports halls within Lewisham Borough, so as to meet demand and reduce the used capacity findings at individual centres. This will ensure some of the unallocated demand can be met.
- 4.55 However, the findings set out in the bullet points earlier plus the GLA study findings London wide, indicate the scale of the unmet demand in both the Lewisham study area and London wide. In short, more provision will accommodate some of the unmet demand but not all.

- 4.56 The second approach is to increase access to the sports halls on education sites. As set out in the quantity section, the total number of badminton courts in the Borough is 99 courts of which 65 are available for community use in the weekly peak period (weekday evenings up to 5 hours per day and weekend days up to 7 hours per day).
- 4.57 There is an aggregate total of 34 badminton courts which are unavailable, and this represents 34.3% of the total supply of badminton courts in the Borough. The equivalent of over 8 more sports halls, each of 4-badminton court size, which are unavailable for community use. It is recognised it is not realistic to achieve complete access to all the sites, but the potential scale is significant.
- 4.58 The education sports halls with the least hours for community use are, St Dunstan's College Sports Centre, (with 4.5 hours of community use per week). As set out, this is the only sports hall site in the Catford area and Catford does have a high demand for sports halls.
- 4.59 The other education sports hall sites listed above in the areas of highest unallocated demand paragraphs 4.48 – 4.51 have much higher levels of availability for community use. However the detailed work is to investigate if this availability is actually taken up, or, if there is more scope to accommodate community use. The sites identified are the key education sports hall sites to focus on, to increase access for community use and provide more sports hall capacity from the existing provision of sports halls.

Surrey Canal Triangle Development

- 4.60 The proposed Surrey Canal Triangle development is located in the Bermondsey area of the Borough and close to the Southwark boundary, does include sports hall provision. The final scale of the sports hall provision will be set out in the detailed development for the project. The findings from the facility planning model assessment very much supports the provision of a sports hall in this part of the Borough. Demand for sports halls is highest in the Bermondsey/Deptford area of the Borough.
- 4.61 It is understood the development may also include an indoor arena and this may also "double up" as the sports hall space for community use. To accommodate indoor hall sports hall events, requires the sports hall to be 6 badminton court, or possibly 8 courts, depending on the scale of events proposed.
- 4.62 The provision of a sports hall which can accommodate multi sports use at the same time is very much supported by the facility planning mode assessment. It is acknowledged the London Thunderdome is a 12 badminton court size sports hall but most of the space and time is for basketball use. Based on agreement with the Council the assessment has applied 4 badminton courts being available for wider non - basketball sports use. It is also acknowledged that Crystal Palace National Sports Centre does have a 12 badminton court sports hall, and which also stages major hall sport events, but this venue is co-located with the intersection of 5 London Boroughs and its use is shared across all these Boroughs, it is not a Lewisham only venue.

RECOMMENDATIONS

The recommendations are based on two questions which arise from the assessment.

1. How can the demand for sports halls in Lewisham be met?

The focus is on increasing access to the education sports halls for community use. There is an aggregate total of 34 badminton courts (34.3% of the total supply and which equates to nearly 8 sports halls each of 4 badminton court size) at the education venues which are unavailable for community use.

It is not realistic to be able to access all of this supply but combining the findings on (1) the areas of highest demand for sports halls in the Borough with (2) the education sites with the least access for

community use, the most important sites to focus on are, in order (Note the sites are a combination of location and highest demand plus the hours available for community use):

- **St Dunstan's College Sports Centre** (with only 4.5 hours of community use per week). This is the only sports hall site in the Catford area and Catford does have a high demand for sports halls.
- **Deptford Green School** (20 hours of community use per week) which is a modern sports hall having opened in 2013 and is located in an area of high demand for sports halls.
- **Tidemill Academy** (20 hours of community use per week) which has the same set of findings as for Deptford Green School, this sports hall is also modern having opened in 2012.

2. Is there a need to provide more sports halls in Lewisham?

Based on the hard evidence findings and consultations then the answer is **yes**. However, this has to be placed in the context that the GLA 2016 sports hall study identified a shortfall of sports hall across London, not just in Lewisham or the wider Lewisham study area. So, providing more sports halls in Lewisham will address this issue but it is likely that any new sports hall will also become full at peak times.

The most pragmatic approach is support for the Surrey Canal Triangle development which has two major benefits (1) it is located in the Bermondsey area which has the highest demand for sports halls in the Borough (2) the current proposals suggest the provision could be a 6 or even 8 badminton court sports hall which would also be an events venue for hall sports, especially basketball.

The Bridge Leisure Centre and demand for sports halls in the Sydenham area

The Lower Sydenham area has the lowest demand for sports halls, 1.5 badminton courts in 2020. However, there is a deficit of sports hall space across the Borough. So, at a strategic level, should the Council consider development of a new public leisure centre in this area then a 4-court sports hall should be provided if the business case shows that it is affordable. If not affordable, a flexible space (e.g. studios), could be provided which can accommodate a range of physical activities, dance, exercise, soft play etc. This would be subject to a feasibility study for any such new leisure centre and the demand assessment for this range of activities.

If the Bridge Leisure Centre does not re-open post Covid-19 and a new sports hall is not provided in the area, the Council should negotiate increased access to Sedgehill Academy for community use. The school has a 4 badminton court main hall plus a large activity hall which opened in 2012. There is also, further away, Bonus Pastor Catholic College (4 badminton court sports hall opened 2012) to the west which has a 4 badminton court main.

5. Indoor Tennis

Introduction

- 5.1 The section outlines the findings for the assessment of need and evidence base for indoor tennis in Lewisham. The full needs assessment can be found in Appendix C to this document.

Indoor Tennis Assessment Summary

Types of Indoor Tennis Centres

- 5.2 There are three types of indoor tennis centres, all three can either be temporary or permanent structures
- **Air structures** - more commonly known as bubbles are inexpensive and efficient to construct. Air structures usually comprise single or multi-layered fabric, which are erected and supported using air pressure, provided by substantial air blowers, which are also used to ventilate and control the climate within the bubble.
 - **Fabric frame structures** - comprise a steel, aluminium or wood framework, with a fabric similar to the fabric used on air structures, stretched tightly over the framework. An inner lining is often used in places where the climate is variable, to help retain the heat in winter and resist it in summer. Fabric frame structures are modular and usually cover between one and four courts. However, they can be designed to cover as many courts as needed.
 - **Permanent structures** - steel is the most common material used to construct the frame of an indoor tennis centre. Steel buildings cost more to construct than air or fabric framed structure but will offer better insulation and therefore provide savings on the overall running costs. A steel framed building can last up to 65 years.

HEADLINE FINDINGS FOR LEWISHAM

- 5.3 There are no indoor tennis centres in the Borough
- 5.4 The nearest venues are located in Bromley, which has five venues and Bexley, with 2 venues. There are a total of 27 indoor courts located at these venues.
- 5.5 The 20-minute drive time catchment area for these venues does not extend to all of Lewisham Borough. The catchment area for the nearest venue, the David Lloyd Centre in Beckenham, extends to the southern half of the Borough.
- 5.6 None of the neighbouring centres are owned/operated by local authorities and there is no pay and play access. Access to the two club venues and four commercial venues is by membership (one centre only has private access). So, there are no opportunities for recreational and casual play. Access is for players who want to play regularly and pay the membership. This further limits accessibility for Lewisham residents, who may wish to develop an interest in the sport and play occasionally.
- 5.7 There is no accepted methodology for assessing the demand for indoor tennis participation. The LTA measure is one indoor court has the capacity for 200 players.

- 5.8 Adult participation in indoor tennis, based on the Active People survey, is available for England wide and London Region 2012 – 2016. The London Region rate of participation is higher than for England wide and has increased from 0.27% of adults playing at least once a week in 2012 to 0.36% of adults in 2016. Around 75% of adult participation is in the 15 – 44 age range.
- 5.9 To provide a proxy guide to participation and applying the London Region rate of adult participation of 0.36% of adults participating, to the Lewisham population aged between 15 – 44 generates 151,000 people playing. Assuming the play once a week, this would generate 543 visits per week.
- 5.10 This visit rate, would, in turn, equate to provision of between 2 – 3 indoor courts, based on the LTA measure of 1 indoor court equating to 200 players. This is the scale of indoor tennis court provision at five of the seven indoor tennis centres located in Bromley and Bexley.
- 5.11 It should be noted that the Council has recently worked with the LTA to drive participation in outdoors park courts across the Borough. This has involved installing floodlights and gate access systems across four park venues in the borough and putting on tennis activities to attract more players. This has proved to be very successful and may help strengthen the case for indoor provision within the Borough if participation continues to increase.
- 5.12 In 2019 the LTA published a strategy for indoor tennis centre provision. The target locations have been prioritised according to the number of potential players in each area, with demographic profiles of the population for each target community. This is used to ensure new facilities are developed in a way that also helps to broaden the participation base of the game.
- 5.13 The strategy identifies 72 potential locations in England, and these are ranked in priority order, Lewisham is ranked number 4 out of 72, and hence a high priority location for the LTA.

QUANTITY

- 5.14 In 2020 across London, there are 57 individual indoor tennis centres located on 41 sites. Nine of these centres are permanent air halls, 18 are summer seasonal air halls over outdoor courts; 2 are framed fabric structures and 28 are traditional structures.
- 5.15 In South East London, there are 7 indoor tennis centres of which 5 centres are located in Bromley and 2 are in Bexley. These centres are the nearest sites to Lewisham Borough and the nearest sites west of Lewisham are located in Merton and Hammersmith and Fulham.

