



**Joint Panel Meeting**  
**Tuesday, 3rd December, 2024 at 4.30 pm**  
**in the Council Chamber, Town Hall, Saturday Market**  
**Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary Documents**

1. **Presentation - Investment Options for Leisure Assets (Pages 2 - 14)**

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# Leisure Centres – Capital Renewal Plan

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Borough Council of  
King's Lynn &  
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# Background

- Physical activity is critical to health
- Swimming pools and leisure centres remain key to local mass participation and therefore health outcomes
- Residents' activity levels are low and obesity levels too high
- 'Healthy life expectancy' is low and health inequalities between least deprived and most deprived areas are considerable

# Borough's pools and leisure centres

- Subsidy currently stands at £1.4m and growing; high impending maintenance costs; falling quality; income and usage struggling and high carbon emissions
- St James and Oasis at end of economic life
- Lynnsport is ageing and will require investment within 5-10 years
- Downham Market currently operates well with no pressing need for significant change
- Failing to deliver on health and broader council goals – great place to live, invest, visit
- Many other councils have tackled this 'downward spiral' via investment in new facilities

# Strategic options for the council

- Continue to fund ever more costly venues with reducing returns and maintain but not improve
- Close venues with no commitment to replace
- Renewal plan - invest and replace venues
  
- Discussion

# Feasibility study

- Sport England and consultants
- Demand and supply assessment; benchmarking of best practice; public consultation; review of existing venues and performance
- Concluded – renewal plan could deliver improved health, reduce inequalities, improve income and usage, reduce costs and reduce carbon emissions
- Plan built on core offer of three sustainable public pools across the borough
- Every £1 invested creates £4 value in terms of health, social and economic impact (Sport England)

# Renewal plan – priority one

- Finalise options for St James pool at existing or alternative site e.g. Lynnsport or alternative town centre location
- Consider alongside wider strategic priorities including economic strategy, long term plan for towns, active travel and car parking strategy
- Marmot Place and health and wellbeing opportunities
- Estimated increase of approx. £540k annual revenue
- Initial estimated capital cost = c.£16m (including contingency)

# Renewal plan – priority two

- Replace Oasis in Hunstanton
- At/near sea front – to sustain tourism impact
- Existing private pools cannot offer capacity or certainty of access
- Estimated £380k annual revenue improvement
- ∞ • Estimated capital cost = c.£27m (plus extra to replace public toilets)



# Renewal plan – priority three

- Review and invest in existing ‘dryside’ facilities at Lynnsport – fitness, gymnastics, indoor play, catering etc
- Could link into construction of swimming pool if decision taken to relocate St James to Lynnsport
- Estimated cost of swimming pool and renewal of dryside facilities c.£40m.
- Further work required to assess and cost detailed options to provide assurance of best value

# Renewal plan – priority four

- Downham Market – further develop fitness and health
- Currently high performing and a relatively new facility
- Scope for extended facilities at a cost of c. £10m
- Future investment requires confirmation of long-term lease arrangements with the school academy and solutions to existing car parking pressures

# Recommended Priorities

- Recommend to Cabinet Priority 1 and Priority 2 are progressed
- ⇒ • Not taking action leads to significant risk of closure of swimming pools due to increasing costs

# Next steps

- Further feasibility and options analysis on St James (relocation to Lynnsport or other town centre location)
- Initial call on funding of £450k to progress options analysis and RIBA Stage 2 for St James and RIBA Stage 2 for Oasis.
- 12 • To provide more detail on design, costs, business plans, risk, programme, transport, site surveys, pre-app Planning and stakeholder/public engagement
- Multi-disciplinary team via a Framework Agreement

# Capital Funding

- Priorities one and two – replace/renew St James and Oasis
- Borrowing option - funded by revenue savings from venues
- External grant – Sport England
- CIL
- Potential capital receipts from St James and Oasis sites

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- Questions?