

## Agenda for Leisure Strategy Delivery Forum Tuesday, 16th September, 2025, 6.00 pm

### Members of Leisure Strategy Delivery Forum

Councillors: P Arnott, K Bloxham, M Goodman, S Hawkins  
(Chair), P Hayward, N Hookway, F King, J Loudoun, S Smith

**Venue:** Online via Zoom app

**Contact:** Sarah James;

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(or group number 01395 517546)

8 September 2025



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- 1 Minutes of the previous meetings held on 11 June 2025 and 19 June 2025  
(Pages 3 - 8)
- 2 Apologies
- 3 Declaration of interest  
Guidance is available online to Councillors and co-opted members on making  
[declarations of interest](#)
- 4 Public Speaking  
Information on [public speaking is available online](#)
- 5 Matters of urgency
- 6 Confidential/exempt item(s)  
To agree any items to be dealt with after the public (including the Press) have  
been excluded. There are two items which officers recommend should be dealt  
with in this way.
- 7 LED Facilities and Activities report June - August 2025 (Pages 9 - 11)
- 8 LED KPI Dashboard August 2025 (Page 12)
- 9 Update on Cranbrook Leisure, Health and Wellbeing Campus (Pages 13 - 34)
- 10 Update on Playing Pitch Audit (Pages 35 - 44)
- 11 Property and FM Team Update Report Q1 2025/26 (Pages 45 - 59)

### Part B

- 12 Flamingo Pool update (Pages 60 - 66)
- 13 Leisure review update (Pages 67 - 70)

Members of the public exercising their right to speak during Public Speaking will be recorded.

[Decision making and equalities](#)

**For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546**

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Leisure Strategy Delivery Forum held at Online via Zoom app on 11 June 2025**

#### **Attendance list at end of document**

The meeting started at 6.00 pm and ended at 7.06 pm

#### **1 Minutes of the previous meeting held on 8 April 2025**

The minutes of the previous meeting held on 8 April 2025 were noted as a true and accurate record.

#### **2 Declarations of interest**

Cllr N Hookway - Minute 11, Affects Non-Registerable Interest: Member of Devon County Council.

#### **3 Public Speaking**

No members of the public had registered to speak at the meeting.

#### **4 Matters of urgency**

There were no matters of urgency.

#### **5 Confidential/exempt item(s)**

There were no confidential/exempt items.

#### **6 LED Facilities and Activities report May 2025**

The LED Chief Operating Officer presented this report which provided an update on LED facilities and activities including performance and project highlights, risks and challenges, and the work of the Active Communities Team.

Discussion and clarification included the following points:

- The Coburg Field Tennis Courts at Sidmouth were upgraded and repainted at an approximate cost of £40k, funded by the Lawn Tennis Association.

#### **7 LED KPI Dashboard May 2025**

The Forum received and noted key details of the performance of LED Community Leisure for May 2025 including contract-wide year on year attendances, a contract-wide monthly performance report and individual sites monthly performance reports.

The Senior Leisure Officer now had live access to the KPI Dashboards in order to see in-month updates as required.

Discussion and clarification included the following points:

- Members commented on the encouraging performance data particularly around gym attendance and the Senior Leisure Officer was asked to look at putting out some positive communications highlighting the achievements.
- The Dashboard data is based on LED sites which relate to the East Devon leisure contract but excluding Axminster. It was explained that this is due to LED using a single licence shared between Axminster Leisure Centre which forms part of the East Devon leisure contract, and The Hangar at Seaton which does not. Going forward, LED officers will look to manually extrapolate data specific to Axminster Leisure Centre, in order that this can be reported to the Forum.
- LED members can attend classes at any LED facility; however their attendance is recorded on the Dashboard under the primary site at which their membership is held, irrespective of the facility they attend.

## 8 **Property & FM Team update report**

The Principal Building Surveyor presented this report which summarised corporate property and FM activities for the 4<sup>th</sup> quarter of financial year 2024/25 (January to March 2025) and listed the tasks for the 1<sup>st</sup> quarter of 2025/26 (April to June 2025). The report also provided an update on ongoing approved capital projects.

The Forum noted the contents of the report.

## 9 **Verbal update - Honiton Car Park**

The Senior Leisure Officer provided a verbal update outlining progress being made on car parking arrangements at Honiton Leisure Centre following concerns raised by LED staff concerning inconsiderate and dangerous parking.

EDDC officers and LED had reached a consensus about the way forward and would be working together with a private operator to implement an automatic number plate recognition system in the car park, with a view to changing people's behaviour.

The Senior Leisure Officer stated he would bring a further report to the Forum once more detail was known.

Members discussed relevant considerations and expressed a view that the Council and LED should be careful to appoint a private operator that operates considerably and responsibly. The Assistant Director Place, Assets and Commercialisation stated that he would share with Forum members technical advice obtained from EDDC's Parking Services Manager, for reference.

## 10 **Update on Building Conditions Survey of EDDC Built Leisure Facilities**

The Assistant Director Place Assets & Commercialisation presented this report which provided an update on the Building Condition Survey on the leisure portfolio, completed earlier this year. The survey was in response to recommendations from the 2022 Leisure and Built Facilities Strategy and Corporate Peer Challenge undertaken in 2024. The aim of the survey was for this information to be used to inform long term strategic decision making around the Leisure portfolio and capital investment planning.

Discussion and clarification included the following points:

- In relation to the table at 3.1 in the report, it was clarified that the total 30-year forecast spend is inclusive of the total 10-year inclusive spend.
- It was recognised that the eventual spend will almost certainly be higher than set out in the report due to inflation.

The Forum noted the findings from the Leisure Buildings Condition Surveys and that they will inform future asset management decisions and the Strategic Leisure Review.

## 11 **Cranbrook Leisure Centre update**

The Senior Leisure Officer presented this report which provided a progress update with the Cranbrook Leisure Centre project.

Discussion and clarification included the following points:

- Members expressed concern that the final facilities mix for the project was not expected to include a 4-court sports hall. They stated that there is a shortage of sports facilities in Cranbrook; the sports courts at Cranbrook Education Campus are not accessible to the community during the normal school day and are also restricted in the evening, weekends and school holidays. They added that if new sports hall facilities are not built into the new leisure centre then this could be seen in the future as a missed opportunity.
- The governance strategy is being developed and stakeholder mapping is underway and these will be reviewed by the Cranbrook Leisure Centre Project Team before sharing with Portfolio Holder, Forum Chair and ward members.
- It is necessary for the council to get itself into the strategic position to invest in moving the facility forward, since this will put it in the most advantageous position to explore avenues for funding going forward.
- Officers have not been informed that there are any specific constraints or timelines for Sport England funding bids.
- LED have demonstrated their interest in supporting EDDC in the development of a sports facility in Cranbrook and have discussed potential interim facilities that could be put in around the area. They have also offered their consultancy services in relation to the facilities mix for the new build.

