Brent Council
Indoor Sports and Leisure Facilities Needs Assessment

Executive Summary
November 2018
1. Introduction

1.1 The London Borough of Brent is known the world over because of a sports facility. With the iconic Wembley Stadium, reopened in 2007, located at the heart of the borough, sport and leisure naturally makes up a large part of the area’s identity. But Brent is more than just a famous structure. It is a combination of different areas with different cultures and character, from Queens Park and Kilburn in the south east, to Kingsbury in the north, Brent’s strength lies in its diversity. More than 6 in 10 of the borough’s residents are from a Black, Asian or Minority Ethnic background (BAME) and it was the first local authority in the country to have a majority BAME population. As a home to 149 different languages, this is truly a modern, multicultural place to live, work and be active.

1.2 However, Brent is also a borough where a third of the residents are classified as inactive; this means they’re taking part in less than 30 weekly minutes of moderate intensity activity (as summarised in Figure 1, showing levels of inactivity across the borough). This is considerably higher than the national average and, if not addressed, it is an issue that could have severe implications on health services with national research showing clear links between inactivity and conditions such as diabetes, cardiovascular disease, certain types of cancer, depression and obesity.

Figure 1 16+ Adults Being Active for Less than 30 Minutes per Week in Brent Small Areas
1.3 The council are addressing this issue through **Fit for Life: A Physical Activity Strategy for Brent 2016-2021**. The vision of the strategy states that by 2021 more people in Brent will be more active and there will be improved health and wellbeing throughout the borough. This will be achieved by establishing physical activity as a fundamental and enjoyable part of people’s lives.

1.4 An aspirational strategy needs a robust delivery plan and behaviour change cannot be realised without a facility infrastructure that meets local need. The council have made it clear that the approach to any investment into facilities for sport and physical activity must be evidence led, and this Needs Assessment has been developed independently, in close consultation with Sport England, to audit existing and future provision for sport and leisure in Brent. It is consistent with the 2018 revision of the National Planning Policy Framework (NPFF) which encourages the promotion of planning policies and decisions that aim to achieve healthy, inclusive and safe places.

1.5 Following the most up-to-date guidance from Sport England, this Needs Assessment takes a clearly justified and positive approach to planning for sport and leisure. It provides an up-to-date evidence base which has been systematically prepared in line with national guidance and best practice. It enables Brent to present a logical and defensible position for the provision of sport and physical activity both now and the evident needs for the future.

1.6 This is a time of change and opportunity in Brent. The impending publication of a new Local Plan will shape how the borough will develop over the coming decades to address the challenges of housing needs, employment opportunities, the role of town centres and the need for community facilities and infrastructure that promote health and wellbeing. The development of this Indoor Sports and Leisure Facilities Needs Assessment provides a timely opportunity for Brent Council to present the existing facility stock in relation to the needs identified through consultation with the local community, partners and stakeholders.
2. Methodology

2.1 Sport England’s *Assessing Needs and Opportunities Guide* (ANOG) for Indoor and Outdoor Sports Facilities provides the recommended approach to undertaking a robust assessment of need for indoor and outdoor sports facilities.

2.2 In line with Sport England’s guidance, the Consultant Team worked with Brent Council to ensure the indoor facility assessment was agreed and focused on the needs of the council. This included establishing a Steering Group to oversee the process.

- **Site Audits**

2.3 Based on a set of agreed parameters, the Consultant Team developed a list of sports facility sites which would be the subject of a non-technical quality assessment, the distribution of which is provided in Figure 2. A corresponding list is available in the full report.

2.4 There were also a number of Health and Fitness Suites identified as providers of physical activity. It was agreed that whilst these facilities would be included in the assessment, an in-house audit of Health and Fitness Suites had recently been carried out by Brent Council and this information was used to inform the relevant section of the *Needs Assessment*. Suites at public leisure centres (Bridge Park Community Leisure Centre, Vale Farm Sports Centre, Wembley Leisure Centre and Willesden Sports Centre) were visited but not formally assessed.