ACCESSIBILITY

- 5.16 The catchment area of an indoor tennis centre for regular participation is defined by the Lawn Tennis Association as 20 minutes' drive time.
- 5.17 All of the centres located in Bromley and Bexley are outside the drive time catchment area for all of the Borough. The nearest venues to Lewisham are the centres in Beckenham, the Park Langley Club and the David Lloyd Centre. The 20-minute drive time catchment area of the David Lloyd Centre extends to the southern half of Lewisham Borough.
- 5.18 In effect the Lewisham population has limited accessibility to the indoor tennis centres located in both Bromley and Bexley. Furthermore, based on the 2011 Census 47% of the Lewisham population do not have access to a car (the London Region average is 40% of the population) and so further limiting accessibility to indoor tennis centres by the Lewisham population.

AVAILABILITY

- 5.19 Availability is defined in terms of the type of use at the centres, options are club membership through a commercial centre or a sports club venue; or pay and play most usually at public centres. None of the seven venues in Bromley or Bexley are owned or operated by the local authority and there is no pay and play availability.
- 5.20 All but one of the venues are available through membership of the centre, there are three sports club venues, with a total of six indoor courts, three commercial venues with seventeen indoor courts. The four courts located at Newstead Wood school are unavailable for wider community use.

DEMAND AND PARTICIPATION

- 5.21 There is no one consistent source/methodology to calculate the demand for indoor tennis. The LTA 'Priority Project Funding, Policy and Operational Procedures', states that one indoor court can serve 200 regular tennis players.
- 5.22 The Active People surveys by Sport England 2006 – 2016 provides data on the level of participation in indoor tennis. The caveat, as with all facility types, is that this does not equate exactly with demand, as the latter may be affected by levels of provision. However, the regularity of the surveys from 2006 to 2016 does provide consistent survey data on trends in indoor tennis participation.
- 5.23 The Active People benchmark measure to measure participation is, 1 x 30 minutes of activity, at least once a week. For indoor tennis, data is available at the England wide and London Region level for 2012 – 2016. In 2012 some 0.27% of adults in both England wide and London Region participated in indoor tennis at least once a week.
- 5.24 The rate of participation in London Region declined to 2014, when it was 0.18% of adults participating at least once a week. It increased in the next two years and was 0.36% of adult playing indoor tennis at least once a week in 2016, so an upward trend. In contrast the England wide rate of adult indoor tennis participation was 0.22% of adults in 2016.
- 5.25 A proxy guide to demand is to apply the London Region 2016 rate of adult participation of 0.36% of adults participating to the Lewisham population (ONS source) aged between 15 – 44 (this is the main age bands for indoor tennis participation), of 151,000 people. Assuming they played once a week, this would generate 543 visits per week.
- 5.26 This visit rate equates to provision of between 2 – 3 indoor courts based on the LTA measure of 1 indoor court equating to 200 players. This is the scale of indoor tennis court provision at five of the seven indoor tennis centres located in Bromley and Bexley

Lawn Tennis Association (LTA) Strategy for Indoor Tennis

- 5.27 The LTA's indoor tennis strategy, announced in June 2019, identified 72 priority target areas in England for the development of new indoor courts. The analysis overlays population data against the locations of existing indoor tennis facilities and is part of a new strategic approach to investment by the LTA
- 5.28 A review of the LTA strategy does identify Lewisham as a potential location for an indoor tennis centre and this is ranked at number 4 in the list of 72 potential locations in England – so evidently a high priority area for the LTA.

LTA Consultation

- 5.29 Lewisham (alongside Greenwich and Southwark) has been identified as one of the LTA's priority sites – 8 areas in London deemed a priority in total for an indoor tennis centre.

- 5.30 The LTA have not identified a preferred site within Lewisham and after discussions with the Council, it appears there are currently no suitable leisure centre sites at this stage where indoor tennis could be 'bolted on'.
- 5.31 Land is the main barrier to indoor tennis centres in London. Often funding is available through developers but the floorspace is not available. In addition, often the LTA needs local authorities to come to the LTA with possible site options

RECOMMENDATIONS

The indoor tennis assessment does identify sufficient demand for provision of an indoor tennis centre in Lewisham. Based on the methodology applied, this is for between 2 – 3 indoor courts.

The LTA's indoor tennis strategy (2019) identifies Lewisham as a very high priority area (ranked 4th out of 72 locations in England) for an indoor tennis centre. So, there is Governing Body strategic support to provide an indoor tennis centre in the Borough.

The recommendation is to continue discussions with the Lawn Tennis Association, this may then lead to more detailed investigation and feasibility, should the Council wish to investigate the business case and participation case for an indoor tennis centre located in the Borough and should a suitable site become available. The Council should work with partners such as local schools to identify potential sites and models that could provide an indoor tennis centre facility without having a negative impact on the Council's financial position.

6. Indoor Bowls

Introduction

- 6.1 The section outlines the headline findings for the assessment of need and evidence base for indoor bowls in Lewisham. The full needs assessment can be found in Appendix D to this document.

Indoor Bowls Assessment Summary

- 6.2 Indoor bowls is played in a similar way to lawn bowls and although there are slight differences between the two, it is essentially an indoor version of the outdoor game. The length of a rectangular green is between 31 metres and 40 metres. The width of a green can vary from 8 metres (enough for one rink) to 60 metres or more. The width of a rink for indoor play is a minimum 4.6 metres.
- 6.3 Indoor bowling centres are purpose built dedicated centres and are completely different from short mat bowls which is played on a rectangular carpet (15m x 2m) that is rolled out. Short mat bowls can be accommodated in any indoor space large enough to fit the carpet. Carpet mat bowls tends to be played at a recreational level

HEADLINE FINDINGS FOR LEWISHAM

- 6.4 The Lewisham Indoor Bowls Centre has 6 indoor rinks and operates over the winter season September – April. The club has between 140 – 160 members who bowl on a regular basis, plus around 20 -30 bowlers who play on a pay and play basis. The membership has stabilised at these numbers in recent years, the membership is split equally between males and females. The centre has been modernised and is accessible to the Lewisham population.
- 6.5 The capacity of the centre is 600, based on at one time playing capacity of 100 bowlers per rink (English Indoor Bowling Association guideline).
- 6.6 Based on applying the indoor bowls participation rates from a 2013 Sport England survey to the Lewisham 2020 population, identifies a potential indoor bowls population, across all age bands from 16 – 79, of 959 people.
- 6.7 The challenge for the club is to increase its participation base and membership from the 140 -160 members to 300 plus, and which can be accommodated by the centre's capacity. This is needed to make the centre viable over the long term.

QUANTITY

- 6.8 There are 22 indoor bowls centres in London and there are 7 indoor centres located in South East London. There are three indoor centres located in Croydon, two indoor centres in Lambeth and one in Bromley and Lewisham.
- 6.9 The Lewisham Indoor Bowls Centre is located in Lower Sydenham. The centre has one indoor green of 6 rinks, it was opened in 1999. The centre is owned by Lewisham Council and it is managed by the Council's leisure operator. The programme of use is managed by the Lewisham Indoor Bowls Club.
- 6.10 The centre was modernised last in 2018, when a new carpet and underlay were installed along with LCD lighting over the rinks.

ACCESSIBILITY

- 6.11 The catchment area for an indoor bowls is based on the England Indoor Bowling Association is a 20-minute drive time catchment area. The southern half of the Borough is within an up to 10-minute drive of the centre location and all of the Borough is within an up to 15-minute drive of the centre location accessibility map in Appendix D. These findings are based on the Sport England data for travel times and application of the AA road network travel data analysis

AVAILABILITY

Lewisham indoor Bowls Club

- 6.12 The Lewisham Indoor Bowls Club manages the indoor bowls programme of use. The club has a membership of between 140 – 160 members split equally between males and females. The membership has stabilised around this number in recent years.
- 6.13 The club participates in county and national completions for both males and females and has its own internal club competition and inter club competitions. The club also provides rinks for casual pay and play.
- 6.14 The club operates for the winter season from September to April and is closed over the summer months, apart from being open for 2 sessions a week for use by a visually impaired group of bowlers.
- 6.15 Peak time usage is weekdays Monday – Thursday 10am – 4.30pm and increasingly competitions are held on weekday afternoons, rather than evening match play times. The catchment area for the centre membership, who play on a regular basis, is Lewisham with some bowlers from Bromley and Southwark, the nearest centre to the Lewisham centre is the one located at Crystal Palace.

DEMAND AND PARTICIPATION

- 6.16 In 2013, Sport England undertook a national indoor bowls facility assessment, the study sets out participation rates for indoor bowls for a range of age bands and for both genders. This provides more detailed information on the profile of participation than the Active People survey. However, the two sources have a different basis and so cannot be compared.
- 6.17 The highest rates of participation for both genders are in the 65+ age ranges. Perhaps surprising is that participation is highest in the 75+ age group. Up until age 64 participation is below 1% of the adult population for females and is 1% for males.
- 6.18 The advantage of this assessment is that it allows Sport England participation rates to be applied to the Lewisham male and female population in 2020 and for the 6 age bands. Applying these participation rates to the Lewisham population identifies the number of potential bowlers.
- 6.19 It provides a more informed view of the potential demand for indoor bowls by the Lewisham population. This is based on the Lewisham population in 2020, using the GLA 2016 population projections released in 2017.
- 6.20 The key findings are:

- The total potential indoor bowls population, across all age bands from 16 – 79, is 959 people in 2020.
- At an assumed per rink capacity of 100 bowlers per rink, this equates to between 9 and 10 rinks in 2020.
- The age band with the highest number of bowlers is the 65 – 74 age band for both females and males with 213 male bowlers and 183 female bowlers
- Participation in the 65 – 74 age band is higher than for the combined 16 – 64 age range for females and only exceeded by 16 for males. This reinforces both the narrow age range and significance of the age band with the highest participation.