### **Attendance List**

#### **Councillors present:**

K Bloxham  
M Goodman  
S Hawkins (Chair)  
N Hookway  
S Smith

#### **Councillors also present (for some or all the meeting)**

K Blakey  
M Hall  
R Jefferies  
G Jung  
M Rixson  
J Whibley

#### **Officers in attendance:**

Mike O'Mahony, Senior Leisure Officer  
Jorge Pineda-Langford, Principal Building Surveyor, Property & FM

Sarah James, Democratic Services Officer  
Debbie Meakin, Democratic Services Officer  
Andrew Wood, Director of Place  
Tim Child, Assistant Director Place, Assets & Commercialisation

**Councillor apologies:**

F King  
J Loudoun

**LED Community Leisure representatives in attendance:**

Richard Purchase, Chairman of LED Board  
Olly Swayne, LED Chief Executive  
Matt Wright, LED Chief Operating Officer

Chair: .....

Date: .....

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Leisure Strategy Delivery Forum held at Council Chamber, Blackdown House, Honiton on 19 June 2025**

#### **Attendance list at end of document**

The meeting started at 6.00 pm and ended at 7.54 pm

#### **12 Declarations of interest**

There were no declarations of interest.

#### **13 Public Speaking**

No members of the public had registered to speak at the meeting.

#### **14 Matters of urgency**

There were no matters of urgency.

#### **15 Confidential/exempt item(s)**

There was one confidential/exempt item (minute 16 refers).

#### **16 Leisure Review - Options Appraisal**

The meeting went into private session.

The Assistant Director Place, Assets & Commercialisation, the Senior Leisure Officer and Rachel Fowler of Strategic Leisure presented this report.

Members asked direct questions, debated the report and relevant considerations at length, and made recommendations to Cabinet.

#### **Attendance List**

##### **Councillors present:**

P Arnott  
K Bloxham  
M Goodman  
S Hawkins (Chair)  
P Hayward  
N Hookway  
J Loudoun

##### **Councillors also present (for some or all the meeting)**

I Barlow  
K Blakey

P Faithfull  
S Jackson  
G Jung

**Representatives of Strategic Leisure in attendance:**

Rachel Fowler

**Officers in attendance:**

Mike O'Mahony, Senior Leisure Officer  
Tim Child, Assistant Director Place, Assets & Commercialisation  
Simon Davey, Director of Finance  
Rebecca Heal, Solicitor  
Tracy Hendren, Chief Executive  
Sarah James, Democratic Services Officer  
Andrew Wood, Director of Place

Chair .....

Date: .....



**Report to:** Leisure Strategy Delivery Forum  
**Subject:** Facilities and Activities Report  
**From:** Operational Delivery Team  
**Date:** 16<sup>th</sup> September 2025



## **Centre Improvements and Membership Challenges**

The Leisure Team has implemented several improvements to enhance the customer experience for our members. Over the past three months, we have faced challenges due to increased competition in Exmouth and Honiton, including the opening of a new gym in Exmouth scheduled to open later in September and the expansion of a gym in Honiton, where the operator has taken over the lease of a neighbouring facility. We are already witnessing the initial impact of this, with further significant challenges forecast for the coming months. Our aging facilities, along with the size limitations of our existing gyms, have made it difficult for us to compete with these newer facilities. As a result, since the last forum, membership numbers have declined from 9,046 in May to 8,741 at the end of August. Membership yield has remained constant throughout this period, with just a £0.02 negative variance.

## **Key Achievements and Performance Highlights**

- All sites are working diligently to attract new hirers and utilise spaces during off-peak times. This initiative has been particularly successful at the Tennis Centre, where we are also providing consultation spaces for private physiotherapists. We have established links with Osteo Physio to develop an exercise prescription pathway and membership option, building on our successful partnership with the NHS to support individuals with long-term health conditions.
- The Learn-to-Swim program has experienced a slight decline over the past three months, especially in Exmouth. The team is working hard to promote this program in September to attract new swimmers.
- Gymnastics at Sidmouth and Exmouth continues to grow, with more volunteers being trained to support its expansion. Led by Somer Manly, the program offers basic gymnastics through to performance sessions, as well as adult sessions.
- The team developed an off-peak summer holiday model to drive usage in our indoor sports halls and outdoor pitches.
- The new Summer Pickleball League was successful at Ottery Leisure Centre, and best practices will be shared across the EDDC Leisure portfolio.
- A new running group has been launched at Ottery, with plans to expand this initiative throughout the estate.
- Exmouth Tennis Centre has been collaborating with the LTA to review the tennis program. We are managing the fair use policy, which has caused some dissatisfaction among members, but with effective communication and discussions, we are making progress. Events have been scheduled through the end of the year, and the café is being upgraded to offer more options. Additionally, a new Tennis Ladders League is being established. The functional fitness area outside has been painted, and the railing has been refreshed. Property services have completed hedge and grass cutting, significantly improving the appearance.
- EDDC has made several facility improvements over the summer, including exterior painting and squash court upgrades.

## **Marketing and Digital Service Expansion**

The marketing team has enhanced the app to provide members with a better customer experience. The app now includes blogs, on-demand classes, and improved communications through pop-up messaging.

The team also launched our "Jump into Summer" campaign, promoting all activities across the group over the summer. We collaborated with the Primary Times to drive awareness.

Additionally, we have updated the branding across the sites. This includes renewing internal branding and removing old posters as we develop digital TV screens.



### **Recommendations and Future Focus**

- Continue to monitor membership trends and implement strategies to enhance member retention, particularly in areas facing increased competition.
- Further evaluate and optimize the self-access model to maximise facility utilisation, with a focus on Honiton planned for November.
- Develop customer-engaging programs and review systems and processes to drive member engagement.
- Continue facility upgrades across all sites with support from EDDC, particularly addressing the condition of changing rooms, which are a significant source of our NPS detractor scores.

### **Active Communities Activities Update**

As the school term concluded in mid-July, so did our direct engagement with partner schools, marking an energetic and productive period. A comprehensive Schools Reflection report will follow in September, providing deeper insights into outcomes and impact.

### **School Partnerships and Feedback**

Throughout the academic year, we maintained regular involvement with Exeter Road Primary, Littleham Primary, Cranbrook Primary and Secondary Education Campus, and Exmouth Community College. The feedback received from teachers has been particularly heartening, reflecting the positive influence of our multi-skills and sports sessions.

One notable comment came from Guy Orridge, a teacher at Exeter Road Primary, regarding the sessions for Years 3–6 (September 2024–July 2025):

*"The multi-skills sessions this year have been amazing! The children have loved spending time with Laura and Becky, and their enthusiasm has made every session enjoyable and engaging. Through multi-sports, the children have not only had fun and stayed active, but they have also learnt about the importance of regular exercise and looking after their mental health."*

This feedback underscores our commitment to delivering enjoyable, engaging activities that promote both physical and mental well-being. Looking ahead, we are actively liaising and planning with partner schools to commence activities again in September.