2.5 In total, a list of 65 sites were selected to be part of the assessment, and sites visits were able to be arranged at 63 of these (visits could not be arranged to view facilities at The Crest Academy and Kings Hall Community Centre). This included 16 community facilities, 33 education-based facilities, 4 Local Authority facilities and 10 private or commercial facilities.

Figure 2 Map of Audited Sites

*Brent Council Indoor Sports and Leisure Facilities Needs Assessment: Distribution of Audited Sites*
2.6 Each facility at sites audited by the Consultant Team was the subject of an outline quality assessment and scored out of five across the seven key areas demonstrated in Figure 3.

Figure 3 Scoring Criteria for Sites Audited
3. Consultation and Engagement

3.1 A thorough consultation exercise was carried out as part of this Needs Assessment, including face-to-face interviews, telephone consultations, emails and online surveys that explored the thoughts and concerns from the groups displayed in Figure 4.

Figure 4 Consultation Summary

3.2 Following consultation, a number of priorities emerged;

- The regeneration growth areas of Wembley, Alperton, Church End, South Kilburn and Burnt Oak and Colindale are the priority areas for Brent Council. However, the emerging areas of Staples Corner, Neasden and Northwick Park are likely to be key development zones in the coming years.
- Brent is a borough with a large number of underrepresented groups living amongst the resident population. Any new facility developments need to be affordable and accessible to meet the needs of the local population.
- Regeneration plans across neighbouring boroughs could affect levels of demand in Brent and the council should look to keep a close relationship with colleagues in these 7 areas (as listed in Figure 4) to ensure maximum impact for physical activity and sport.
- Clubs in Brent are generally looking to grow their membership in coming years but several survey respondents reported issues regarding the lack of availability of sports halls in the borough at peak hours.
4. Facility Analysis

4.1 The following section sets out the findings of the quantity, quality, accessibility and availability assessments undertaken by the Consultant Team for each sports facility type identified as within the scope of the assessment. It provides a summary of the current supply and demand factors and considers the potential impact of forecast population growth on future facility needs. For this Needs Assessment, Brent Council commissioned a full run of Sport England’s Facilities Planning Model for swimming pools and sports halls, thereby enabling recommendations to be made whilst in receipt of the most up-to-date intelligence on the supply and demand of these facilities. A full analysis of all facility types is available in the full report.

Swimming Pools

- Supply and Demand – Swimming Pools

4.2 Brent has one of the lowest amounts of water space per 1,000 population across London, comparing poorly to both the London average and the borough’s neighbouring authorities.

Figure 5 Water Space in Brent and Neighbouring Authorities

<table>
<thead>
<tr>
<th>Local Authority</th>
<th>Water Space per 1,000 (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2018</td>
</tr>
<tr>
<td>Brent</td>
<td>6.4</td>
</tr>
<tr>
<td>Barnet</td>
<td>10.5</td>
</tr>
<tr>
<td>Camden</td>
<td>14.6</td>
</tr>
<tr>
<td>City of Westminster</td>
<td>15.3</td>
</tr>
<tr>
<td>Ealing</td>
<td>10.1</td>
</tr>
<tr>
<td>Hammersmith and Fulham</td>
<td>17.6</td>
</tr>
<tr>
<td>Harrow</td>
<td>7.9</td>
</tr>
<tr>
<td>Kensington and Chelsea</td>
<td>9.4</td>
</tr>
</tbody>
</table>

Source – Sport England Facilities Planning Model Report for Brent, August 2018

4.3 12% of total demand for water space in Brent is not met by the borough, a percentage that is projected to rise to 14.5% by 2041. Figure 6 shows how this relates to actual swimming pools and illustrates that the majority of unmet demand is a result of residents living outside the catchment of a swimming pool.