RECOMMENDATIONS

Indoor bowls centres are important facilities for people aged over 60. There are contrasting directions:

1. the sport is losing popularity and participation has declined in recent years at most indoor centres across England;
2. but the percentage of the population in the 60 – 75 age range is increasing in Lewisham and there is the potential to increase participation based on demographic change.

Indoor bowls offers a lot of scope to increase physical activity through health and wellbeing programmes and short mat carpet bowls is played in many Lewisham community halls. There is the potential to increase physical activity and turn the casual players into participating in the real thing.

The quantitative assessment for indoor bowls, is of stable membership at the Lewisham Centre, but which is around a third of the total capacity of the centre – has to be seen in this wider potential contribution indoor bowls can make for increasing physical activity. The challenge for the Council is to find an operating model that can operate at zero cost as the centre is currently operating at a significant deficit.

There are three recommendations:

- Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term.
- If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. This option has been followed at other locations, notably Central Bedfordshire who provided revenue support for the membership of the Dunstable Indoor Bowls Clubs to continue bowls at other centres, after the Dunstable centre closed. However, this option tends not to be supported by bowlers because they have strong loyalty to their centre and participate in competitions (a very strong motivation for bowls) as their club.
- Investigate the scope to increase the short mat game to a longer version, to be able to play a hybrid indoor bowls game at the recreational level. This option is unlikely to be supported by regular bowlers as it is not the game they play. It may however provide a boost for indoor bowls at the many community halls which provide for short mat bowls.

7. Squash

Introduction

- 7.1 The section outlines the headline findings for the assessment of need and evidence base for squash in Lewisham. The full needs assessment can be found in Appendix E to this document.

Squash Assessment Summary

HEADLINE FINDINGS FOR LEWISHAM

- 7.2 With the closure of The Bridge Leisure Centre following the Covid-19 pandemic and its 3 squash courts, there are now no squash court venues in Lewisham
- 7.3 In the neighbouring local authorities there are a total of 30 squash venues and 76 individual courts. Bromley has the highest supply with 20 squash venues and 52 courts, the highest supply of any London local authority. Bexley has 1 venue and 5 courts; Croydon 5 venues and 9 courts and Southwark 4 venues and 10 courts.
- 7.4 The Bridge Leisure Centre is one of only two squash venues in Lewisham and the surrounding Boroughs which are owned by a local authority, the other being the Walnuts Centre in Orpington, which has 2 courts. With the closure of the Bridge Leisure Centre, there is now only one venue, located in Bromley, which provides for pay and play use. All other venues require players to become members of the club/centre. Some venues may provide for pay and play at off peak times, as a way of encouraging players to become members.
- 7.5 For Lewisham residents, who are interested in taking up the sport or are displaced by closure of The Bridge Leisure Centre courts, and who want to play squash on a recreational basis, and not take-out membership of a venue, there are, in effect, very limited opportunities to play.

QUANTITY and QUALITY

- 7.6 As set out, there is a very extensive number of squash venues in the neighbouring local authorities: Bromley has 20 squash venues and 52 courts; Bexley 1 venue and 5 courts; Croydon 5 venues and 9 courts and Southwark 4 venues and 10 courts.
- 7.7 There are a total of 19 glass back courts and 57 normal courts. There are no venues which have double courts or movable walls.
- 7.8 The highest provision is at venues with 4 courts, located at, Beckenham Sports Club, Blundells Fitness Sports and Leisure, Nuffield's Health, St Olaves Grammar School and the Sundridge Park Club, venues in Bromley. There is one 4 court venue in Southwark at the Dulwich Sports Club and one 4 court venue in Croydon at the Whitgift Sports Centre.
- 7.9 There are seven 3 court venues of which 4 are in Bromley and 1 each in Bexley, Croydon, and Southwark. There are 12 venues which have 2 courts of which 7 are located in Bromley, 2 each in Croydon and Southwark and 1 in Bexley. There are 5 venues which just have 1 court, with 3 venues in Bromley and one each in Croydon and Southwark.
- 7.10 The oldest squash venue is located at The Dulwich Sports club, opened in 1957. The most recent squash venue to open, is the Whitgift Sports Centre which opened in 2005. Most of the venues opened in the 1980's when 6 venues opened and the 1990's when 11 venues opened.

ACCESSIBILITY

- 7.11 All of Lewisham Borough is within the 20-minute drive time catchment area of at least one squash venue in the neighbouring local authorities. The highest accessibility is to the south of the Borough with the courts located at Crystal Palace and the 2 venues in Beckenham. The least access is for residents in the west of the Borough as the Southwark venues are not close to the Lewisham boundary.

AVAILABILITY

- 7.12 With closure of the Bridge Leisure Centre, there is now only one venue owned by a local authority and which is available for pay and play, this is The Walnuts Centre in Orpington, which has 2 courts.
- 7.13 The largest ownership category is sports clubs, with 11 venues and 33 courts, there are 10 commercial venues with 24 courts, 3 venues are owned by a health authority, police or government agency and have 6 courts, finally there are 4 education venues with a total of 13 courts.
- 7.14 All but two of these venues are available through membership, there are 2 venues, the HSBC sports club and St Olaves School which are unavailable and have private use.
- 7.15 So out of the very extensive provision of squash court venues courts there is only one venue, The Walnut Centre in Orpington, which is owned by the local authority and is available for pay and play as well as membership of the centre.

DEMAND AND PARTICIPATION

- 7.16 There is no established methodology for estimating the level of total demand, satisfied and unmet demand as with other planning tools. The benchmark measure used in Active People is 1 x 30 minutes of activity, at least once a week. The Active People survey findings for squash are only available at an England wide level and London Region.
- 7.17 The England participation rate was 0.69% of adults playing at least once a week in 2008, and 0.43% participating in 2016.
- 7.18 The London Region once a week adult participation rate was 0.59% of adults playing in 2008 and 0.44% of adults playing in 2016,
- 7.19 Applying the London Region 2016 participation figure of 0.59% of adults playing at least once a week, to the 2020 Lewisham adult population from ONS (16 -55) of 192,300 people, would generate 1,134 squash players.
- 7.20 Given there is only one squash venue in Lewisham, then applying the London Region rate of squash participation is evidently an overestimate of squash participation for the Borough. It is much more applicable to Bromley and to a lesser extent the other neighbouring local authorities.

RECOMMENDATIONS

The biggest challenge is projecting the level of squash participation in the future. It has declined nationally for several years and appeals most to committed players who started participating in the squash boom and have continued playing. Participation by younger age groups is low, and squash does not appear to be a sport which appeals.

Lewisham has no squash club venues with the current closure of the Bridge Leisure Centre and there are now virtually no opportunities for Lewisham residents who might just want to take up the sport/play occasionally at the venues in the neighbouring local authorities.

By contrast, there are extensive opportunities and accessible venues in the neighbouring local authorities, for residents who are committed players and want to take out membership of a squash venue. Their needs can be met by joining one of these venues.

The central question that remains is does the Council want to be a provider or facilitator of squash courts? The purpose being to provide opportunities for residents to play the sport on a pay and play and occasional basis. Given the declining rates of squash participation, and that such provision would have to build up participation, from a near zero base, then even with a minimum supply of 2 courts, it looks to be very challenging to achieve this purpose, as evidenced by the low numbers of people playing squash at the site before it closed.

Furthermore, squash courts are a fixed type of provision in design and configuration and offer limited scope for flexibility and adaption to other types of use (although movable walls can provide some flexibility).

If the Council wishes to continue being a provider of pay and play squash activities, the recommendation is:

- To keep squash under review, and if there are plans to provide a new leisure centre to replace the Bridge, then review the need for squash, as part of the feasibility study for such a project. This would involve looking at the trends in participation and the business case for provision for squash.
- Any new squash provision within the Borough would be based on creating opportunities for pay and play and utilising flexible designs and establishing a viable business case.

There are very extensive opportunities for committed squash players to join one of the 30 squash venues in the neighbouring local authorities.

8. Studios

Introduction

- 8.1 The section outlines the findings for the assessment of need and evidence base for studios in Lewisham. The full needs assessment can be found in Appendix F to this document.

Studios Assessment Summary

- 8.2 Studios serve a range of specific activities pilates, yoga, spinning, dance exercise aerobics and kickbox/ boxing-aerobics, to mention the most popular. Increasingly studios are becoming dedicated for one particular activity, such as spinning studios with immersive and interactive programmes and with national branded programmes. There are no fixed dimensions for studios, and they can range in size from 13m x 10m to 27m x 18m.
- 8.3 There is no established methodology for assessing the demand for studios and it is a subject being researched by Sport England to try and develop some demand parameters, which can be applied to the population nationally and in individual local authority areas.
- 8.4 Demand seems to be influenced by trends and changes in all the range of activities provided by studios, so provision of studios is very much following a demand lead.

