



Havering
LONDON BOROUGH

The Future of Chafford Sports Complex

Consultation Paper

Central Government funding to Havering has reduced by over £29 million since 2014/15 and we are anticipating a further loss of the remaining £7 million in general Government grant over the next two years so that, from 2021/22, we don't expect Havering to be in receipt of any general Government grant.

Over the same period, and into the future, we are seeing Havering's population rising which is causing cost pressures. Since 2014 the Council has had to make reductions of over £77m and we know that we need to go further if we are to tackle the challenges facing the public sector. The Council will be considering a number of ways of meeting these budget challenges. Your views really do matter when we make these tough decisions.

The Chaffords Sports Complex is owned by the Harris Academy Rainham but is run by the Council's Leisure contractor SLM Ltd (Everyone Active). The Council funding for this site does not currently extend beyond December 2018; the funding for this year comes from 'one off' reserves and there is no provision in the Council's base budget for its continued operation.

The Council is therefore looking at the options regarding the future of Chaffords Sports Complex and is considering whether to cease funding at the end of this year. A decision will be taken in the coming months, having considered the feedback from this consultation exercise.

1. Introduction and Background

1.1 Chafford Sports Complex was built in 1971 and is located at the site of Harris Academy Rainham, a secondary school. The Sports Complex is a dual use facility in that the Academy has use during school hours, and outside of this it is open for community use.

Facilities include:

- 4 badminton court sports hall
- Small health and fitness suite
- 4 lane 25m swimming pool
- Sauna and steam

1.2 Chafford Sports Complex is owned by Harris Academy Rainham as part of the wider Harris Academy Federation. It is used by the Academy for school use. The Complex is currently operated, outside of school hours, as part of the Council's current Leisure Management Contract by SLM Ltd. Cabinet previously agreed at their meeting on 17 November 2017 to continue this funding until December 2018.

1.3 The Sports Complex is now 47 years old and in need of significant capital investment if it is to continue to operate as a publicly accessible sports complex. Indeed, it could be said that the Complex is at the end of its life with ongoing investment being required just to keep it open due to the age of the buildings. The Complex would also require a significant ongoing revenue subsidy for a management fee to SLM since unlike other leisure centres it does not self fund and is highly unlikely to do so in the future under any circumstances while it is a dual use site and only available outside school hours. In a competitive market, the Complex does not meet with current expectations for the quality of facilities and the usage of this Sports Complex is significantly lower than the use of others.

Sports Centre Attendances 2017/18

	Dry Side (gym/sports hall)	Swimming	Total
Chafford Sports Complex	8,501	31,820	40,321
Central Park Leisure Centre	134,726	258,160	392,886
Hornchurch Sports Centre	155,157	200,928	356,085
Sapphire Ice and Leisure (from February to August 2018)	Gym only: 75,627	113,784	189,411

1.4 If the Council were to decide to cease the funding arrangement for Chafford Sports Complex it is likely that public use, and possibly club use, would not continue, and the Academy would need to determine the cost of continuing to maintain the pool; in reaching any view on possible future use the Academy would face similar issues as the Council does in relation to the state of the facilities and the financial challenges. As part of its decision making process the Council will consider the impact of closure upon service users; other leisure facilities available to residents are set out in this consultation document.

1.5 If the Council decides to continue to provide funding under the current arrangements this will have significant financial implications since that funding is not currently provided for in the budget and therefore the money will need to be found from other service changes or reductions, or by council tax changes.

1.6 The Council does have aspirations to provide a new sports facility in the south of the borough on a self-funding basis and will continue to look for opportunities for a dedicated stand-alone site rather than a shared site that restricts public access to the facilities.

2. Options

2.1 A number of options are set out below, all with reference to the financial challenges faced by the Council;

Option One: LBH and SLM agree to cease the current arrangements to manage Chafford Sports complex out of school hours. The explanation for this Option is outlined above.