Figure 6 Unmet Water Space Demand in Brent

Source – Sport England Facilities Planning Model Report for Brent, August 2018
4.4 The Sport England FPM highlights that unmet demand is highest in the centre and south east of Brent. In 2041, if there were to be no changes to supply, projected changes in the population would shift the highest area of unmet demand to the part of Brent that is south of Wembley Leisure Centre to the Ealing borough boundary.

4.5 Site audits revealed that whilst Brent has a low supply of swimming pools in comparison to surrounding areas, the quality of those facilities is above average. Potential improvements at individual swimming pool sites have been identified which could increase attractiveness to users and capacity for community use in the future.

4.6 There are plans for two new pools in Brent. The facility mix for the planned redevelopment of Bridge Park Community Leisure Centre includes a 6-lane swimming pool and planning permission has been granted for a 5-lane facility at Lycée International de Londres in Tokyngton. Consultation has also identified that additional capacity is planned in Ealing at Gurnell Leisure Centre (increasing the main 50m pool from 6-lane to 10-lane), south Barnet (to alleviate known demand for water space at a site to be confirmed) and Old Oak North (as part of the OPDC development plans).

4.7 Vale Farm Sport Centre, which has a 6-lane main pool and a learner pool, is now 37 years old and a replacement strategy needs to be considered. The facility is currently managed by Everyone Active with 4 years left to run on the contract. The contract manager estimates that the building, in its existing form, has between 5-10 years of usable life remaining and a new build will need to be considered.

- **Recommendations for Swimming Pools**

Figure 7 Swimming Pool Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
<th>Protect</th>
<th>Enhance</th>
<th>Provide</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maintain the existing level of swimming pool provision in Brent</strong></td>
<td>Enhance the quality of swimming pool provision in Brent. Priority sites to consider:</td>
<td>New pool development at Bridge Park - minimum provision of a 25m 6-lane facility.</td>
<td></td>
</tr>
<tr>
<td>Vale Farm Sports Centre.</td>
<td></td>
<td>New pool at Lycée International de Londres school.</td>
<td></td>
</tr>
<tr>
<td>Uxendon Manor Primary school - review viability of pool.</td>
<td></td>
<td>Reassess in 5 years in the context of forthcoming changes in supply in Brent and neighbouring boroughs</td>
<td></td>
</tr>
</tbody>
</table>
Sports Halls

- Supply and Demand – Sports Halls

4.8 Physical activity takes place in a variety of indoor hall settings across Brent, including dedicated *Main* sports halls (with markings for badminton, volleyball, indoor football, basketball and other sports) and other halls, referred to here as *Activity* halls – these facilities can include smaller community halls or school halls that are accessible for community use.

4.9 Assessing the number of badminton courts per 10,000 population allows for a comparative analysis between local authority areas. Brent has 2.9 courts per 10,000 residents, falling to 2.4 in 2041 assuming no changes in supply. This is a larger supply of courts in comparison to nearby areas and is in line with the London average (3 courts per 10,000). Whilst supply in the borough is high in comparison to neighbouring authorities, the densely populated nature of London boroughs means that unmet demand is inevitable as demonstrated in Figure 8.

**Figure 8 Unmet Sports Hall Demand in Brent**

<table>
<thead>
<tr>
<th>Unmet Hall Demand</th>
<th>2018</th>
<th>2041</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>18% of Total Demand Unmet</strong></td>
<td>18%</td>
<td>23%</td>
</tr>
<tr>
<td>Equates to <strong>18</strong> Courts</td>
<td>18 Courts</td>
<td>26 Courts</td>
</tr>
</tbody>
</table>

Source – Sport England Facilities Planning Model Report for Brent, August 2018

4.10 The Sport England facilities planning analysis states that unmet demand for sports halls in Brent can be relieved through increased community use of existing school facilities, demonstrating the importance of educational establishments to activity levels in the borough. Based on information gathered from site audits that have been carried out, identification of areas of poor supply, identification of areas of inactivity and identification of facilities with the capacity for additional use, the full report identifies the potential priority sites in the borough that, with engagement from Brent Council and other partners, present opportunities to alleviate some of the unmet demand for halls and contribute to the drive to increase activity rates in Brent.

