

REPORT TO CABINET

Open/Exempt		Would any decisions proposed :			
Any especially affected Wards	Mandatory/	Be entirely within Cabinet's powers to decide		YES /NO	
	Discretionary /	Need to be recommendations to Council		YES/ NO	
	Operational	Is it a Key Decision		YES/ NO	
Lead Member: Cllr Simon Ring E-mail: cllr.simon.ring@west-norfolk.gov.uk			Other Cabinet Members consulted: Leader		
			Other Members consulted: Leisure Working Group Corporate Performance Panel		
Lead Officer: Honor Howell Assistant Director Transformation and Change E-mail: honor.howell@west-norfolk.gov.uk			Other Officers consulted: Michelle Drewery – DCEX and S.151 Kate Blakemore – CEX Richard Allen – AD Leisure and Culture Siobhan Cleave – Head of Leisure		
Financial Implications YES/ NO	Policy/ Personnel Implications YES/NO	Statutory Implications YES/NO	Equal Impact Assessment YES/NO If YES: Pre-screening/ Full Assessment	Risk Management Implications YES/ NO	Environmental Considerations YES/ NO
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s)					

Date of meeting: 21 JULY 2025

RENEWAL PLAN FOR ST JAMES AND OASIS SWIMMING POOLS

Summary

On 10 December 2024, Cabinet resolved to provide funding to engage consultants to carry out RIBA stage 2 for St James Swimming Pool in King's Lynn and the Oasis in Hunstanton.

Work has since been undertaken to complete RIBA stage 2 for both St James Pool and Oasis, in terms of St James RIBA stage 2 this has included the exploration of where the swimming pool at St James could be relocated to, concluding that Lynnsport is the preferred option.

This report therefore asks Members to consider progressing the option of relocating St James Pool to Lynnsport and a wider refurbishment of this site to RIBA stage 3.

Members are not being asked to consider progressing Oasis at this time to enable essential repair work on the promenade in Hunstanton to be considered by Cabinet and Council later this year alongside the wider Hunstanton Masterplan due to be completed in 2026.

Recommendations

Cabinet Resolves:

Recommendations to Full Council:

- Note x2 RIBA stage 2 reports (not full Council)
- Recommendation to progress to RIBA 3 for Lynnsport (not full Council)
- Cabinet recommends to council an amendment to the capital programme of **£1,462,184** to progress to RIBA Stage 3
- Cabinet and council note that a further report at the end of RIBA stage 3 for Lynnsport will be brought forward in December 2025.

Reason for Decision

To progress the design and survey work to support the completion of the business case for a major upgrade of Lynnsport, incorporating a swimming pool to replace St James Swimming Pool which is at the end of its economic life, ensuring continuity of provision of sports, swimming and leisure facilities for the residents of West Norfolk residents but also significantly enhancing the social value and positive impact on resident wellbeing within the community.

1 Background

- 1.1 On 10 December 2024, Cabinet resolved to provide funding to engage consultants to carry out RIBA stage 2 for St James Swimming Pool in King's Lynn and the Oasis in Hunstanton, as both facilities are at the coming to end of their economic life and will require significant capital investment to remain open and operating. The swimming pools currently require a subsidy of circa £1.4m which is expected to increase over the next two years.
- 1.2 Against the backdrop of Local Government Reorganisation, it is vital that West Norfolk continue to conduct 'business as usual' and provide health and wellbeing services and facilities to ensure the residents of West Norfolk have access to affordable, modern and fit for purpose facilities which will contribute to increasing activity levels in the borough. Swimming and leisure centres play a vital role in creating active and healthy communities, ensuring the continuation of essential provision for our local health providers and social services, acting as key partners in promoting public health and community welfare, as well as teaching children and adults to swim, a lifesaving skill for residents living in a coastal area.