HEADLINE FINDINGS FOR LEWISHAM

- 8.5 There are 26 individual studios located at 20 sites In Lewisham in 2020, this includes The Bridge Leisure Centre which has 2 studios (although they are extremely poor-quality studios with poor flooring which are not in line with modern expectations of a high-quality studio offer).
- 8.6 Six sites and 12 studios are provided by Lewisham Council as part of the leisure centre network, (46% of the total number of studios). There are 5 commercial studio sites with 5 individual studios, Pure Gym is the only commercial operator with 2 studios with one at each of its sites (19% of the supply). There are 7 sites and 7 studios provided at school/college/higher education sites (27% of the total supply) and there are 2 studios provided by community organisations, the Abbotshall Healthy Lifestyle Centre and Goldsmith's Community Centre (8% of the supply).
- 8.7 The average age of the 20 studio sites is 13 years. Eight studios opened pre-2000, then 6 in the 2000 decade and 6 sites post 2010. The oldest studio is at The Bridge Leisure Centre, opened in 1994 and the most recent studio to open is located at Sydenham School, opened in 2015. Modernisation of studios requires replacing/upgrading the floor surface, lighting, and sound systems.

ACCESSIBILITY

- 8.8 There is at least one studio site located in most of the main settlements, apart from the west side of the Borough in New Cross, Brockley, and Honor Oak Park.
- 8.9 Taking the Glass Mill location as being central within the Borough provides an approach to measuring accessibility. This shows all the Borough is within a 15-minute drive time of this location. This catchment assessment is based on application of the AA measurement of travel times on the road network. The dispersal of studio sites across the Borough, means there is good accessibility to at least 4-5 venues based on the studio locations and their drive time catchment area.

AVAILABILITY

- 8.10 There are 16 individual studios at 10 sites which are available to residents for pay and play. The commercial venues are available by membership of the centre and there is private availability only at Prendergast Ladywell School and Sydenham School.

DEMAND AND PARTICIPATION

- 8.11 As studios serve a variety of purposes from dance, exercise and fitness classes, aerobics, Pilates, yoga and spinning, there is no one source of data that defines or collects participation “in studios”.
- 8.12 Participation for each of the activities which take place in studios is only available for some of the activities, and for these it is only available at the England level. The Active People data for keep fit classes which includes Pilates and yoga, is available for only some of the Active People survey years.
- 8.13 This shows an increasing rate of participation, it being 1.4% of adults who did these activities in 2011 and increasing to 2.8% in 2016. These findings illustrate the limitations of the data, rather than trying to develop a participation rate for studios.
- 8.14 The trend is participating in sports and activities which require little organisation and are available at times that suit the lifestyle of participants and this applies to studio activities. The activity has a health benefit/motivation, with a recreational not a competitive focus.
- 8.15 It maybe the appeal of informality, ease of just being able to do the activity without learning skills to be able to participate and participating at times which suit residents’ lifestyles, are now big drivers for participation
- 8.16 All the activities which take place in studios are consistent with the trends identified in Active Lives (1) increases in female participation and (2) activities which are fun to do and recreational and can be fitted in around the lifestyle of residents. This along with the much-publicised health benefits from - simply being active.

RECOMMENDATIONS

The challenge is how to assess the future demand for studios, when the range of activities they provide for are very diverse. It can be up to 10 different types of activities that change frequently.

There are also specialist studios which provide for one activity – immersive studios - which is a fixed cycling workout in a digitally created world and which is developed/promoted by brands, e.g., Les Mills UK. So, a particular type of dedicated studio for one activity.

Understanding the participation profile for the full range of activities that take place in studios is also challenging. The age range is from 12 to 70+, with younger ages doing the dance exercise/spinning activities, through to older people doing yoga and pilates. This is however blurring with all ages doing all activities, so developing demand and participation rates in this dynamic changing environment is very challenging.

The recommendations are:

- In the absence of an established demand methodology, plus a changing profile in types of studios and studio activities, assessing the need for future studio provision in Lewisham has to be pragmatic, on a case-by-case basis.
- The approach/methodology is to monitor the programmes and classes at the leisure centres, given provision seems to be demand led. If there is a sustained demand for classes over time,

which cannot be met the current supply of studios, or, by changing the programming to accommodate more classes, then this identifies the possible need for more studios.

- This may lead to the “adaption approach” adopted at several centres, with an increase in the number of studios based on (1) sustained demand (2) providing for new activities with specialist studios (often by converting existing spaces into studio space).
- In terms of any new leisure centres, the recommendation is to carry out a bespoke catchment area analysis at that time. Along with a review of the demographic profile and participation rates for dance and exercise. Then review that assessment against the capacity of a studio for a range of studio activities, then review those findings in the business case to determine a scale of provision.
- Current trends for exercise support the need to ensure that any future Council developed leisure centres provide at least two studio spaces in order to support the health and fitness offer which cross-subsidises the wetside offer.
- The Surrey Canal Triangle development will most likely include studio(s), and this is supported as the provision of studios in the Deptford/Bermondsey area is the lowest in any part of the Borough.

9. Health and Fitness

Introduction

- 9.1 The section outlines the findings for the assessment of need and evidence base for studios in Lewisham. The full needs assessment can be found in Appendix F to this document.

Health and Fitness Assessment Summary

- 9.2 Sport England defines health and fitness as facilities that provide for both cardiovascular and strength training. Health and fitness exclude spaces/studios for aerobics and dance activities. The assessment below is an audit and accessibility assessment for health and fitness in Lewisham Borough in 2020.

HEADLINE FINDINGS FOR LEWISHAM

- 9.3 In 2020 Lewisham Borough has an extensive supply of health and fitness centres (gyms) with 26 health and fitness venues, providing a total of 1,661 stations, with an average of 60 stations per venue.
- 9.4 The 2020 demand for fitness stations is 1,560, which is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations, when excluding education sites (1,523).
- 9.5 Lewisham Brough has 0.18 stations per 1,000 population and despite having the fewest number of venues in comparison with the neighbouring local authorities, it has the highest supply of stations per 1,000 population, Croydon 0.16, Greenwich and Bromley 0.11 stations per 1000 population.
- 9.6 Membership is projected to increase from 39,000 in 2020 to 43,200 by 2035. Many large commercial operators will be able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, and this will increase the capacity of gyms across Lewisham. If we were to assume the 7 large health and fitness sites (99 stations or more) could accommodate up to 35 members per station, this equates to 983 of the current 1,661 stations (59%).
- 9.7 The 7 sites with 983 stations catering for 35 members per station would equate to 34,400 members, with the remaining 678 stations catering for 25 members per station would equate to 16,950 members. Totalling capacity for 51,350 members, which comfortably provides provision for the gym users both now and projected to 2035.

QUANTITY

- 9.8 There are 26 health and fitness venues in Lewisham in 2020 and they provide a total of 1,661 health and fitness stations. Across the 26 centres, there is an average of 60 stations per venue
- 9.9 The largest health and fitness Centre are Pure Gym located in Sydenham, and which has 220 stations, followed by The Gym, located in Lewisham Town Centre and which has 219 stations.
- 9.10 There are four venues with between 100 – 125 stations and these are, Anytime Fitness, Grove Park with 125 stations, The Gym Catford with 120 stations, Glass Mill Leisure Centre with 100 stations and NRG Gym with 100 stations and also located in Lewisham Town Centre.

- 9.11 There are seven public leisure venues with a health and fitness centre, and they have a total of 452 stations, 27.2% of the total supply of stations. The largest public leisure centre venues are The Glass Mill Leisure Centre with 100 stations, and Downham Health and Fitness Centre with 99 stations.
- 9.12 There are ten commercial health and fitness venues, and they have a total of 1071 stations, which is 64.4% of the total number of stations. The average size of the commercial venues is 107 stations, and they range in scale from Pure Gym in Sydenham, with 220 stations, to Anytime Fitness in Hither Green with 22 stations.
- 9.13 There are nine education venues, and they are all small scale, they have a total of 138 stations with an average size of 19 stations. The education venues represent 8.3% of the total number of health and fitness stations located in the Borough. The largest education venue is located at Forest Hill School with 22 stations and the smallest is Sydenham High School with 7 stations.
- 9.14 In terms of age, four venues opened pre-2000, then ten venues opened in the 2000 – 2009 decade and twelve venues post 2010. The oldest venue is located at Wavelengths Leisure Centre, which opened in 1992 and the most recent venue to open is NRG Gym which opened in 2019.
- 9.15 Six of the ten commercial venues have opened post 2010 and the only public leisure centre venue to open post 2010, is Glass Mill Leisure Centre in 2013. Four education venues have opened post 2010 as part of new secondary school developments.
- 9.16 A benchmark measure used in sports facilities assessments is facilities per 1,000 population. In comparison with the neighbouring local authorities, Lewisham despite having the fewest number of venues (26) has the highest supply of stations per 1,000 population. The range across all four local authorities is however quite narrow from 0.18 stations per 1,000 population in Lewisham to 0.11 stations per 1,000 population in Greenwich and Southwark.

ACCESSIBILITY

- 9.17 Based on the Sport England GIS system, all the Borough is within the ten-minute drive time catchment area of at least one health and fitness venue
- 9.18 The correlation between the health and fitness sites and the land area of the Borough, shows that nearly all the Borough is within 0 – 15 walk from a railway or light transit station to a health and fitness venue.
- 9.19 Similarly, all the land area of the Borough is within 0 – 5 minutes' walk of a bus stop and this correlates closely with the location of the health and fitness venues.
- 9.20 Overall, there is very good accessibility to the health and fitness sites by use of public transport.