## Special Events and Initiatives

- **Swim to Sea:** In June, the Swim to Sea programme returned to Exmouth beach, working with two groups from Exeter Road and Littleham Primary. The initiative focused on educating children about swimming in the sea and enhancing confidence for those who may not otherwise have such opportunities.
- **Engage and Connect Event:** We participated at Clyst Vale Community College, operating an information stall that offered support to both teachers and parents.
- **Kings School Project Week:** At Kings School, Ottery, we were invited to engage students who were struggling to participate in regular activities. Our team delivered a variety of sessions, receiving excellent feedback and an invitation to return next year.

## Community Health and Wellbeing

- **Health Checks:** Supported by the DCC Public Health team, our team conducted health checks for manual workers, including blood pressure assessments, nutritional advice, and in-body analysis.
- **Walk Leader Training:** We provided Walk Leader training to Sidmouth memory café volunteers, assisting them to launch a new monthly walk for people living with dementia and their carers.
- **Wellbeing Walk Programme:** New evening summer walks were introduced alongside ongoing support for volunteers and regular participants district-wide.
- **LIRF Courses:** Funding enabled two Leadership in Running Fitness (LIRF) courses to start new 'Couch to 5k' groups. The Honiton group is already underway, aiming to participate in a local park run.
- **Football Coaching:** Funding was provided for a team member at Honiton to complete a girls' football coaching course, enabling delivery just in time for the summer holidays.

## Partnerships and Collaborative Events

- Collaboration with AGE UK Devon to support the Santa Run to Exmouth in December.
- Participation in local events and meetings, including the Healthy Ageing Partnership, Sid Valley Help, New Exmouth Health and Wellbeing Group, volunteer training (CLUK), and the FAME stakeholder meeting.
- Supported Community Leisure UK by helping facilitate their Volunteer Special Interest Group for Leisure Trust members.
- Continued physical activity sessions for the Exmouth Stroke Survivors Club.

## Looking Forward

As we reflect on this term's achievements and prepare for the upcoming academic year, our commitment to fostering health, inclusion, and engagement across schools and the broader community remains steadfast. We look forward to building on this momentum and sharing a detailed Schools Reflection report in September.



Broadclyst Leisure  
Centre

Colyton Leisure Centre

Exmouth Leisure  
Centre

Exmouth Tennis Centre

Honiton Leisure Centre

Ottery Leisure Centre

Sidmouth Leisure  
Centre

Sidmouth Swimming  
Pool

### Memberships

Current Month

Prior Year Month

Club Live

8,741

8,696

Joiners

226

311

Leavers

381

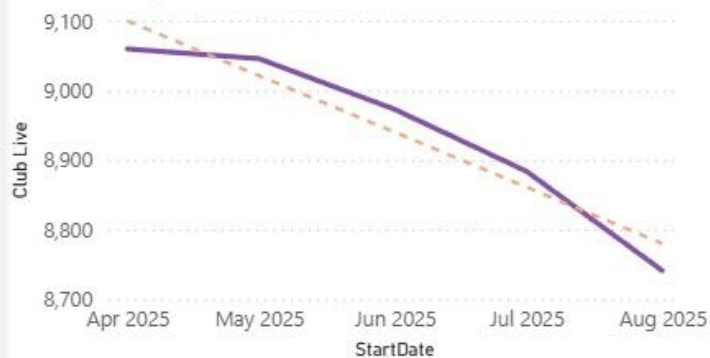
355

Yield

£35.58

£33.19

### Club Live by Month



### Attendances



Swimming

22,464

26,200



Gym

16,477

15,163



Group  
Exercise

11,128

9,974



Sports

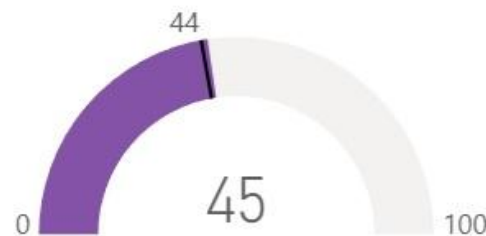
6,301

6,416

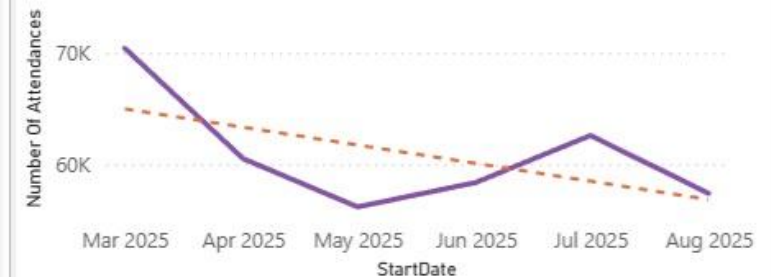
Current Month

Prior Year Month

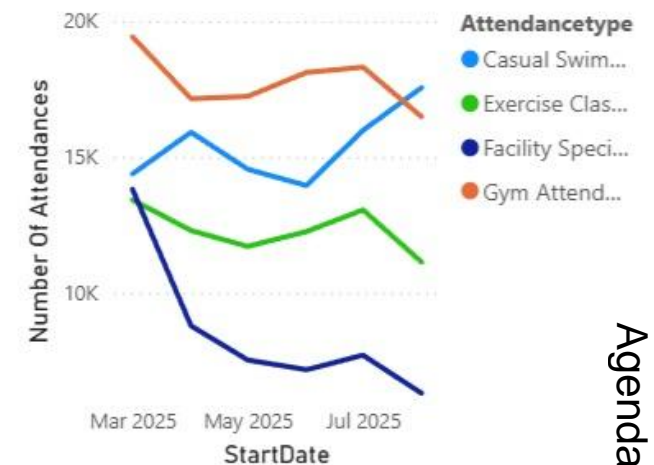
### NPS Score



### Total Attendance Trend over Previous 6 Months



### Attendance by type Previous 6 Months (excluding swim school)



Report to: Leisure Strategy Delivery Forum

Date of Meeting 16 September 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



## Update on Cranbrook Leisure, Health and Wellbeing Campus

### Report summary:

The Leisure Delivery Forum requested in April 2025 that regular updates are received on the progress with the Cranbrook Leisure Centre, part of Cranbrook Leisure, Health and Wellbeing project.

A project team is now in place and moving into the final stages of a feasibility study. This allows the Council to now progress to tender for a design team to advance with design. This will enable a Planning Application and the procurement of a Contractor. All of these activities place the Council in the best possible position to progress with delivery of a leisure centre in Cranbrook. The latest developments are set out in the report.

The project team are working to deliver the scope of the works in line with the Leisure Addendum which the Forum are asked to endorse.

### Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

### Recommendation:

That the Forum notes the progress being made by the Cranbrook Leisure Centre Project Team and highlight any areas that warrant further discussion.

That the Forum recommends to Cabinet and then onto Council that they endorse the Addendum to the Leisure Strategy.

### Reason for recommendation:

To enable progress to be made on the delivery of a leisure centre for Cranbrook in order to provide the services and facilities necessary to support the growing town and its community.

Officer: Mike O'Mahony, Senior Leisure Officer [mike.o'mahony@eastdevon.gov.uk](mailto:mike.o'mahony@eastdevon.gov.uk); Thea Billeter, Cranbrook New Community Manager, [tbilleter@eastdevon.gov.uk](mailto:tbilleter@eastdevon.gov.uk)

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☒ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☒ Place, Infrastructure and Strategic Planning



### **Equalities impact** Low Impact

Any new Leisure Centre needs to be designed to be accessible for all people and groups. Careful consideration of accessibility and the scope and range of services and facilities provided will need to be made. A full equalities impact assessment will be completed as part of the Leisure Centre project initiation

### **Climate change** Medium Impact

#### **Risk:** Low Risk;

At this stage the overall risk is considered to be low as there is currently no commitment to capital expenditure for the build, however, on receipt of tender returns there will be a requirement to award contracts and commit to costs associated therewith.

### **Links to background information**

- Previous update to the Forum – July 2025  
[Forum - CLC Update - Covering Report 02.06.25.pdf](#)
- Leisure Strategy Addendum 2025 -

[Addendum to East Devon Leisure Strategy.docx](#)

### **Link to [Council Plan](#)**

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### Priorities (check which apply)

- ☒ A supported and engaged community
- ☐ Carbon neutrality and ecological recovery
- ☐ Resilient economy that supports local business
- ☒ Financially secure and improving quality of services

## **1.0 Current Status**

- 1.1 The Project team have been progressing on a number of areas. The latest developments are:
- Feasibility Study / RIBA Stage 1 Design now nearing completion. This work involves design, site constraint mapping, cost estimating and a revenue model.
  - The RIBA Stage 1 design, cost and revenue modelling work was funded through One Public Estate funding outlined in the funding section of the report.
  - Topographic and Ground Penetrating Radar Survey undertaken.
  - Governance Strategy developed to set out approvals required and their timeframes.
  - Stakeholder mapping completed to ensure regular and timely engagement with all interested parties. A comms plan is now to be developed.
  - Market engagement with Consultants to support a procurement exercise has been undertaken and tender documentation is now being prepared to request tenders from architecturally led multi-disciplinary in the Autumn. This team will advance the design of the Leisure Centre through RIBA Stages 2 and 3, allowing the submission of a detailed Planning Application and a tender to be issued for a Contractor to build the Leisure Centre.
  - Funding for the next stage of work is proposed to be allocated from the Enterprise Zone.
- 1.2 It should be noted that NHS Devon are currently progressing work on a business case for the health facility, which is a key component of the Cranbrook Leisure, Health and Wellbeing Campus and Council Officers and Members are involved in that project.

- 1.3 In addition, Devon County Council are looking to commit to the integration of space within the Leisure Centre to operate library and youth services and a family hub. These discussions with the County Council have begun and the County Council are now seeking approval of this approach.
- 1.4 In addition to the Cranbrook Plan DPD identifying a leisure centre as being a key facility in Cranbrook, the Council's Leisure and Built Facilities Strategy was approved in October 2022 and also contains within it, a recommendation for a leisure centre in the town, to include a 6 lane, 25m swimming pool, learner pool, health and fitness studio, 4 court sports hall and 2 studios as a minimum. This has now been updated with an addendum to reflect the latest population and leisure industry guidelines.

## **2.0 Next Steps**

- 2.1 The Leisure Forum is asked to recommend the Leisure Addendum to Cabinet and onto Full Council to endorse the Leisure Addendum as stated in 1.4.
- 2.2 The most immediate steps include the procurement of a multi-disciplinary design team led by an architectural practice. This exercise is expected to be complete towards the end of 2025 at which point the design can progress into RIBA Stage 2.
- 2.3 In parallel with the Feasibility Study, the Team have been working to set out the approach to Governance and Stakeholder Management. This has been considered by Cabinet and a Comms Plan is now being prepared.
- 2.4 The programme as developed for Cranbrook Leisure Centre is highly accelerated, and as such it is very important that key decisions are made in a timely manner to allow the pace to be maintained.
- 2.5 In order to maintain the programme, the team will start to look to undertake Ecology Surveys in the Autumn to ensure that the window for such survey works is not missed.

## **3.0 Funding**

- 3.1 To complete the workstreams set out in paragraph 1.1 within the timescale will necessitate the support of external consultants and expertise. The council has a One Public Estate approved programme aimed at bringing together public sector services as part of health and leisure facilities at Cranbrook.
- 3.2 Approximately £81,000 remained in that programme in April 2025, which is intended as a revenue contribution towards reaching RIBA stage 3 for each project (planning application submission). Up to £39,500 (including £5,500 contingency) of this money has been committed toward the current NHS-led health facility project. The appointment of the Consultant Team for the RIBA Stage 1 Feasibility Study for Cranbrook Leisure has incurred costs of £39,500.
- 3.3 The team are now advancing the procurement of a multi-disciplinary design team the funds for which are to be allocated from Enterprise Zone funding.
- 3.4 As set out in previous reports to the Forum, the expansion of Cranbrook is expected to provide a capital contribution toward the delivery of a leisure centre, although at a total of around £4.75m in today's money there will be a substantial funding gap. These monies will also be paid in phases unless the council is able to work with the developers to secure forward funding.
- 3.5 The first two outline planning applications for the expansion of Cranbrook have been approved and both secure some funding for the pooled category 4 contributions (the

infrastructure category that both the leisure centre and health and wellbeing project fall under). There are resolutions to approve a further three outline planning applications and live applications for approximately 550 homes at the Grange expansion area. Together, these applications make up the vast majority of the allocated expansion area land.

- 3.6 In addition to the s106 monies, together with Exeter City Council, the council has Sport England Place Partnership status. Being part of this programme provides the opportunity for capital funding bids that are exclusive to Place Partners. Bids for external grant funding are often most likely to be successful if a project is 'shovel ready'; this further enhances the imperative nature of progressing the leisure centre project. Officers are currently engaging with Sport England and will make a bid for funding when adequate information is available to allow this to be fully considered.

#### **4.0 Leisure Delivery Review**

- 4.1 On a parallel path, a Leisure Officer Working Group has also been established to inform the Leisure Management arrangements for the future.
- 4.2 The Cranbrook Leisure programme and the Programme for the Leisure Review are now shown together to allow interrelationships to be clearly identified.
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#### **Financial implications:**

The recommendations in the report at this stage have no direct financial implications that have not already been considered by Cabinet, although the report highlights a future funding gap that needs to be addressed if a leisure centre is to be provided in Cranbrook.