4.11 As referenced previously, Bridge Park Community Leisure Centre will be redeveloped in the next 5 years. An implication of adding a 6-lane pool to the facility mix means the main sports hall will be reduced from a 5-court to a 4-court facility. Additionally, there will be a need to replace provision at Vale Farm Sports Centre, including the 5-court main hall.
• Recommendations for Sports Halls

Figure 9 Sports Hall Recommendations

<table>
<thead>
<tr>
<th>Protect</th>
<th>Enhance</th>
<th>Provide</th>
</tr>
</thead>
</table>
| • Maintain the existing level of hall provision in Brent | • Work with strategic schools to increase community use of existing hall provision and mitigate the potential loss of court space at Bridge Park Community Leisure Centre  
• Programme of refurbishment at selected community facilities. | • Support the development of any new main hall in the borough and ensure community use is included  
• Replacement provision at Bridge Park Community Leisure Centre and Vale Farm Sports Centre  
• Support the development of new halls at Byron Court, Stonebridge and Uxendon Manor Primary Schools |

Health and Fitness Suites

• Supply and Demand – Health and Fitness Suites

4.12 Whilst health and fitness suites weren’t formally audited, a desk-based assessment of supply and demand was carried out as summarised in Figure 10.

Figure 10 Summary of Supply and Demand of Health and Fitness Suites

27 sites with Health and Fitness Suites

21 sites have 20+ stations

Total of 2,045 stations

4.13 The largest health and fitness suites in Brent in terms of the number of stations provided are Manor Health and Leisure Club in Cricklewood (270 stations), Pure Gym in Wembley (220 stations), Moberly Sports Centre (150 stations) and Vale Farm Sports Centre (140 stations).

4.14 Brent has 62.1 stations per 10,000 population. Only Harrow, out of Brent’s neighbouring authorities, has a lower ratio.
• Recommendations for Health and Fitness Suites

Figure 11 Health and Fitness Suite Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
<th>Protect</th>
<th>Enhance</th>
<th>Provide</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maintain the existing level of provision in Brent</td>
<td>Work with schools in the borough who have suites that are not publicly accessible to increase the community usage of their facilities.</td>
<td>Brent Council to look to support appropriate accessible provision in the north of the borough.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Support plans for a net increase in stations at the redeveloped Bridge Park Community Leisure Centre.</td>
<td>Support The Pavilion at Stonebridge Recreation Ground with the redevelopment of a storage area to provide a new health and fitness facility.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Support weight lifting clubs with their facility needs</td>
<td></td>
</tr>
</tbody>
</table>

Squash Courts

• Supply and Demand – Squash Courts

4.15 There are two sites in Brent which offer squash courts and provide a combined total of 4 courts. Two of the squash courts are accessible on a pay-and-play basis at Vale Farm, managed commercially but Local Authority owned. The other courts are at Wembley and Sudbury Tennis, Squash and Social Club, a members-only facility.

4.16 The courts at Vale Farm Leisure Centre are operating at 60% capacity. One club, Vale Farm Squash Club, uses the facility and both courts were refurbished (walls and flooring) in 2015. The centre needs new roofing over the squash courts but, given a decision is needed over its future in the next 5 years, this is not likely to be resolved in the short term.

4.17 Case studies of successful squash clubs on the England Squash website suggest that one squash court can sustain approximately 100 members. The 4 courts in Brent therefore give a capacity of just 400 members.

4.18 The facilities at Wembley and Sudbury Tennis, Squash and Social Club are poor. The pavilion is in need of renovation or replacement. The club has reported that squash membership has reduced considerably over the last 20 years and there have been recent discussions amongst the club’s committee about whether or not the club should continue operating. Any loss of provision would be devastating for the sport in the borough.
Recommendations for Squash Courts

Figure 12 Squash Court Recommendations

Recommendations

Protect
- Maintain the existing level of courts in Brent

Enhance
- Support Wembley Tennis, Squash and Social Club by exploring funding options for a complete refurbishment of their pavilion and squash courts.