2.0 St James Pool

- 2.1 In developing the proposals for St James, a feasibility study was undertaken exploring the suitability of various sites both within Kings Lynn Town Centre and Lynnsport.
- 2.2 In evaluating the potential sites for St James the following criteria was considered:
- Whether the site would accommodate a small, medium or large pool
 - If there was parking provision on-site or nearby
 - If the location was suitable for service/delivery access
 - The potential for delivery at pace
 - The likelihood of an approved planning application
 - Council ownership of land/council control/lease arrangement
- 2.3 The study concluded there were no suitable alternative sites for a swimming pool/leisure facility in King's Lynn town centre and that relocating St James Swimming Pool to Lynnsport provided the most viable option. Consideration has been given whether to build the new swimming pool at Lynnsport as an additional 'bolt on' to the existing building or to incorporate the construction of the swimming pool into a major re-build of Lynnsport which is now over 40 years old and requires significant capital investment to modernise the building.

Whilst Lynnsport is a large site, the following factors needed to be considered including:

- The ongoing house building programme at Lynnsport (Lynnsport One is currently underway)
- The development of the Adapted Sports Hub which has been granted planning permission and when built, will be located by the existing hockey pitches
- The Lynnsport playing field is a dedicated 'Field in Trust' and is an important outdoor green space for local residents
- There are existing rights of way and a historic bridlepath on the Lynnsport site
- The age of Lynnsport and the need for modernisation of the facilities
- The stakeholder/partner organisations who are also located at Lynnsport such as the College of West Anglia, the various clubs including the Pelicans Hockey Club. The needs of the local demographics noting that 58% of pupils from disadvantaged areas cannot swim
- Strategic consideration of the latent demand of our area, including a review of facility demand and mix based on population growth and activity trends

- 2.4 It has been concluded that a re-build of Lynnsport on its existing footprint would be the most economical and beneficial option for the council and would provide the most significant return on investment with an uplift in the use of the facilities.

3. Oasis, Hunstanton

In evaluating the potential sites for Oasis the following criteria was considered:

- Whether the site would accommodate a small, medium or large pool
- If there was parking provision on-site or nearby
- If the location was suitable for service/delivery access
- The potential for delivery at pace
- The likelihood of an approved planning application
- Council ownership of land/council control/lease arrangement

- 3.1 As a result various potential site options were investigated as alternatives to the current location of Oasis. The current conclusion is that the existing location of the Oasis presented the best opportunity to re-provide a sport and leisure centre in Hunstanton. However, this is pre-emptive of the completion of the Hunstanton Masterplan as the Oasis is likely to be a material and integral aspect of the masterplan as it continues to be developed.

- 3.2 The Hunstanton promenade, on which Oasis is currently located, is itself the subject of a future cabinet report as essential repair work to the promenade and sea defences are needed. Considering these works, together with the continuing development of the Hunstanton Masterplan due in 2026, it is a unique opportunity to reflect on the options for the Oasis, the wider economy and leisure provision in Hunstanton and ensure any decisions taken support the final strategic vision for the area. It therefore is prudent to await the outcome of the masterplan before committing to further development of the business plan for the Oasis.

- 3.3 It therefore feels sensible to pause the work on Oasis until the promenade works are better understood and the Masterplan for Hunstanton is completed.

- 3.4 Members are asked to note that the planned capital programme for the Oasis, i.e. new lockers and ongoing maintenance will continue in the intervening period.

4.0 Next Steps

- 4.1 The original Cabinet decision agreed to fund the feasibility studies for St James Swimming Pool and Oasis to RIBA Stage Two. This work has now been completed with potential designs produced for consultation

with stakeholders as the project progresses. Please see attached the two RIBA stage 2 reports (Appendix 1 & Appendix 2.)

4.2 To continue develop the proposal around moving the swimming water currently provided for at St James to Lynnsport, further surveys and design works are required which will, in turn, give the council more detail to enable it to make an informed decision on whether to progress to the final pre-construction gateway (RIBA stage 4). A Stage 3 report, leading into Stage 4 will provide an interim step before committing to full 'cost certainty' which includes detailed design/surveys/costs and additional fees.

4.3 At the completion of Stage 3 for Lynnsport, the Council will receive:

- Indicative layouts / designs (informed by surveys)
- Itemised build cost plan
- Total project costs
- Essential survey reports
- Equipment designs and visuals
- Outline Strategy
- Wider public and stakeholder engagement and responding to local need
- Business case to support the proposals

This will give the council the level of information required to make an informed decision on whether to progress to the final pre-construction gateway.