#### **Legal implications:**

As this is an update report only, there are no substantive legal issues directly arising.





East Devon  
District Council

## Addendum to East Devon Leisure Strategy Cranbrook

A report by Strategic Leisure Limited  
July 2025

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## 1. Introduction and Background

- 1.1. The East Devon Leisure Strategy, produced in June 2022, is supported by a Supply and Demand Audit which identifies the current and future facility needs to support an increase in population in the District through to 2040. This coincides with the end date of the Council's new Local Plan.
- 1.2. The Leisure Strategy highlights significant population growth to the western side of East Devon with the development of the new town of Cranbrook. Construction of the new town started in 2011 and will eventually deliver approximately 8,000 new homes for approximately 22,000 people. The East Devon District Council (EDDC) Local Plan, Cranbrook Plan and Cranbrook Town Centre Masterplan all refer to the infrastructure requirements to support the growing population. This includes a new leisure centre and health hub in the town centre.
- 1.3. At the time of writing the Leisure Strategy, EDDC had identified an indicative facility mix for a new leisure centre in Cranbrook, however no progress had been made in negotiating with developers and securing a preferred site for the facility in the town centre.
- 1.4. Since then, EDDC has negotiated the purchase of 1.5 hectares of town centre land which will form part of the Exeter and East Devon Enterprise Zone. An additional 2.6 hectares will be transferred from East Devon New Community Partners to Devon County Council, EDDC and Cranbrook Town Council. This will provide a total public sector holding of 4.1 hectares in Cranbrook and facilitate the delivery of essential infrastructure, business and employment opportunities within the town centre.
- 1.5. The new EDDC Local Plan has also allocated land to the east of Exeter, within the 'West End' of the District, for second new community of up to 10,000 homes. This new town will be approximately 4 miles from Cranbrook.
- 1.6. In response to the above existing and proposed housing development, this Addendum seeks to re-assess the facilities mix for the proposed Cranbrook Leisure Centre to ensure that current and future facility needs are met to support the increase in population.
- 1.7. The information contained in this Addendum will support the work currently being undertaken by a Project Team led by Price Consulting Ltd, and including architects, quantity surveyors and representatives from EDDC and Strategic Leisure Limited (SLL). The Project Team has been established to identify and explore all options for a new leisure centre in Cranbrook, develop a business plan, operating model and funding strategy, provide a clear approach for delivery of the scheme for each stage of the project, and consider management arrangements to operate and maintain the facility. This work will inform project delivery through to RIBA Stage 1.

## **Housing and Infrastructure Development**

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- 1.8. To date, approximately 3,300 new homes have been built and occupied in Cranbrook. Two schools catering for more than 1,400 pupils have been completed and a railway station and neighbourhood centre together with a country park were completed in 2019. A town centre supermarket (Morrisons) opened in December 2024, and a children's nursery and high street shops are currently near completion. EDDC, Devon County Council and Cranbrook Town Council are now turning their attention to how the recently purchased 4.1 hectares of publicly owned land within the town centre can be best developed to meet the needs of the growing population of Cranbrook.
  - 1.9. The Cranbrook Town Centre Masterplan sets out where the main uses will be allocated and the high-level principles that will inform the look and feel of the town centre. The Masterplan makes reference to the range of consultation that has taken place to help inform decisions around future use of town centre space. This has included consultation with key stakeholder organisations but also a community engagement exercise that was undertaken in late 2023 to understand residents' view on the future of the town centre. This community engagement exercise received 1,400 responses.
  - 1.10. The top priority identified through the community engagement exercise is the development of a leisure centre with a swimming pool (1,100 responses). Other priorities include a Neighbourhood Health Centre with GP surgery, and a library. The community also expressed a desire for a diverse range of shops, eateries, a vibrant town square, public and green spaces, cultural venues and family and youth facilities. Given the town's young demographic, there is a need for spaces to cater for young people, offering both structured and unstructured activities.
  - 1.11. The Cranbrook Town Centre Masterplan identifies a site for the Leisure Centre at the southern end of the town centre, north of Badger Way, close to Cranbrook Education Campus and the nursery. The site forms part of a parcel of land for which EDDC already owns the freehold. The site is relatively flat and has been cleared and levelled, ready for development. The site is large enough to accommodate the leisure facility mix as identified in the EDDC Leisure Strategy, with the exception of a 4-court sports hall, unless a stacked design is developed. A review of the proposed facility mix will be addressed as part of this report.
  - 1.12. There is currently £5m indexed capital developer contributions secured towards the proposed leisure centre development.
  - 1.13. Consideration is currently being given to locating a health and wellbeing centre adjacent to the proposed leisure centre. A campus-based approach rather than a fully integrated co-location is being taken forward. This is partly due to likely differences in timescales for the two projects but also the complication of asset management and funding streams for the proposed developments. NHS Devon has appointed its own architects and is currently progressing work on a business case for the Neighbourhood Health Centre in consultation with EDDC. It is anticipated that the Neighbourhood Health Centre will be funded from the Government's One Public Estate (OPE) programme.
  - 1.14. Devon County Council is also exploring opportunities with EDDC and NHS Devon to include space either within the Neighbourhood Health Centre or leisure centre for a library, youth service and a family hub.

- 1.15. The above scheme supports the Sport England's [Community Leisure Hub](#) concept which promotes 'Active Design' and 'Active Environment' principles, providing access to affordable leisure and community facilities and services based on local community insight and need.

## 2. Strategic context

### Key Cranbrook documents/policies

- page 22
- 2.1. Cranbrook lies to the north east of Exeter, approximately 2km to the east of the M5 motorway and north of the A30. The northern extent of Cranbrook is formed by the West of England railway line which serves Cranbrook railway station providing direct services to Exeter St David's and London Waterloo. Exeter Airport lies to the immediate south-west.
- 2.2. Proposals to build new housing on the former agricultural land was first referenced in the [EDDC Local Plan 1995 - 2011](#). Cranbrook commenced development in 2011 with first home occupations in 2012. Since its commencement, several phases of development have been completed, and subsequent phases are in the process of development with further additional phases in the process of reserved matters and detailed planning. More detailed reference to the development of Cranbrook is provided in the [EDDC Local Plan 2013 – 2031](#) including the provision of approximately 6,300 new homes by 2031 (subsequently revised to approximately 8,000 new homes), a town centre comprising a mix of retail, business and leisure development, the development of a railway station and bus links, the development of a country park, local play areas and green spaces, and the provision of a range of social, leisure, health, community and education facilities.
- 2.3. The phased and co-ordinated delivery of development in Cranbrook alongside the required infrastructure to support this development, is detailed in The [Cranbrook Plan 2013 - 2031](#), adopted in October 2022. The Cranbrook Plan talks about the importance of providing essential cultural, recreational and community infrastructure to meet the needs of this new community and provide a sense of 'Place'. It refers to the use of developer contributions to meet these infrastructure requirements and the provision of the following within the town centre:
- A – Neighbourhood Health Centre
  - Leisure Centre
  - Civic Centre (Town Council Offices)
  - Library
  - Children's centre
  - Youth Centre
  - Extra Care housing (minimum 55 beds)
- 2.4. The Cranbrook Plan highlights the importance of promoting and delivering community health and wellbeing and in 2015, Cranbrook became one of 10 developments chosen to be part of the 2015 [NHS England Healthy New Town Pilot Programme](#). This was the first time any part of the NHS had taken an active role in shaping the built environment to create healthier and connected communities with integrated and high-quality services. The legacy from being part of this programme was that, in 2018, Exeter and Cranbrook became one of 12 [Sport England's Local Delivery Pilot](#) programmes.