Provide
- Support and encourage the inclusion of any appropriate and suitable future development in the borough including the possibility of additional courts in any new build at the Vale Farm site.

Boxing Facilities

Supply and Demand – Boxing Facilities

4.19 There are four sites in Brent that provide specialist boxing facilities.

4.20 Stonebridge Boxing Club have been asked to vacate the premises at Kassinga House by the private landlord who owns the facility. The club is a key provider of community sport, attracting a number of underrepresented groups in the borough including female and BAME participants, and any loss of provision would have a considerably negative impact on levels of participation in Brent. A long term solution is therefore required to secure the club’s future.

4.21 Moberly Sports Centre, which opened in 2018, has a sports hall with a dedicated boxing ring. The facility is used by All Stars Boxing Club and there is no capacity for use by another organisation.

4.22 The facilities in The Basement at The Railway Club, home of Cricklewood Boxing Club, were being developed at the time of the site audit however the club will require further support to complete the plans for the site.

Recommendations for Boxing Facilities

Figure 13 Boxing Facility Recommendations

Recommendations

Protect
- Maintain the existing level of facilities in Brent.

Enhance
- Support Cricklewood Boxing Club with funding the ongoing refurbishment of their facility at The Railway Club

Provide
- Continue to work with Stonebridge Boxing Club to provide them with a long-term secure base for their activities.
- Work with Neasden IQ to assess their future facility needs.
Martial Arts Facilities

- Supply and Demand – Martial Arts Facilities

4.23 Whilst there are only two specific martial arts facilities in Brent (Vale Farm Sports Centre and Willesden Sports Centre), a number of the community centres and studios provide semi-permanent training and club spaces across the borough. For example, Charteris Sports Centre acts as a base for the Association of Ki Aikido.

4.24 All martial arts clubs that responded to the consultation survey are looking to grow further in the next year through engagement with the local community and they have shared priorities of developing their own facilities.

4.25 There are outline plans at Willesden Sports Centre which may result in the loss of the dojo. The dojo is adjacent to a multi-function studio with a dividing wall that opens out to create a larger space. The sports centre are considering making this larger space a group training area to allow for larger group exercise classes.

- Recommendations for Martial Arts Facilities

Figure 14 Martial Arts Facility Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protect</td>
</tr>
<tr>
<td>• Maintain the existing level of facilities in Brent.</td>
</tr>
<tr>
<td>• Ensure that existing martial arts facilities at leisure centres are retained.</td>
</tr>
<tr>
<td>Enhance</td>
</tr>
<tr>
<td>• Support martial arts clubs in the pursuit of funding for their own dedicated facilities.</td>
</tr>
<tr>
<td>Provide</td>
</tr>
<tr>
<td>• Explore the opportunity to provide support for any appropriate future dedicated martial arts space in the borough.</td>
</tr>
</tbody>
</table>

Gymnastics Facilities

- Supply and Demand – Gymnastics Facilities

4.26 There is one dedicated gymnastics facility in Brent at Moberly Sports Centre. This includes an activity hall with rings and bars that shares space with a boxing ring and a large activity hall that has crash equipment and a gymnastics floor.

4.27 Demand for activity remains high with all gymnastics clubs in the country reporting large waiting lists. The total number of people estimated to be on such a list is 1 million (British Gymnastics Research). A key part of the NGB’s strategy to increase participation is to support clubs moving into their own dedicated facility, offering more time and space for classes.

4.28 British Gymnastics are eager to ensure that the existing gymnastics provision is maintained and would like additional dedicated provision in the borough. There is a trend for gymnastics clubs to move into their own dedicated facility, offering more time and space for classes that leisure centres simply cannot provide. Nationwide, 40 clubs moved into their own spaces in 2017 and the NGB expects the trend to continue.