5. Financial Implications

5.1 The cost to progress to RIBA Stage 3 for Lynnsport is **£1,462,184**. This cost will form part of the overall estimated cost for the construction works at Lynnsport. These costs have been based on Gross Internal Floor Area (GIFA) sqm costs for building the facilities designed. This cost may be funded from a review of the Council's existing earmarked reserves to be undertaken early in 2025/2026, to follow the closedown of the previous financial year. This will require the re-prioritisation of the existing earmarked reserves to identify where there is no planned commitment for reserves or adverse risk to the Council of diverting lower priority funds to this project.

5.2 **The overall cost of the project is currently estimated to be £46m.**

5.3 During the next phase, the funding options and affordability will be considered. This work will include modelling the financial business case for Lynnsport if the pool water is moved there alongside wider renovations, work is also underway to identify potential sources of funding

6. Personnel Implications

- 6.1 There are no direct personnel implications identifiable at this stage. Project management will be undertaken by the consultants and overseen by the Chief Operating Officer and the Chief Executive in consultation with the Member Working Group.
- 6.2 The council has a significant number of projects in progress, both capital and operational as well as Local Government Reorganisation which will impact of the resources available to deliver further projects. As the council moves forward with the feasibility of the leisure facilities investment, further consideration of the resource capacity available will need to take place. In this respect the projects will need to be phased, and it is unlikely they can both be taken forward simultaneously.

7. Environmental Considerations

- 7.1 The design of Lynnsport will incorporate improved energy efficiency, renewable energy and general reductions in our carbon footprint. There are no specific environmental considerations within this report.

8 Statutory Considerations

- 8.1 There are no statutory considerations.

9. Equality Impact Assessment (EIA)

- 8.1 Pre-screening form is attached.

9 Risk Management Implications

- 9.1 Both St James and Oasis are nearing the end of their economic life. Not taking action to invest in capital works to the existing facilities or consider alternative provision could result in the closure of either facility.
- 9.2 For Oasis this risk will be mitigated while the project is paused by continuing with planned capital programme maintenance work to ensure the facility remains open and operating.

10. Declarations of Interest / Dispensations Granted

- 10.1 None

11 Background Papers

- 11.1 [Cabinet Report 10.12.2024](#)

Stage 1 - Pre-Screening Equality Impact Assessment

For equalities profile information please visit [Norfolk Insight - Demographics and Statistics - Data Observatory](#)

Name of policy/service/function	Leisure Facilities Capital Investment Plan				
Is this a new or existing policy/service/function? <i>(tick as appropriate)</i>	New		Existing		
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service is rigidly constrained by statutory obligations, and identify relevant legislation.	Capital investment in the potential relocation and rebuild of St James Swimming Pool to Lynnsport and major improvement works to Oasis.				
Who has been consulted as part of the development of the policy/service/function? – new only <i>(identify stakeholders consulted with)</i>	Portfolio Lead, Leader of the Council, Member Working Group, Corporate Leadership Team. Initial consultation with stakeholders at each location.				
Question	Answer				
<p>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p> <p><i>If potential adverse impacts are identified, then a full Equality Impact Assessment (Stage 2) will be required.</i></p>		Positive	Negative	Neutral	Unsure
	Age			x	
	Disability			x	
	Sex			x	
	Gender Re-assignment			x	
	Marriage/civil partnership			x	
	Pregnancy & maternity			x	
	Race			x	
	Religion or belief			x	
	Sexual orientation			x	
	Armed forces community			x	
	Care leavers			x	
	Health inequalities*			x	
Other (eg low income, caring responsibilities)			x		

*For more information on health inequalities please visit The King's Fund					
Please provide a brief explanation of the answers above:					
Question		Answer	Comments		
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?		Yes / No			
3. Could this policy/service be perceived as impacting on communities differently?		Yes / No			
4. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section		Yes / No	Actions: Actions agreed by EWG member:		
If 'yes' to questions 2 - 4 a full impact assessment will be required unless comments are provided to explain why this is not felt necessary: Decision agreed by EWG member:					
5. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?		Yes / No	Please provide brief summary:		
Assessment completed by: Name		Honor Howell			

Job title	Assistant Director, Transformation and Change		
Date completed	19.06.25		
Reviewed by EWG member		Date	