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## East Devon District Council

### *Addendum to East Devon Leisure Strategy – Cranbrook*

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- 2.5. This programme adopted a whole system approach to identify better ways to address stubborn inequalities and break down barriers that prevent people from becoming and staying active and find solutions that increase activity levels that were replicable and sustainable. An integral part of this pilot programme was the Move More programme in Cranbrook that worked with partners to:
- Improve physical activity levels in Cranbrook, with a focus on families;
  - Improve health and wellbeing of residents in Cranbrook; and
  - Increase community connectivity, supporting residents to volunteer and community groups to develop.
- 2.6. Following completion of the Local Delivery Pilots in 2022, Sport England has continued to support and fund these communities as part of its new [Place Partnership](#) work. The Cranbrook Community Manager, Community Builder and Community Connector roles, appointed for the pilot programme, continue to support community groups within the town. They are based at the EX5 Alive Hub which is located at the Cranbrook Education Campus and help the community access and connect to services and opportunities to help them lead healthy and active lives. Their work has helped contribute to the outcomes identified in the [Cranbrook in Common – A Cultural Development Strategy 2016 – 2026](#).
- 2.7. The [EDDC Leisure Strategy 2021 – 2031](#) identifies the current and future built facility needs of East Devon’s population through to 2031. The Strategy’s Supply and Demand Audit evidences the need for a new leisure centre in Cranbrook. An indicative facility mix is included in the Strategy, details of which are provided in Section 3.1 of this report.
- 2.8. There are a number of other strategies including the **EDDC Cranbrook Enterprise Development Strategy (EDS)** 2015 and the community commissioned and driven ‘**Our Place**’ strategy 2015. Both strategies look at how the Council and community can work together to build a better and more economically viable Cranbrook. The EDS proposes setting up small business hubs/enterprise centre and supply of small low rent units for start-ups.
- 2.9. The [Emerging EDDC Local Plan 2020 – 2042](#) refers to EDDC’s longer term vision for the provision of a second new community of 10,000 new homes to the east of Exeter within the ‘West End’ of East Devon. The need to provide a second new community is due to the shortfall of acceptable sites to meet the districtwide housing requirement, particularly in relation to environmental constraints given that nearly 60% of the district is covered by National Landscape. Therefore, a new settlement is required to ensure that the districtwide housing requirement can be met in the most sustainable manner. A settlement of approximately 8,000 homes and supporting infrastructure would be established by 2042, with a longer-term vision for an additional 2,000 dwellings and associated land uses would be allocated in a future Local Plan.
- 2.10. One of the most recent documents produced is the [Cranbrook Town Centre Masterplan](#) (2024) which is in response to stakeholder insight and the 2023 community consultation, looking at facilities and services to be provided for in the town centre. It identifies an indicative location for the leisure centre at the southern end of the town centre, adjacent to Badger Way adjacent to the health and wellbeing Neighbourhood Health Centre on a land parcel TC4e.

Map 1:

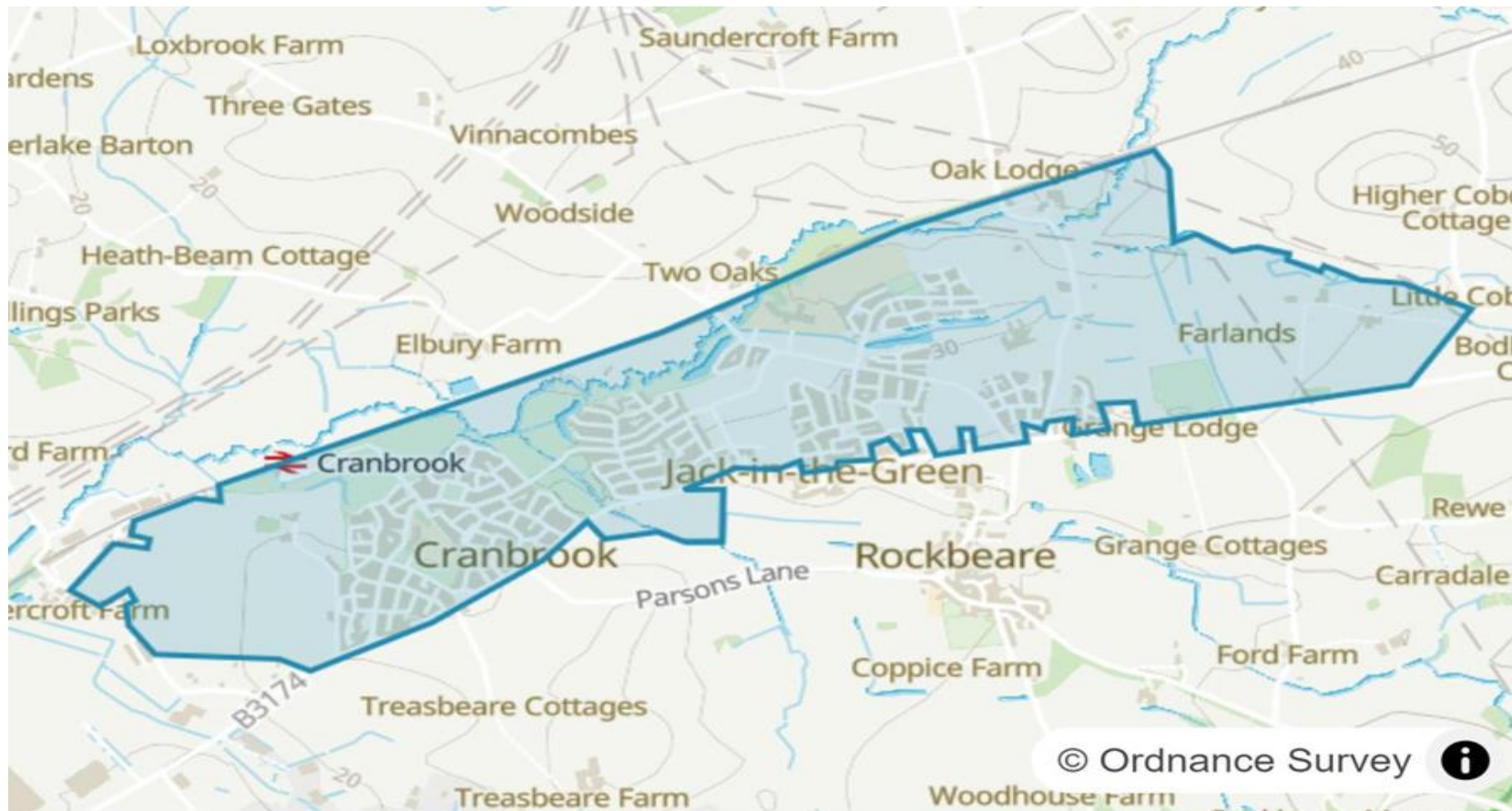




## Demographics

- 2.11. Appendix 1 to this Addendum, provides demographic data relating to Cranbrook as collated by Devon County Council's Public Health Intelligence Team in April 2025, incorporating data taken from the Census 2021. The key findings can be summarised as follows.

**Map 2: Cranbrook geographical area**



**Map source:** 2021 Census [Build a custom area profile - Census 2021, ONS](#)

## **Population**

- 2.12. The age profile in Cranbrook is particularly young, reflecting the typical demographic structure seen in new communities. There is a relatively large younger working age population (20 – 40 years) which corresponds to a larger child population. There is a large proportion of pre-school and primary school aged children and a smaller number of 14 – 21-year-olds.
- 2.13. There is an extremely small proportion (3.4%) of the Cranbrook population aged 65 years and over, compared with 25.6% for Devon as a whole, ranging from 17.4% in Exeter up to 42.1% in Seaton.
- 2.14. The Cranbrook population is projected to grow from 6,669 in 2021 up to 22,573 in 2039. Although the population age profile is projected to get slightly older over time, it is still expected to retain a very young demographic structure with those aged 65 years and over accounting for only 7.8% of the Cranbrook population by 2039.

## **Identity**

- 2.15. The 2021 Census highlights that the majority of residents are White British and born in the UK (95.5%) and a high proportion (60.1%) have no religious affiliation.

## **Households**

- 2.16. There are a high proportion of Cranbrook residents who have never married or registered a civil partnership (43.4%) compared to the England average (37.9%).
- 2.17. There are higher proportions of residents living in larger households of 3+ people with single family household dominating (77.5%).
- 2.18. There are a relatively high number of households that are not deprived in any dimension (64.9%), however 1 in 300 households is deprived in four dimensions which indicates dispersed deprived households.
- 2.19. There are a high proportion of residents living in a house/bungalow with 61.6% owning their property with a mortgage.
- 2.20. There is evidence of vulnerabilities around food poverty and indebtedness, partly reflecting housing costs and the high proportion of homes owned with a mortgage.

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#### **Health**

- 2.21. Approximately 90% of residents identify as having good or very good health with a low number of residents registered as disabled. There are also lower levels of unpaid care. Very few homes lack central heating, which is indicative of any new housing development.
- 2.22. The prevalence of health conditions is typically lower than in Devon, reflecting the younger age profile of Cranbrook. There are lower levels of deprivation, obesity, hospital admissions, long term health conditions and mortality rates. There are lower levels of excess weight, similar levels of physical inactivity, and higher levels of smoking compared to East Devon, reflecting the age structure of Cranbrook.
- 2.23. There are higher levels of Asthma prevalence, emergency admissions for under-fives, hospital admissions for injuries in children and young people, general fertility rates, and smoking rates.
- 2.24. There are higher levels of absolute mental health need/service demand including the prevalence of conditions associated with younger age groups, particularly females (e.g. anxiety and eating disorders). There are also higher levels of self-harm including admissions and attendance.
- 2.25. Levels of child poverty in 2024 are significantly below (8.7%) the East Devon average (15.8%) and average for England (21.8%).

#### **Socio – Economic**

- 2.26. The majority of the workforce tend to work locally (Exeter area), travelling less than 10 miles to work and use a car as their main form of transport. The majority of households have 1 car with a high proportion owning 2 cars (42.1%).
- 2.27. There are higher levels of employment (81.3%) and a tendency towards full time employment. There are higher proportions of residents in associate professional and technical occupations, administrative and caring/service occupations. The majority are qualified up to A level (49.9%) or degree level (36.9%).

#### **Deprivation**

- 2.28. Cranbrook is typically below the national average in terms of the Census 2021 measures of deprivation across 4 domains (education, employment, health and housing), but there are higher levels around Younghayes Road and Tillhouse road. The overall proportion of households across the town with all 4 domains present (0.3%) is above the national average (0.2%) suggesting a pattern of dispersed high needs households across the town.
- 2.29. The latest available Indices of Deprivation are from 2019. The small areas used are based on the 2011 Census before building of Cranbrook commenced. Levels of deprivation for the areas previously occupying Cranbrook were below the national average.

### 3. Future Facility Needs

#### Existing Indicative Facility Mix for a new Cranbrook Leisure Facility

- 3.1. The EDDC Leisure Strategy 2021 – 2031 is supported by a Supply and Demand Audit which identifies current and future facility needs to support an increase in population in the District. The Supply and Demand Audit identifies the following:
- **Swimming Pools** – using the Sport England Sports Facility Calculator (SFC) it identifies that by 2040 East Devon will have a shortfall of 489.4 sqm of water space; this is the equivalent of two 24m x 4 lane swimming pools. EDDC should consider the inclusion of a swimming pool (minimum 25m x 4 lanes) as part of the development of a new leisure centre in Cranbrook;
  - **Health and Fitness Suites** – there is a need to increase the number of fitness stations in the District; the audit identifies a current under supply of 101 fitness stations increasing to 253 fitness stations by 2040;
  - **Sports Halls** – existing levels of access to sports halls need to be maintained and increased where possible across school sites. EDDC should consider the provision of a new 4 court sports hall as part of the development of a new leisure centre at Cranbrook. Should a new leisure centre go ahead, EDDC should consider the future viability of the neighbouring sports hall at Broadclyst, given the age and poor condition of the facility.
  - **Studios** – there is a need to provide additional studios to cater for demand from a growing population.
- 3.2. The EDDC Leisure Strategy goes on to recommend the following indicative minimum facility mix for a new leisure centre at Cranbrook:
- 4 court sports hall;
  - 6 lane 25m swimming pool;
  - Community gym; and
  - 2 studios.