DEMAND AND PARTICIPATION

- 9.21 Based on Sport England Active Lives data, there is currently 38,500 people 15 years or older participating in gym sessions in Lewisham at least twice a month.
- 9.22 In addition, there are up to 49,000 people participating in fitness classes at least twice a month. This may be as part of a gym membership or as a casual class users.
- 9.23 Our assessment has detailed we believe the current demand for fitness stations is 1,560. This is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations when excluding education sites (1,523). This details there is currently an appropriate balance between supply and demand.

- 9.24 Many large commercial operators will be able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, and this will increase the capacity of gyms across Lewisham. If we were to assume the 7 large health and fitness sites (99 stations or more) could accommodate up to 35 members per station, this equates to 983 of the 1,661 stations (59%).
- 9.25 The 7 sites with 983 stations catering for 35 members per station would equate to 34,400 members, with the remaining 678 stations catering for 25 members per station would equate to 16,950 members.
- 9.26 Totalling capacity for 51,350 members, this comfortably provides provision for the gym users both now (39,000) and by 2035 (43,200).

RECOMMENDATIONS

The gym sites across the Borough are accessible to the Lewisham population, based on their location catchment area in 2020.

As set out, our assessment is that the current supply of gyms and stations across Lewisham almost matches demand. The 2020 demand for fitness stations is 1,560, which is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations when excluding education sites (1,523).

Based on large commercial operators being able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, this could increase the capacity of gyms across Lewisham to 51,350 members, and this comfortably provides provision for the gym users both now (39,000) and by 2035 (43,200).

Given the findings on current supply, accessibility, and the current and projected future demand the recommendations are:

- There is no need to specifically develop more commercial health and fitness centres in the Borough unless a strong local catchment latent demand can be evidenced on a site-by-site basis;
- Should the Council decide to re-furbish or replace any existing public leisure centre, with a swimming pool, and studio provision then the need and scale of the gym provision (local drivetime catchment) should be assessed as part of the feasibility – at that time. As an outline the benchmark provision could be a minimum 75 - 100 station facility.
- Current trends for exercise support the need to ensure that any future Council developed leisure centres provide a health and fitness space of a minimum 75 – 100 stations in size in order to cross-subsidise the wetside offer.

10. Action Plan for Delivery and Implementation

Introduction

- 10.1 The action plan recommendations are categorised under the headings of 'Protect', 'Enhance' and 'Provide', as recommended by Sport England in the ANOG guidance.
- 10.2 These categories are not mutually exclusive, and some options may sit within 'Enhance' and 'Provide' for example.
- 10.3 A description of each heading is:



- Protect**
- 10.4 To protect and maintain the overall balance of facilities where the needs assessment has identified a continuing need.
- Enhance**
- 10.5 To upgrade and enhance existing sports facilities for community use, so as to ensure that sports facility needs are met by the provision of appropriate, high quality facilities in the future.
- 10.6 To manage and programme facilities effectively and sustainably across sites and promote partnership working to enable greater use of existing sports facilities.
- 10.7 To improve accessibility to sports facilities, in order to encourage greater participation by all sectors of the community.
- Provide**
- 10.8 To provide facilities where, based on the needs assessment, there is a gap in the existing supply and/or a demand which exists now, and which is projected to be sustained and possibly increase.
- 10.9 The suggested recommendations arising from the assessment and what could be done under each of these headings are set out in Table 10.1 below.

Table 10.1 – Lewisham Action Plan

Swimming Pools

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	<p>Recommendation - Protect SW 1</p> <p>Protect and retain the level of existing public swimming pool water</p>	<p>Retain the existing level of public leisure swimming pool water, replacing the Bridge Leisure Centre (replacement considered under 'provide'), so as to meet the projected demand for swimming over the strategy period. Demand for swimming is highest in the Bermondsey/Deptford areas of the Borough (this may be met in future by the Surrey Canal development).</p> <p>Of significance, is that the public leisure centre sites are located close to the Lewisham boundary with neighbouring local authorities. This means their catchment area extends into neighbouring local authorities and vice versa, pools located in these authorities extend into Lewisham and are accessible to Lewisham residents, notably swimming pool sites in Bromley.</p> <p>There is a reasonable correlation with the swimming pool locations/catchment area and the location of the Lewisham demand for swimming pools, with six out of ten visits to a pool by a Lewisham resident retained within the Borough (based on residents swimming at the swimming pool nearest to where they live). The largest exported demand is, in order, to; Greenwich at 14% of the Lewisham satisfied demand, Bromley with 13%, Southwark with 8% and 5% to Croydon or outside the neighbouring local authorities.</p> <p>Overall, the Lewisham public leisure centre swimming pools are located in the right places to be accessible and meet the majority of the Lewisham demand for swimming pools in 2020 and projected forward to 2033.</p> <p>This means retention of the pool water is very important, to keep the overall supply and demand balance and maintain access to swimming pools for Lewisham residents.</p> <p>The areas with lower access to swimming pools are in order, Catford (reviewed under the enhance heading) and the Lower Sydenham/Bellingham areas, should the Bridge Leisure Centre not re-open (reviewed under the 'provide' heading).</p>	On-going	LBL	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
ENHANCE	Recommendation Enhance SW 2 Continue to invest in maintaining and modernising the existing public leisure centre swimming pool stock	<p>The Borough has a modern supply of public leisure centre swimming pools, excluding the Bridge LC. The average age of the public swimming pool sites, is 10 years, excluding the Bridge Leisure Centre, which is the oldest swimming pool site in the Borough, having opened in 1994.</p> <p>The quality of the public leisure centre swimming pool offer in Lewisham is very extensive, all public swimming pool sites having two pools. The scale of each pool site means they can provide for all swimming activities: learn to swim, public recreational swimming, lane and fitness swimming activities and swimming development through clubs.</p> <p>There will be an on-going need to continue to maintain the existing stock (excluding the Bridge Leisure Centre) to retain the existing high-quality offer.</p>	On-going	LBL and GLL	High
	Recommendation SW 3 Investigate the scope to develop access to St Dunstan's College swimming Pool for wider community use	<p>The St Dunstan's College swimming pool site is the only other swimming pool site in the Borough. It is located in Catford where there are no public leisure centre swimming pools.</p> <p>The College has a 25m x 6 lane main pool which was opened in 1996. The pool scale is suitable for club use and for other organised swimming activities.</p> <p>The Council may wish to investigate a partnership arrangement with the College to provide access for organised use (not pay and swim) and consider the scope to create a dedicated home for swimming clubs at the site, thereby releasing time for other swimming activities at the public leisure centre sites.</p>	In the next 2 years.	LBL and St Dunstan's College	Medium
PROVIDE	Recommendation Provide SW 4 Consider providing a new public leisure centre swimming pool site to serve the Lower Sydenham area and south east of the Borough	<p>If the Bridge Leisure Centre should not re-open, then the nearest Lewisham public leisure centre swimming pools for the demand displaced are, in order of closest locations, Forest Hill Pools and Downham Health and Leisure Centre. The catchment area for these pool sites does overlap with the Bridge Leisure Centre site and catchment, so they are accessible to residents in the Lower Sydenham area.</p> <p>However, whilst the other Lewisham pool sites are accessible for the southern part of the Borough and provide alternative venues, the finding is that these pools are estimated to be full at peak times. Therefore,</p>	Through follow up work to the existing Bridge Leisure Centre feasibility study (2020). To also include an appraisal of development at Bellingham	LBL	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		<p>accommodating demand displaced from the Bridge Leisure Centre is challenging.</p> <p>So, on criteria of (1) retaining swimming pool capacity across the Borough (2) retaining a modern stock of swimming pools across the Borough (3) meeting the demand for swimming in the Lower Sydenham and southern part of the Borough and (4) not adding to the demand to be accommodated by other public leisure pool sites, there is an evidence base case for a swimming pool site in the Sydenham/southern area of the Borough.</p> <p>Reviewing the location and access findings for the swimming pool sites and the demand for swimming pools, an alternative location to re-providing a swimming pool site at the Bridge Leisure Centre location is the Bellingham Leisure Centre site.</p> <p>This site provides a better overall balance in terms of supply, demand, and access to swimming pools for the Bellingham/Lower Sydenham area and is in a target location for the delivery of wider outcomes such as health, deprivation and physical activity. There is also 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 a feasibility study / business case for the site.</p> <p>The evidence base case is for a minimum 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.</p>	Leisure Centre and the option to provide a swimming pool as part of this site.		
	<p>Recommendation Provide SW 5</p> <p>Support for the provision of a swimming pool within the Surrey Canal Triangle</p>	<p>The proposed Surrey Canal Triangle development located in the Bermondsey area of the Borough and close to the Southwark boundary, does include swimming pool provision. The final scale of the swimming pool provision will be set out in the detailed development for the project. The evidence base does not suggest a particular need for additional swimming pools however it does identify the Deptford / Bermondsey area as being the greatest area of deficiency and there will be a need to review</p>	To dovetail with the detailed development of the Surrey Canal Triangle project	LBL and the Surrey Canal Triangle developers.	Medium