Option Two: Continue with current arrangement – this will create a budget pressure of at least £232k per annum as the council currently does not have any funding in its base budget. That sum represents the cost the council has to pay SLM to manage the public use of the facilities, because unlike other facilities managed under the SLM contract, this requires financial support to continue to operate. Those costs may rise if public use falls as could be reasonably expected with no investment. The facilities are in need of updating if they are to continue to be used by the public and the estimated cost of this is approximately £1M, with the possibility of further future spend being required over time. However, the Council is not permitted by law to invest capital in a site it does not own and so any improvements would need to be met from revenue, and as explained the Council needs to make savings and has no revenue for this without making changes to other aspects of the budget. The Council will need to consider whether it is prudent to invest such large sums in a building it does not own, on a dual use site which will always require financial support for use by the public.

Option Three: Land and Asset Transfer – Harris Academy Rainham ('HAR') have offered to transfer ownership of the complete school site to LBH. HAR would need to seek agreement from the Education and Skills Funding Agency (ESFA) to do this as without their approval the transfer could not progress. The Council would then lease the school site on a long term arrangement to HAR, with a joint use agreement being agreed providing HAR access to the Sports Complex. Under this arrangement the necessary investment of approximately £1m in the Sports Complex, required by the SLM contract, would again fall to the Council but could be funded from capital. The Council would also be responsible for the repair and maintenance of the Sports Complex. If at a future time the Council decided to remove Chafford Sports Complex from the SLM contract, the Complex would revert to HAR. As with Option 2 there are real financial questions about

whether such high levels of investment are prudent or affordable in an asset which has an uncertain long term future.

Option Four: New build on school site – funding from LBH and possibly HAR, although capital funding through HAR would likely be limited to the sports hall and changing rooms. Considerable capital investment would be required – approximately £11m generating an ongoing revenue subsidy of approximately £500k per year inclusive of capital borrowing costs. Again, consideration would need to be given to whether a school site is the correct location for a new sports complex. A stand-alone site would allow greater day time use of the facility and would be more likely to achieve a self-financing position. A new sports complex on the school site would require the demolition of the existing sports complex prior to building the new; it is expected that there would be no sports complex for a period of up to two years.

3. Alternative Provision

3.1 Were the Council to withdraw from the management of Chafford Sports Complex through the Leisure Management Contract, there are a number of alternative sport and leisure opportunities for residents in the south of the borough. These are:

- Hornchurch Sports Complex – 4.9 miles from Chafford Sports Complex. Approximately a 16 minute drive, with it taking 32 minutes by bus
- Abbs Cross Health & Fitness Centre – 3.8 miles from Chafford Sports Complex. Approximately a 12 minute drive, with it taking 24 minutes by bus.
- Sapphire Ice and Leisure – 6.4 miles from Chafford Sports Complex. Approximately a 19 minute drive, with it taking 53 minutes by bus.
- Central Park Leisure Centre – 9.1 miles from Chafford Sports Complex. Approximately a 24 minute drive, with it taking 57 minutes by bus.
- Belhus Leisure Centre (Thurrock) – 3.4 miles from Chafford Sports Complex. Approximately a 10 minute drive, with it taking 30 minutes by bus including a 1 mile walk.
- Becontree Heath Leisure Centre (B&D) – 5.1 miles from Chafford Sports Complex. Approximately a 16 minute drive, with it taking 50 minutes by train and bus.

4. Consultation Process

4.1 In order to assist the Council with the decision making about the future of Chafford Sports Complex a comprehensive consultation exercise is being undertaken.

4.2 The consultation seeks to gather:

- Information to help it understand how ceasing management of Chafford Sports Complex would impact on the stakeholders of the Sports Complex were such a decision to be taken
- Ideas for alternative provision in the area
- Information about residents' use of alternative sites if the arrangement at Chafford Sports Complex ceased
- Characteristics of respondees and potential impact of a decision to cease provision
- Ideas to maintain current provision

4.3 The consultation will involve:

- An online survey
- Hard copy surveys available at Chafford Sports Complex, Rainham Library, Romford Town Hall, Harris Academy Rainham
- Specific consultation with HAR and clubs/organisations that have block bookings at the Complex.
- Programme of press releases and social media posts to promote awareness of the consultation
- Adverts in local press advising of consultation
- Time FM radio campaign for a week advising of the consultation
- LBH website banner

4.4 The consultation will last for 8 weeks and will commence on 16 October and close on 10 December.



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Survey Questionnaire

● **Are you currently a member of Chafford Sports Complex?**

Yes/No (please delete as applicable)