4.29 Whilst there is a lack of provision for gymnastics in the north of Brent, Harrow Leisure Centre is home to Harrow School of Gymnastics, a dedicated facility that is within a short travel
distance for many residents in that part of the borough. There are plans to redevelop this centre in coming years and gymnastics will be provided as part of any future facility mix.

- Recommendations for Gymnastics Facilities

Figure 15 Gymnastics Facility Recommendations

<table>
<thead>
<tr>
<th>Protect</th>
<th>Enhance</th>
<th>Provide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protect the current level of gymnastics provision across Brent, both in the dedicated Moberly facility, but also at other facilities that host the sport.</td>
<td>Ensure that the replacement of provision at Vale Farm Sports Centre and Bridge Park Community Leisure Centre meets the needs of gymnastics.</td>
<td>Where feasible the council should work with MG Gymstars and Bridge Park GC to investigate opportunities for a dedicated gymnastics facility in the borough.</td>
</tr>
</tbody>
</table>

Indoor Bowls Facilities

- Supply and Demand – Indoor Bowls Facilities

4.30 There is one dedicated facility for indoor bowling in Century Bowling and Sports Club Ltd, a club-owned 6-rink members-only facility located a short walk from Preston Road station. The facility is fully accessible with wheelchairs available and ramps in place. The club also has 6-rink outdoor facility and large social space that is let for community use.

4.31 The club are in reasonable health and the NGB report that there are a further 4 clubs within a 30 minute drive (Glebelands, Bounds Green, Paddington and Herga) and that future demand can be met by existing provision.

4.32 A recent risk assessment identified some issues with the roof at Century Bowling which need addressing (at an estimated cost of up to £4,000). The club would like to install a new suspended ceiling with LED lighting.

- Recommendations for Indoor Bowls Facilities

Figure 16 Indoor Bowls Facility Recommendations

<table>
<thead>
<tr>
<th>Protect</th>
<th>Enhance</th>
<th>Provide</th>
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</thead>
<tbody>
<tr>
<td>Protect the current level of indoor bowls provision across Brent.</td>
<td>Support Century Bowling with securing funding for the improvement works required at their facility</td>
<td>Review the future provision for bowls based on the population profile and future demand.</td>
</tr>
</tbody>
</table>
5. Priority Projects

5.1 The extensive consultation along with the qualitative and quantitative assessments that have been carried out have led to the identification of a number of priority projects related to physical activity and sport for Brent Council and partners to focus time and investment on in the coming years. These are set out in Figure 17.

5.2 All proposals are subject to feasibility and viability testing and the council and its partners being able to source the requisite funding. The indicative capital costs are provided by Sport England and relate to the development of good quality community sports facilities at 2nd quarter 2018. These rounded costs are based on typical schemes funded through the Lottery.