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
	development (in conjunction with reviewing the future offer from Wavelengths to ensure that the needs of the residents in the north of the Borough are met).	<p>the future offer provided by Wavelengths within the medium-term as the facility ages so there is an opportunity to align the provision between the two sites (Wavelengths and the Surrey Canal Triangle development) to ensure that the overall swimming pool offer continues to meet demand.</p> <p>If the level of water space provided at Wavelengths is decreased in the future, it will be important to secure public pay and play access to the swimming facilities at the Surrey Canal Triangle development.</p>			

Sports Halls

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	None	The Bridge Leisure Centre is the only public leisure centre sports hall in the Borough. The facility is old, expensive to operate, requires investment and only provides a 3-court hall which is not fit for purpose. Should the centre not re-open post Covid-19 then there are no recommendations under protect, in respect of public leisure centre sports halls (new provision to replace the Bridge Leisure Centre set out under provide).	NA	NA	NA
ENHANCE	<p>Recommendation Enhance SH 1.</p> <p>Work with education establishments to provide public access to and continue to modernise the existing sports halls stock on their sites.</p>	<p>The Borough has quite an extensive supply of sports halls with 19 sites and 27 individual sports halls. Sixteen of the 27 individual sports halls are a four badminton court size sports hall. There are also 3 sports halls that are three-court halls and eight venues which have a smaller activity hall as well as a main hall.</p> <p>The sports halls are mainly located in the south and centre of the Borough, there are eleven sites in the south of the Borough, from Forest Hill stot the southern boundary. There is only one site on the eastern side of the Borough which is Trinity School. Fortunately, the catchment area of sports halls located in Greenwich extend into Lewisham and provide some access for Lewisham residents. There are five sites in the</p>	Over the next 2- 3 years to negotiate and secure community use agreement at education sports hall sites.	LBL, St Dunstan's College, Deptford Green School and Tidemill Academy	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		<p>Bermondsey/Deptford area which is the area of highest demand for sports halls.</p> <p>The most significant finding is that 15 of the sites are owned by education and located on school and college site. So, access for Lewisham residents to be able to play hall sports at these sites is dependent on the policy of schools and colleges to community use and the community access hours/types of use. Lewisham Council only has direct ownership and control of one of the sports hall sites, the Bridge Leisure Centre.</p> <p>In terms of (1) meeting the projected demand for sports halls by Lewisham Borough residents and (2) having a network of accessible sports halls across the Borough for community use, then the recommendation is to work in partnership with school and college sites, to negotiate increased access for community use.</p> <p>It is not realistic to be able to access all of this supply but combining the findings on (1) the areas of highest demand for sports halls in the Borough with (2) the education sites with the least access for community use, the most important sites to focus on are set out below (note: the sites are a combination of location and highest demand plus the hours available for community use):</p> <ul style="list-style-type: none"> • St Dunstan's College Sports Centre, (with only 4.5 hours of community use per week). This is the only sports hall site in the Catford area and Catford does have a high demand for sports halls. • Deptford Green School (20 hours of community use per week) a modern sports hall having opened in 2013 and is located in an area of high demand for sports halls. • Tidemill Academy (20 hours of community use per week) has the same set of findings as for Deptford Green School, this sports hall is also modern having opened in 2012. 			
PROVIDE	Recommendation Provide SH2 Consider providing a new public leisure	The Lower Sydenham area has the lowest demand for sports halls, 1.5 badminton courts in 2020. However, there is a deficit of sports hall space across the Borough. So, at a strategic level, should the Council consider development of a new public leisure centre in this area then a 4-court	Over the next 2- 3 years.	LBL	Medium

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
	centre with sports hall space in the southern area of the Borough.	<p>sports hall should be provided if the business case shows that it is affordable. If not affordable, a flexible space (e.g. studios), could be provided which can accommodate a range of physical activities, dance, exercise, soft play etc. This would be subject to a feasibility study for any such new leisure centre and the demand assessment for this range of activities.</p> <p>If the Bridge Leisure Centre does not re-open post Covid-19 and a new sports hall is not provided in the area, the Council should negotiate increased access to Sedgemoor Academy for community use. The school has a 4 badminton court main hall plus a large activity hall which opened in 2012. There is also, further away, Bonus Pastor Catholic College (4 badminton court sports hall opened 2012) to the west which has a 4 badminton court main.</p>			
PROVIDE	<p>Recommendation Provide SH 3</p> <p>Support for the provision of a sports hall within the Surrey Canal Triangle development</p>	<p>The proposed Surrey Canal Triangle development located in the Bermondsey area of the Borough and close to the Southwark boundary, does include sports hall provision. The final scale of the sports hall provision will be set out in the detailed development for the project. The evidence base does support the provision of a sports hall in this part of the Borough. Demand for sports halls is highest in the Bermondsey/Deptford areas of the Borough.</p> <p>It is understood the development may also include an indoor arena and this may also “double up” as the sports hall space for community use. To accommodate indoor hall sports hall events, could require a venue which equates to a 6-badminton court, or possibly 8 courts, depending on the scale of events proposed.</p> <p>The provision of a sports hall which can accommodate multi sports use at the same time is very much supported by the facility planning mode assessment.</p>	To dovetail with the detailed development of the Surrey Canal Triangle project	LBL and the Surrey Canal Triangle developers.	High

Indoor Tennis

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROVIDE	<p>Recommendation IT 1</p> <p>Work with the LTA to investigate the feasibility for an indoor tennis centre in the Borough.</p>	<p>There are no indoor tennis centres located in Lewisham Borough. The nearest venues are located in Bromley, which has five venues and Bexley, with 2 venues. There are a total of 27 indoor courts located at these venues.</p> <p>The 20-minute drive time catchment area for these venues does not extend to all of the Lewisham Borough. The catchment area for the nearest venue, the David Lloyd Centre in Beckenham, extends to the southern half of the Borough (and this is a private member club).</p> <p>None of the neighbouring centres are owned/operated by local authorities and there is no pay and play access. Access to the venues is by membership and so there are very limited opportunities for recreational and casual play. Access is for players who want to play regularly and pay the membership. This further limits accessibility for Lewisham residents, who may wish to develop an interest in the sport and play occasionally.</p> <p>The indoor tennis assessment does identify sufficient demand for provision of an indoor tennis centre in Lewisham. Based on the methodology applied, this is for between 2 – 3 indoor courts.</p> <p>The LTA's indoor tennis strategy (2019) identifies Lewisham as a very high priority area (ranked 4th out of 72 locations in England) for an indoor tennis centre. So, there is Governing Body strategic support to provide an indoor tennis centre in the Borough. Discussions to date between the LTA and LBL have not identified a potential site for a centre.</p> <p>The recommendation is to continue discussions with the Lawn Tennis Association, this may then lead to more detailed investigation and feasibility, should the Council wish to investigate the business case and participation case for an indoor tennis centre located in the Borough. The Council should work with partners such as local schools to identify potential sites and models that could provide an indoor tennis centre facility without having a negative impact on the Council's financial position.</p>	<p>Over the next 2 years, should the Council decide to support provision of an indoor tennis centre in the Borough.</p>	<p>LBL and the Lawn Tennis Association</p>	<p>Low</p>

Indoor Bowls

Heading	Recommended Action	Justification and Recommendation	Timescale	Lead organisation and partners	Importance
<p>PROTECT, ENHANCE, PROVIDE</p>	<p>Recommendation IB 1</p> <p>The recommendation for indoor bowls is in three parts:</p> <p>(1) work with the centre operator and the club in the short-term to make the centre viable.</p> <p>(2) if not possible, to work with the members to access alternative provision (3) investigate the opportunity for short mat bowls provision</p>	<p>The Lewisham Indoor Bowls Centre is located in Lower Sydenham. The centre has one indoor green of 6 rinks, it was opened in 1999. The centre is owned by Lewisham Council and it is managed by the Council's leisure operator. The programme of use is managed by the Lewisham Indoor Bowls Club. There are three indoor centres located in Croydon, two indoor centres in Lambeth and one in Bromley.</p> <p>Indoor bowls is an important indoor facility type for people aged over 60. There are contrasting directions, (1) the sport is losing popularity and participation has declined in recent years at most indoor centres across England but (2) the percentage of the population in the 60 – 75 age range is increasing in Lewisham and there is the potential to increase participation based on demographic change.</p> <p>Also, indoor bowls offers a lot of scope to increase physical activity through health and well-being programmes and short mat carpet bowls is played in many Lewisham community halls. There is the potential to increase physical activity and also turn the casual players into participating in the real thing.</p> <p>The quantitative assessment for indoor bowls, is of stable membership at the Lewisham Centre, but which is around a third of the total capacity of the centre at around 160 – 200 members. There are also residents who play in indoor bowls on a casual pay and play basis.</p> <p>There are three recommendations:</p> <ul style="list-style-type: none"> Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. If a sustainable model cannot be identified and the Council decides to close the centre, it should work with other centres in the neighbouring local authorities to identify alternative facilities for the bowlers to utilise. This option has been followed at other locations, notably Central Bedfordshire who provided revenue support for the membership of the Dunstable Indoor Bowls Clubs to continue bowls at 	<p>The timescale is then determined by decisions on the future of the indoor bowls centre and the recommendations set out.</p>	<p>LBL, Lewisham Indoor Bowls Club and the England Indoor Bowling Association</p>	<p>High</p>

Heading	Recommended Action	Justification and Recommendation	Timescale	Lead organisation and partners	Importance
		<p>other centres, after the Dunstable centre closed. However, this option tends not to be supported by bowlers because they have strong loyalty to their centre and participate in competitions (a very strong motivation for bowls) as their club.</p> <ul style="list-style-type: none"> Investigate the scope to increase the short mat game to a longer version, to be able to play a hybrid indoor bowls game at the recreational level. This option is unlikely to be supported by regular bowlers as it is not the game they play. It may however provide a boost for indoor bowls at the many community halls which provide for short mat bowls. 			