● **If yes, are you:**

- | | |
|---|---|
| <input type="checkbox"/> A monthly direct debit member | <input type="checkbox"/> Pay As You go gym member |
| <input type="checkbox"/> A monthly concession direct debit member | |

● **Which facilities do you use at Chafford Sports Complex?** (please tick all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Gym |
| <input type="checkbox"/> Sports Hall | <input type="checkbox"/> Sauna and Steam |

● **How often do you use Chafford Sports Complex?**

- | | | |
|---|---------------------------------------|---|
| <input type="checkbox"/> Weekly | <input type="checkbox"/> Once a month | <input type="checkbox"/> Less than once a month |
| <input type="checkbox"/> Once every two weeks | <input type="checkbox"/> Never | |

● **Have you used Chafford Sports Complex in the last week?**

Yes/No (please delete as applicable)

● **Which of the following activities have you attended at Chafford Sports Complex in the last 6 months?**

- | | |
|---|---|
| <input type="checkbox"/> Swimming Lessons | <input type="checkbox"/> Badminton |
| <input type="checkbox"/> 11-15 Supervised Gym Sessions | <input type="checkbox"/> Football |
| <input type="checkbox"/> Aqua Aerobics | <input type="checkbox"/> Gym |
| <input type="checkbox"/> Adult Be Water Confident
Swimming Lessons | <input type="checkbox"/> Health Suite (Sauna Steam) |
| <input type="checkbox"/> Table Tennis | <input type="checkbox"/> Children's School Holiday Sessions |
| | <input type="checkbox"/> Public Swimming |

● **Are you aware of other leisure facilities in Havering?** Please tick all that apply

- | |
|--|
| <input type="checkbox"/> Hornchurch Sports Centre |
| <input type="checkbox"/> Sapphire Ice and Leisure |
| <input type="checkbox"/> Central Park Leisure Centre |
| <input type="checkbox"/> Abbs Cross Health and Fitness |

● **Have you used any of the following leisure centres in the last 6 months?**

- | | |
|--|---|
| <input type="checkbox"/> Hornchurch Sports Centre | <input type="checkbox"/> Abbs Cross Health and Fitness |
| <input type="checkbox"/> Sapphire Ice and Leisure | <input type="checkbox"/> Belhus Park Leisure Centre |
| <input type="checkbox"/> Central Park Leisure Centre | <input type="checkbox"/> Becontree Heath Leisure Centre |

Survey continues overleaf



The Future of Chafford Sports Complex

Survey Questionnaire (continued)

● If Chafford Sports Complex was not available for public/community use, would you use any of the following facilities? Please tick all that you would use:

- | | |
|--|---|
| <input type="checkbox"/> Hornchurch Sports Centre | <input type="checkbox"/> Abbs Cross Health and Fitness |
| <input type="checkbox"/> Sapphire Ice and Leisure | <input type="checkbox"/> Belhus Park Leisure Centre |
| <input type="checkbox"/> Central Park Leisure Centre | <input type="checkbox"/> Becontree Heath Leisure Centre |

● Which modes of transport do you have access to? (please tick all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Car | <input type="checkbox"/> Bicycle |
| <input type="checkbox"/> Public Transport | <input type="checkbox"/> Other (please state) |

● Which modes of transport do you regularly use (please tick all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Car | <input type="checkbox"/> Bicycle |
| <input type="checkbox"/> Public Transport | <input type="checkbox"/> Other (please state) |

● If Chafford Sports Complex was not available for public/community use, please tell us what the impact would be for you and what you would intend to do to promote your health and wellbeing.

● The Council is facing a difficult decision. If you have any suggestions about how community leisure provision could be maintained in the area, please provide your comments below.

Submitting your completed form

Thank you for completing the questionnaire, your views are important to us. Please put your completed form, including the accompanying monitoring form, in the box marked 'Chafford Sports Complex Consultation' by Monday 10 December. At the end of the consultation period, all responses will be analysed and a report will be presented to the Council's cabinet committee in early 2019. A decision will then be made about the future of Chafford Sports Complex.



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Equality and Diversity Monitoring Form

Havering Council wants to improve the quality and delivery of its services to everybody and your completion of this questionnaire will help. In making decisions about services for residents, the Council collects and analyses data about who uses those services and how Council proposals may affect those individuals or groups of individuals. The Council also has statutory duties under the Equality Act 2010 to have due regard to the implications of possible decisions. It is therefore helpful in any consultation process for respondents to provide information about themselves.