Figure 17 Priority Projects

<table>
<thead>
<tr>
<th>Site</th>
<th>Project</th>
<th>Next Stages</th>
<th>Indicative Capital Costs¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regeneration and Leisure Led Projects</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bridge Park Community Leisure Centre</td>
<td>A new development, adjacent to the existing leisure centre that encompasses a new wet and dry leisure facility, businesses and homes. Possible facility mix; 4-court sports hall 6-lane 25m swimming pool Health and fitness suite Studio Spin studio Sauna and steam rooms</td>
<td>Project development phase - early 2020 (TBC)</td>
<td>£8,880,000 based on Sport England estimates for an affordable sports centre with 6-lane pool, 4-court hall, 100 station health and fitness suite and 2 studios</td>
</tr>
<tr>
<td>Vale Farm Sports Centre</td>
<td>Replacement of existing provision at the site that is coming to the end of its usable life.</td>
<td>Review of the capacity of the potential to extend swimming capacity at the site along with the potential for additional sports provision incorporated into an Options and Cost Benefit Analysis – 2019/2020 Project Development – between 2023-2028.</td>
<td>£10,825,000 based on Sport England estimates for an affordable sports centre with 8-lane pool plus learner pool, 5-court hall, 100 station health and fitness suite and 2 studios</td>
</tr>
<tr>
<td>Brent-wide</td>
<td>Community Insight project – to carry out an extensive piece of research into the participation habits of Brent residents with particular focus on the barriers to being more active that underrepresented groups in the borough face with a view to understanding how built facilities act as barriers and potential solutions to high levels of inactivity in the borough.</td>
<td>To be commissioned in Q1 2019</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Old Oak North</td>
<td>Proposed new leisure centre as part of the OPDC development.</td>
<td>Continue to liaise with OPDC and contribute to any decision regarding the siting of this future facility (to be made within 5 years). Whilst not located in Brent, the development is likely to have an impact on hall and water space demand in the borough. Dedicated provision for gymnastics or squash should be encouraged where possible</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Education Led Projects</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority School Engagement</td>
<td>Targeted engagement with priority schools, selected due to their location in areas of high inactivity, poor supply or due to their capacity for additional use.</td>
<td>Set up individual meetings, or a single event, to start a process of engagement with the listed schools – Early 2019. Create a marketing toolkit to enable priority schools to have access to the</td>
<td>No capital costs</td>
</tr>
</tbody>
</table>

¹ Taken from https://www.sportengland.org/media/13346/facility-costs-q2-18.pdf
# Brent Council Indoor Sports and Leisure Facilities Needs Assessment

## Executive Summary

November 2018

### Site

<table>
<thead>
<tr>
<th>Site</th>
<th>Project</th>
<th>Next Stages</th>
<th>Indicative Capital Costs¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Byron Court Primary School</td>
<td>New 306.5m² activity hall with a planning condition for community use.</td>
<td>Listed as a priority education site in this assessment. It is recommended that Brent Council engage with the school to ensure the facility is available to the community for the maximum time possible – <strong>to be completed 2019</strong></td>
<td>£725,000 based on costs for a 1-court hall</td>
</tr>
<tr>
<td>Chalkhill Primary School</td>
<td>Identification of need for redeveloped toilet block and changing facilities.</td>
<td>School has indicated they would like to start the project within the next 2 years – <strong>to be completed 2020-2021</strong></td>
<td>£240,000 based on 75m² 2 team changing room.</td>
</tr>
<tr>
<td>Lycée International de Londres – school site</td>
<td>Development of a 5-lane swimming pool at the school on Forty Lane. There is a planning condition in place for the pool to be available for community use for a minimum of 30 hours per week.</td>
<td>Brent Council to monitor community use of the eventual development to ensure the planning condition is implemented and enforced – <strong>to be completed 2019</strong></td>
<td>£4,545,000 based on costs for a 5-lane pool</td>
</tr>
<tr>
<td>Stonebridge Primary School</td>
<td>New 320m² activity hall. There is no planning condition for community use but the site audit confirmed that the school plans to let the facility on evenings and weekends.</td>
<td>Listed as a priority education site in this assessment. The school is located in one of Brent’s most inactive areas. The council should encourage maximum community use and work with the school to support them with the marketing of the new facility – <strong>to be completed 2019</strong></td>
<td>£725,000 based on costs for a 1-court hall</td>
</tr>
<tr>
<td>Queens Park Community School</td>
<td>Redeveloped changing rooms and main hall</td>
<td>Listed as a priority education site in this assessment. The hall and changing rooms are in poor condition and a rebuild is required – <strong>to be completed 2021</strong></td>
<td>£2,215,000 based on costs for a 4-court sports hall</td>
</tr>
<tr>
<td>Uxendon Manor Primary School</td>
<td>New 308.2m² activity hall with a planning condition for community use.</td>
<td>It is recommended that Brent Council engage with the school to ensure the facility is available to the community for the maximum time possible – <strong>to be completed 2019</strong></td>
<td>£725,000 based on costs for a 1-court hall</td>
</tr>
</tbody>
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### Community Led Projects