Squash Courts

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	There are no recommendations under Protect, if the Bridge Leisure Centre does not re-open – see justification for explanation	<p>The 3 squash courts at The Bridge Leisure Centre, represent the only squash courts in the Borough, their use is for pay and play. In the neighbouring local authorities there are a total of 30 squash venues and 75 individual courts.</p> <p>Bromley has the highest supply with 20 squash venues and 52 courts. Bexley has 1 venue and 5 courts: Croydon 5 venues and 9 courts and Southwark 4 venues and 9 courts.</p> <p>The Bridge Leisure Centre is one of only two squash venues which are owned by a local authority, the other being The Walnuts Centre in Orpington, which has 2 courts (and is also currently being considered for replacement).</p> <p>For Lewisham residents, who are interested in taking up the sport or are displaced by closure of the Bridge Leisure Centre courts and who want to play squash on a recreational basis, there are, in effect, very limited opportunities to play.</p>			

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		<p>By contrast, there are extensive opportunities and accessible venues for Lewisham residents in the neighbouring local authorities, who are committed players and want to take out membership of a squash venue. Their needs can be met by joining one of these venues.</p>			
<p>PROVIDE</p>	<p>Recommendation SQ 1 to keep squash under review, and if there are plans to provide new/adapt existing leisure centres, then review the need for squash, as part of the feasibility study for such a project</p>	<p>The central question is does Lewisham Borough want to be a provider of squash courts to provide opportunities for residents to play the sport on a pay and play and occasional basis?</p> <p>Given the declining rates of squash participation, and that such provision would have to build up participation, from a near zero base, then even with a minimum supply of 2 courts, it looks to be very challenging to achieve this purpose. Furthermore, squash courts are a fixed type of provision in design and configuration and offer limited scope for flexibility and adaption to other types of use (although moveable walls can be incorporated).</p> <p>If the Council wishes to continue being a provider of pay and play squash activities, the recommendation is:</p> <ul style="list-style-type: none"> • To keep squash under review, and if there are plans to provide a new leisure centre to replace the Bridge, then review the need for squash, as part of the feasibility study for such a project. This would involve looking at the trends in participation and the business case for provision for squash. • Any new squash provision within the Borough would be based on creating opportunities for pay and play and utilising flexible designs and establishing a viable business case. <p>There are very extensive opportunities for committed squash players to join one of the 30 squash venues in the neighbouring local authorities.</p>	<p>On-going</p>	<p>LBL</p>	<p>Low</p>

Studios

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	<p>Recommendation ST 1</p> <p>Protect the existing supply of studios at public leisure centres.</p>	<p>The provision of studios is driven by demand and changes in the types of activities that take place in studios – this is dynamic It will be important to adapt to the changing demands and activities and adapt the studio supply to meet demand.</p> <p>Studios provide for dance/exercise classes, yoga Pilates and increasingly there are dedicated studios for activities such as kick bowing or spinning.</p> <p>There are 26 individual studios located at 20 sites in Lewisham in 2020 and this does include The Bridge Leisure Centre.</p> <p>In terms of ownership, there are 6 sites and 12 studios which are provided part of the leisure centre network. There are 5 commercial studio sites with 5 individual studios, Pure Gym is the only commercial operator with 2 studios with one studio at each of its sites. There are 7 sites and 7 studios provided at school/college/higher education sites and there are 2 studios provided by community groups.</p> <p>The average age of the studio sites in 2020 is 13 years. As studios serve a variety of purposes, there is no one source of data that defines or collects participation “in studios”.</p> <p>The challenge is how to assess the future demand for studios, when the range of activities they provide are very diverse. It can be up to 10 different types of activities and these change frequently.</p> <p>There are also specialist studios which provide for one activity – immersive studios - which is a fixed cycling workout in a digitally created world and which is developed/promoted by brands, e.g., Les Mills UK. So, a particular type of dedicated studio for one activity.</p> <p>Understanding the participation profile for the full range of activities that take place in studios is also challenging. The age range is from 12 to 70+, with younger ages doing the dance exercise/spinning activities, through to older people doing yoga and Pilates. This is however also a blurring, with all ages doing all activities. Developing demand and participation rates in this dynamic changing environment is very challenging.</p>	On-going	LBL	Medium

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
ENHANCE	Recommendation ST 2 consider the need for further studios at the public leisure centres as opportunities to enhance provision arise.	<p>To expand on the recommendation and in the absence of an established demand methodology, it means assessing the need for future studio provision in Lewisham has to be pragmatic</p> <p>The approach/methodology is to monitor the programmes and classes at the leisure centres, given provision is demand led. If there is a sustained demand for classes <u>over time</u>, which cannot be met the current supply of studios, or, by changing the programming to accommodate more classes, then this identifies the possible need for more studios.</p> <p>This may lead to the “adaption approach” adopted at several centres, with an increase in the number of studios based on (1) sustained demand (2) providing for new activities with specialist studios (often by converting existing spaces into studio spaces).</p> <p>In terms of any new leisure centres, the recommendation is to carry out a bespoke catchment area analysis at that time. Along with a review of the demographic profile and participation rates for dance and exercise. Then review that assessment against the capacity of a studio for a range of studio activities and develop the findings in the business case to determine a scale of provision.</p> <p>Current trends for exercise support the need to ensure that any future Council developed leisure centres provide at least two studio spaces in order to support the health and fitness offer which cross-subsidises the wetside offer.</p>	On-going	LBL	Medium
PROVIDE	Recommendation ST 3 Consider support for provision of studios as part of the Surrey Canal Triangle project	The Surrey Canal Triangle development will most likely include studio(s), and this is supported, as the provision of studios in the Deptford/Bermondsey area is the lowest in any part of the Borough.	On-going	LBL, and the Surrey Canal Triangle developers.	Medium

Health and Fitness

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
PROTECT	<p>Recommendation HF 1</p> <p>Protect the existing supply of health and fitness at public leisure centres.</p>	<p>There are 26 health and fitness venues in Lewisham in 2020 and they provide a total of 1,661 health and fitness stations. Across the 26 centres, there is an average of 60 stations per venue</p> <p>The largest health and fitness centres are Pure Gym located in Sydenham, and which has 220 stations, followed by The Gym, located in Lewisham town centre, which has 219 stations.</p> <p>There are four venues with between 100 – 125 stations and these are, Anytime Fitness, Grove Park with 125 stations, the Gym Catford with 120 stations, Glass Mill Leisure Centre with 100 stations and NRG Gym with 100 stations, located in Lewisham Town Centre.</p> <p>In terms of age, four venues opened pre-2000, then ten venues opened in the 2000 – 2009 decade and twelve venues post 2010. The oldest venue is located at Wavelengths Leisure Centre, which opened in 1992 and the most recent venue to open is NRG Gym which opened in 2019.</p> <p>Six of the ten commercial venues have opened post 2010 and the only public leisure centre venue to open post 2010, is Glass Mill Leisure Centre in 2013. Four education venues have opened post 2010, as part of new secondary school developments</p> <p>Based on Sport England Active Lives data, there are currently 38,500 people 15 years or older participating in gym sessions in Lewisham at least twice a month.</p> <p>In addition, there are up to 49,000 people participating in fitness classes at least twice a month. This may be as part of a gym membership or as a casual class users.</p> <p>Our assessment has detailed we believe the current demand for fitness stations to be for circa 1,560 stations. This is lower than the total number of stations in Lewisham (1,661) but slightly above the total number of stations when excluding education sites (1,523). So, in 2020 there is currently an appropriate balance between supply and demand.</p>	On-going	LBL	High

Heading	Recommended Action	Justification	Timescale	Lead organisation and partners	Importance
		<p>Many large commercial operators will be able to accommodate up to 35 members per station due to the size of the gym, opening hours and studio space, and this will increase the capacity of gyms across Lewisham.</p> <p>Based on the 7 large health and fitness sites (99 stations or more) accommodating up to 35 members per station, total capacity increases to 51,350 members, this comfortably provides provision for the gym users both now (39,000) and by 2035 (43,200).</p>			
PROVIDE	<p>Recommendation HF 2</p> <p>Provide gyms as part of any new leisure centre project, based on location catchment latent demand modelling, in order to cross-subsidise the wetside offering.</p>	<p>Given the findings on current supply, accessibility, and the current and projected future demand, the recommendations are that there is no need to specifically develop more commercial health and fitness centres in the Borough unless a strong local catchment latent demand can be evidenced on a site-by-site basis;</p> <p>Should the Council decide to re-furbish or replace any existing public leisure centre, with a swimming pool, and studio provision then the need and scale of the gym provision should be assessed as part of the feasibility – at that time. As an outline the benchmark provision could be a minimum 75 - 100 station facility.</p> <p>Current trends for exercise support the need to ensure that any future Council developed leisure centres provide a health and fitness space of a minimum 75 – 100 stations in size in order to cross-subsidise the wetside offer.</p>	On-going	LBL	Medium

10.10 Based on the findings in the above needs analysis and action plan, the Council's other related plans (e.g. for parks and open spaces and playing pitches), site visits and consultation undertaken and the current financial performance of the Council's leisure centres, we have summarised specific actions for the Council's leisure stock in the table overleaf.