Confidentiality

We understand and respect that residents are protective of their personal information. No data will be presented in such a way that identifies individuals, without your prior consent. The information you provide will be protected by the Data Protection Act 2018 and General Data Protection Regulations which ensures that the Council and its employees protect the confidentiality of data collected from individuals. The Council has a duty to keep your information securely.

Completion of this form is optional and there are no penalties for not providing equality information.

Post Code

If you do not want to complete the form, please tick here ☐

Please tick the box that applies to you:

Gender Female ☐ Male ☐ Prefer not to say ☐

Gender Identity Is your gender identity the same as the gender you were assigned at birth?

Yes ☐ No ☐ Prefer not to say ☐

Relationship Status

Single ☐ Married ☐ Civil Partnership ☐ Co-habiting ☐ Widowed ☐ Prefer not to say ☐

Other (please state)

Age

Under 18 ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65-74 ☐

75-84 ☐ 85+ ☐ Prefer not to say ☐

Sexual Orientation

Bisexual ☐ Gay man ☐ Heterosexual ☐ Lesbian/gay woman ☐ Prefer not to say ☐

Other (please state)

Faith, Religion or Belief

Buddhist ☐ Christian ☐ Hindu ☐ Jewish ☐ Muslim ☐ No Religion ☐

Sikh ☐ Prefer not to say ☐ Other (please state)

Monitoring continues overleaf



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Equality and Diversity Monitoring Form (continued)

Pregnancy

Are you pregnant, or have you given birth in the last 26 weeks?

Yes ☐ No ☐ Prefer not to say ☐

Childcare responsibilities

Do you have unpaid responsibility for a child as a parent/guardian, etc?

Yes ☐ No ☐ Prefer not to say ☐

If yes, is the care: Full-time ☐ Part-time ☐

How old is the child, or children?

Aged 0 to 4 (pre-school) ☐ Aged 5 to 10 (primary) ☐ Aged 11 to 18 (secondary) ☐

Citizenship and Nationality

Are you a British/United Kingdom citizen or national?

Yes ☐ No ☐ Prefer not to say ☐

If no, please select from the list below

EU National ☐ EEA National ☐ Indefinite leave to remain/enter ☐

Refugee ☐ Asylum Seeker ☐ Other (please state) _____

Employment Status

Student ☐ Employed/self-employed ☐ Employed fixed term ☐ Retired ☐

Unemployed and looking for work ☐ Unemployed and not looking for work ☐

Apprenticeship scheme/training ☐ Prefer not to say ☐ Other (please state) _____

Ethnicity/Ethnic Origin

This question is not about nationality, place of birth or citizenship. It is about the group to which you perceive you belong.

Prefer not to say ☐

White British ☐ Irish ☐ Gypsy or Irish Traveller ☐ European ☐

Other White background, please state _____

Mixed/multiple ethnic groups

White and Black Caribbean ☐ White and Black African ☐ White and Asian ☐

Other Mixed background, please state: _____

Asian/British Asian

Bangladeshi ☐ Chinese ☐ Indian ☐ Pakistani ☐

Other Asian background, please state: _____

Monitoring continues overleaf



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Equality and Diversity Monitoring Form (continued)

Black/Black British

African ☐ Caribbean ☐

Other Black/African/Caribbean background, please state:

Other ethnic group

Arabian ☐ Prefer not to say ☐ Other ethnic group, please state

Do you consider yourself to have a disability, impairment or health condition?

Yes ☐ No ☐ Prefer not to say ☐

If you have answered 'yes', please tick the box(es) below that best describe your impairment.

This information helps us improve access to our services.

- ☐ Sensory – e.g. mild deafness; partially sighted; blindness
- ☐ Physical – e.g. wheelchair user
- ☐ Mental Illness – e.g. bi-polar disorder; schizophrenia; depression
- ☐ Developmental – e.g. autistic spectrum disorders (ASD); dyslexia and dyspraxia
- ☐ Learning Disability/Condition – e.g. Down's Syndrome; Cerebral Palsy
- ☐ Long-term Illness/Health Condition – e.g. cancer, HIV, diabetes, chronic heart disease, stroke

Other (please specify condition)

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