| Pavilion at Stonebridge Recreation Ground         | The Jason Roberts Foundation have outline plans to convert a storage space into a Health and Fitness Suite within the next 3 years. The ambition is to turn the successful community facility into a Health and Wellbeing hub. | Brent Council to support the Jason Roberts Foundation with securing funding for this project and to work closely with them to help develop their aims for a new Health and Wellbeing hub – **early 2019** | No available data |
| Stonebridge Boxing Club                           | This key provider of community sport have been forced to vacate their premises at Kassinga House and are moving to a new facility on Wembley High Road. | Brent council to continue to support Stonebridge Boxing Club with the intention of identifying a long-term site to secure the club’s future – **early 2019** | TBC |
| The Railway Club, Cricklewood Boxing Club         | The club, located in the basement of The Railway Club on Edgware Road, has completed development of the main boxing hall, however requires further support to complete the toilets and changing area. | Support the club regarding securing the necessary funding to complete redevelopments of the facility – **early 2019** | Club estimate costs to be £9,000 |

5.3 Funding sources for these projects are to be determined and will be drawn from a variety of sources.
6. Conclusion

6.1 This Executive Summary of the Indoor Sports and Leisure Facilities Needs Assessment provides an overview of the key issues regarding indoor facility provision in the borough. The full document demonstrates, in detail, a demographic and activity-based profile of the catchment, the strategic context behind the work that was carried out, the breadth of consultation that informed the priorities and recommendations and the spatial distribution of existing and future facilities in Brent.

6.2 This work provides a timely opportunity for Brent Council to present the existing facility stock in relation to the needs identified through consultation with the local community, partners and stakeholders. Whilst the number of pools and available sports halls are priority issues for Brent, both have the potential to be addressed either through existing plans or coordinated and targeted engagement to improve accessibility and availability.

6.3 The proposals for a new centre, with a 6-lane pool, at Bridge Park Community Leisure Centre along with the proposed pool at Lycée International de Londres, will impact positively on unmet demand for water space in Brent. Some of the future demand will be addressed through outline proposals for a new pool at as part of the Brent Cross regeneration area near the Barnet border along with a new facility in Old Oak North as part of the OPDC development.

6.4 With regard to sports halls, planned new facilities at 3 schools in the borough will alleviate some of the unmet demand in Brent. Furthermore, it is recommended that Brent Council focuses efforts on engaging with schools in the borough to increase their community availability with specific emphasis on the priority schools that have been identified by areas of inactivity, known hotspots of unmet demand and known available court capacity in this Needs Assessment.

6.5 The future of Vale Farm Sports Centre will need to be addressed by Brent Council. Consultation has identified that the centre is coming to the end of its usable life and existing provision will need to be replaced within the next 10 years. Brent Council should prepare to explore the options for the centre, including an expansion of water space and the potential to increase the number of important sports that use the site.

6.6 The priorities identified in the Needs Assessment will contribute directly to the strategic priorities of Brent Council and key partner organisations through increasing opportunities to be active, and reducing health inequalities by developing long term sustainable community approaches that enable residents to build physical activity into the fabric of their everyday lives. This Needs Assessment has put forward options for the best way to provide opportunities and activities which support these policy areas at a local level and clearly has the potential to support work to bring about a sustained increase in participation by residents of the borough.

6.7 These are exciting times for Brent. The borough is changing, with regeneration plans set to transform parts of the landscape and increase the population (GLA forecasts suggest that the borough will have approximately 87,000 more residents from 2011 to 2041). This has real implications for the supply and demand of sport and leisure facilities and this Needs Assessment provides a timely opportunity for the local authority to understand and, where necessary, improve their facility stock to drive up participation levels and positively influence levels of health in Brent.