Table 10.2 – Recommendations for the Council’s Leisure Centres

Leisure Centre	Recommendations	Justification
The Bridge Leisure Centre	<ul style="list-style-type: none"> • Do not reopen; • Consider developing a new leisure centre on the existing site or, if not, on another site in the south of the Borough such as Bellingham Leisure and Lifestyle Centre; • Carry out feasibility study and business case work to identify the preferred site and facility mix for a new replacement facility. 	<p>The existing centre is in poor condition, is not fit for purpose in terms of the facilities it offers and the design (it was originally a private sports club with an outdoor pool which was covered and the facility converted into a leisure centre), requires significant investment to reopen (circa £2.395m for dilapidations, even before longer-term costs are factored in) and is the most expensive site in the Borough to operate.</p> <p>The case to provide a new leisure centre is set out in the needs analysis and action plan. It is clear that a replacement facility is necessary from a strategic demand perspective, to be located on the most suitable site in the south of the Borough.</p>
The Lewisham Indoor Bowls Centre in Sydenham	<ul style="list-style-type: none"> • Retain the Lewisham Indoor Bowls Centre in the short-term, working with the centre operator and the club to increase its membership and broaden the participation base, so as to make the centre viable in the medium to long-term. • If a sustainable model cannot be identified and the Council decides to close the centre, it should provide support to the membership to bowl at other centres in the neighbouring local authorities. 	<p>Indoor bowls is an important indoor facility type for people aged over 60 (a growing cohort in Lewisham) however the sport is losing popularity and participation has declined in recent years at most indoor centres across England. This trend is reflected in the membership levels for the Lewisham Indoor Bowls Club which are extremely low at 160 – 200 and not strong enough to make the centre financially viable in its current form.</p>

Leisure Centre	Recommendations	Justification
The Bellingham Leisure and Lifestyle Centre	<ul style="list-style-type: none"> This is not a Council owned facility but independent plans are being developed by the owners to redevelop the site with enhanced sport and leisure facilities on the site (although not specifically a new leisure centre). Consider whether the replacement for the Bridge LC could be located here (either replacing or extending the existing facility) through the development of a feasibility study. There may be potential for a 3G pitch on this site or at Downham Health and Leisure Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	<p>This is an ageing site with over £200k of dilapidations works required and is in need of significant refurbishment. It is an expensive to operate for the Council and would benefit from investment, potentially turning it into a wet and dry leisure centre. It is in a deprived area with low levels of physical activity locally so, with investment, has the potential to make a significant impact on the achievement of the Council's targeted outcomes within its Physical Activity Strategy.</p>
Forest Hill Pools	<ul style="list-style-type: none"> Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. No specific investment recommendations at this stage. 	<p>The facility is not old (opened in 2012) and is the most financially successful of all of the Council's leisure centres. It needs to stay fresh and follow trends to retain and attract new customers. Circa £398k is estimated as being required for dilapidations works which should be combined with consideration of additional income generating investments. The scope to expand the offer within the building is limited so these will likely focus on refreshing, upgrading and maximising the current offer.</p>
Ladywell Arena	<ul style="list-style-type: none"> Retain the athletics track. Consider income-generating opportunities to help make the site more financially viable. Consider options for a change in management model if possible / viable (e.g. asset transfer). 	<p>Retention of the track is recommended within the Council's playing pitch strategy.</p> <p>The track is predominantly used by a number of core clubs and has not been maximised as an asset under the management of an external leisure operator. There may be interest from the core club users to take a more formal role in the management of the track.</p>

Leisure Centre	Recommendations	Justification
Glass Mill Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Consider conversion of underutilised spaces for physical activity offer. 	<p>This is a relatively new site (opened in 2013) however has been underperforming financially and requires circa £225k of dilapidations works. There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however there are a number of designs features which have resulted in 'dead space' which should be considered for providing additional physical activity uses if there is a sustainable business case e.g. the reception / atrium / café area and the first-floor mezzanine area.</p>
Wavelengths	<ul style="list-style-type: none"> • Work with the operator, GLL, to maximise the quality and range of facilities and thereby sustainability of the site. • Short-term consideration of cost / benefit analysis regarding the future of the leisure pool and medium-term consideration of future options for replacing the facility. 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types) however it is an ageing facility (although refurbished in 2013) and will be the next leisure asset that the Council will need to a consider ongoing investment to maintain it effectively.</p> <p>Wavelengths requires £700k of investment into the leisure pool tank to enable it to reopen in the short-term. The Council should carry out a cost benefit analysis on the future of the leisure pool based on the significant costs needed to refurbish it and the high revenue cost associated with managing it. There may be alternative dryside uses for this space which could be considered instead however this would leave a significant deficit of water supply in this area of the Borough (this could be addressed through the Surrey Canal Triangle development as long as there is sufficient public pay and play access secured to the proposed wetside facilities).</p>

Leisure Centre	Recommendations	Justification
Downham Health and Leisure Centre	<ul style="list-style-type: none"> • Work with the operator, 1Life, to maximise the quality and range of facilities and thereby sustainability of the site. • No specific investment recommendations at this stage. • There may be potential for a 3G pitch on this site or at Bellingham Leisure and Lifestyle Centre (see the Council's Playing Pitch Strategy for analysis and justification). 	<p>There are no specific investment recommendations to justify at this stage (in terms of the ANOG facility types). This facility is provided through a long-term PFI agreement and is well maintained. However, there is the potential to consider whether current uses of spaces are maximising the centre and could be converted into spaces that encourage people to be more active and increase income e.g. the ex-citizens advice area.</p>

10.11 Finally, whilst not part of the official ANOG methodology for developing facility strategies, the consultation undertaken as part of developing the Physical Activity Strategy has evidenced **a clear need to provide facilities that engage younger people, particularly teenagers**. It is recommended that any future considerations of replacing or upgrading the Council's leisure facilities or discussions with developers and operators about facilities to be provided in the Borough should always include **consideration of developing facilities with a fun / play adventure element to attract this demographic to become more active**.

11. Monitoring and Review

- 11.1 It is recognised that this assessment is a series of recommendations for Lewisham Borough Council to consider, consult on, adopt, and then deliver the Physical Activity Strategy. Given the current status, the monitoring and review section focuses on the key evidence base requirements that need to be reviewed and updated.
- 11.2 Monitoring and review of the assessment is as important as the creation of the initial assessment. Monitoring is essential if the assessment is to successfully deliver improved provision of indoor sports and leisure facilities over the long term. Monitoring and review represents the final stage in the ANOG Guidance produced by Sport England.
- 11.3 The needs assessment report applies data compiled in 2020. For the facility types there is an extensive evidence base that projects the future demand up to 2033.
- 11.4 Overall, it is a robust evidence base, however, it is essential to keep this under review and to monitor changes, and the implications of these changes.
- 11.5 Priorities will change over time as the recommendations are delivered and new issues and challenges emerge. While the vision should therefore remain consistent over the defined period, the action plans should be dynamic and responsive to change.
- 11.6 Monitoring and review tasks are:
- **Ongoing monitoring of changes to the facility stock.**
 - This is usually regarded as an onerous and tedious task. However, for all the facility types Sport England does update the database for each facility type as part of either (1) their annual update of swimming pools and sports halls for facility planning model purposes or (2) for the other facility types as part of the continuous update of Active Places Power.
 - The Active Places Power database for all the facility types is available online to the Council. In effect therefore it is not about reviewing and updating data but much more about ensuring that an officer in the Council is: aware of the Sport England Active Places Power database, knows how to access it and understands how the database works and can interrogate the data.
 - In effect, it is an electronically updated source of data for the facility types (and other facility types), which can be accessed and manipulated for any particular purpose from now on. Should the Council wish to undertake a refresh of any findings for any facility type then it will be important to use the latest database but also do a bespoke review of the data at that time.
 - **Assessing the impact of demographic changes and new population estimates.**
 - The needs assessment is based on the Council's own bespoke population and its distribution across the Borough. The Council working in conjunction with the GLA will be updating and projecting forward over a long-term period its population projections. This will include residential development to that already approved and included in the GLA 2018 population projections. Should the population projections change significantly, and if there is significant new residential development over and above that included in the GLA projections, then the assumptions about demand should be reviewed.

- **Reviewing participation/frequency of participation rates.**
 - The needs assessment is based on Sport England and National Governing Bodies of Sport participation and frequency of participation rates. This is based on Sport England's own research and the data from Active Lives. Sport England does regular updates of participation rates for swimming and indoor hall sports and this includes minor changes to these rates.
 - Over a longer-term review, of five years ahead, it will be important to review and use the participation rates for specific sports and for specific facility types. The findings on facility needs are valid within a 5% change in participation up or down. It is unlikely that there will be this magnitude of change, but it will still be important to monitor the changes in the rates and frequencies of participation, as there can be specific changes caused by the popularity of particular activities. This is evidenced in relation to studios and health and fitness.
- **Monitoring the delivery of the recommendations and identifying any changes that are required to the priority afforded to each action.**
 - This is the most important part of monitoring and, in effect it is monitoring the delivery of the assessment. It is assumed that the Council will take the responsibility for doing this work. It should be an annual review, set against the facility specific recommendations. A refresh of the major findings, delivery and directions could be undertaken in 3 years' time, or, in line with any local planning reviews and the need to update local planning policies