#### Sport England Sports Facility Calculator (SFC)

- 3.3. The EDDC Leisure Strategy was written prior to EDDC's Emerging Local Plan proposals for the development of a second development of 10,000 new homes to the east of Exeter. Using a population multiplier of 2.35 persons per dwelling, this equates to a population increase of approximately 23,500.
- 3.4. The most recent population projections for Cranbrook as provided by Derbyshire County Council's Public Health Intelligence Team and using a population multiplier of 2.35 persons per dwelling, suggests that by 2039 Cranbrook will have a population of approximately 22,573.

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### **Addendum to East Devon Leisure Strategy – Cranbrook**

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- 3.5. The Sport England Sports Facility Calculator (SFC) is used to help quantify the additional demand for key community facilities. It is designed to estimate the demand for sports facilities created by a new community as part of a residential development. The tool uses ONS 2018 Subnational Population Projections for the baseline population of a district/borough. The proposed new population is then added to this baseline figure to calculate the additional demand generated by the new population.
- 3.6. Appendix 2a and Appendix 2b show the additional demand for swimming pools, sports halls, artificial grass pitches, outdoor tennis courts and indoor bowls, brought about by Cranbrook population growth of 22,573 and an additional settlement population growth of 23,500. Given the close proximity of the two settlements, the following summarises the combined shortfall in provision:
- **Swimming Pools** – there is a combined shortfall of 463.73 sqm of water space. This equates to an 8 lane 25m swimming pool;
  - **Sports Halls** – there is a combined shortfall of 10.86 badminton courts. This equates to approximately 2x 5 court sports halls.
- 3.7. The SFC is just a tool and should not be looked at in isolation. Other factors should be taken into consideration including current access arrangements to existing equivalent facilities in the local authority and whether capacity could be improved; For example, there are a number of existing sports halls in East Devon, the majority of which are on school sites. The Leisure Strategy highlights the scope to improve access to these sites, which would reduce the requirement for further sports hall development in the district. Consideration should also be given to the proximity of equivalent facilities in neighbouring authorities, particularly where new housing developments are built close to local authority boundaries.

#### **Facility Mix Options**

- 3.8. Given the close proximity of Cranbrook to the proposed new housing development, it is important to take a wholistic approach to leisure facility mix requirements across the two settlements. It is also important to consider facility needs within the context of the demographic make-up and needs of Cranbrook and the likelihood that any new settlement will be likely to mirror a typical demographic structure of a new town i.e. younger age profile.
- 3.9. Consideration should also be given to opportunities that arise should Devon County Council co-locate a Library, Youth Services and Family Hub within the leisure centre footprint. This could include potential shared use of reception, café and meeting spaces e.g. evening use of meeting rooms for low impact exercise and health related activities, and sports club meetings etc.

#### **Cranbrook – Wet Facility Options**

- 3.10. In terms of swimming pool provision, it would be financially more cost effective for EDDC both in terms of capital and revenue, for one pool to serve both communities and that this pool should be located in Cranbrook. The Cranbrook community consultation exercise undertaken in 2023 highlighted the inclusion of a swimming pool as a priority for residents. Although the latest SFC suggests that an 8 lane 25m pool should be provided, it is clear that given the younger age profile of Cranbrook with its high proportion of young families with children, any water provision should cater for the needs of this younger demographic.

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- 3.11. There is therefore the option of providing a 6 lane 25m pool as recommended in the Leisure Strategy, but to also include a 13m x 7m learner pool to cater for Learn to Swim and family swimming. There is an option to replace the learner pool with a larger training pool (20m x 10m) with a moveable floor to provide greater flexibility in terms of swim programming and the ability to offer adult and club-based activities in the same space.
- 3.12. A new leisure centre in Cranbrook would essentially operate as a community facility. Although it would be advantageous to have fixed spectator seating (@120 seats) to allow for the future introduction of a new swimming club(s) and subsequent competitions on site, it is not seen as essential part of the core facility mix. Swim England has confirmed this. Space could be provided on pool side to accommodate temporary benches/seating during school swimming galas etc. Swim club competition could be catered for in neighbouring Exeter (e.g. St Sidwell's Point Leisure Centre) which is within close proximity to Cranbrook and the proposed new settlement.
- 3.13. Ancillary wet facilities should include a changing village with showers and toilets, group changing rooms for schools, disabled changing room, a cleaning store and pool storage. A first aid room on site that could serve both wetside and dryside facilities would also be advantageous.

#### **Cranbrook – Dry Facilities**

- 3.14. The Leisure Strategy identifies the need for a minimum of one 4 badminton court sports hall to serve the additional population. The latest SFC suggests a minimum of two 5 badminton court sports halls, but this does not take into account the relatively small used capacity of a number of existing sport halls in the district. Realistically, EDDC should look to provide a minimum of one new 4 badminton court sports hall to serve the two settlements.
- 3.15. The space allocated for a leisure centre in Cranbrook is not large enough to accommodate a 4-court sports hall, unless the proposed building is stacked, which will add to the capital cost. The Cranbrook Education Campus already has a 4-court sports hall which is available for hire by the local community and is identified in the Leisure Strategy as a site where there is scope to increase used capacity levels on this site.
- 3.16. One option would be to include a new 4 court sports hall as part of a secondary school build serving the proposed new 10,000 homes development. Given that a sports hall on a school site would only be accessible to the community evenings, weekends and holidays, consideration should be given to provision of a supplementary multi-purpose hall (equivalent of 2 badminton courts) as part of any new leisure facility build for the proposed second new community.
- 3.17. A minimum 101 station gym should be included within the facility mix for the new Cranbrook Leisure Centre to meet the current shortfall in fitness station provision as identified in the Leisure Strategy. As a minimum, an equivalent size gym should be considered for the proposed second new community since the shortfall in fitness provision is estimated to reach 253 stations by 2040.

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- 3.18. A minimum of 2 studios (or 1 large studio with a moveable divide) should be included within the facility mix for the new Cranbrook Leisure Centre. This will offer flexibility in programming and allow different classes to run concurrently, particularly during peak hours. Ideally a separate spin studio would also be provided of 100sqm in size to accommodate 20 persons; this would allow back-to-back virtual, and instructor led classes to take place throughout the day, negating the need for a separate store for the bikes and reducing the amount of operational downtime and staff resources in moving the bikes in and out of storage. A spin studio would also improve the financial viability of the site.
- 3.19. Ancillary dry facilities would include a studio store, male and female dry changing rooms, Changing Places room, public and accessible toilets.
- 3.20. Optional dry facilities which would improve the financial viability of the site and support Cranbrook's young demographic include the provision of soft play, a party room, and café/server. The café should ideally be located adjacent to both the soft play and learner pool viewing area and include a toilet and baby change facilities. This allows parents to take advantage of refreshment facilities whilst allowing continued supervision of their child(ren). A buggy store off reception would also be advantageous for those parents with children using the swimming pool, particularly with the young family demographic in Cranbrook.
- 3.21. An alternative option to soft play is Clip 'n' Climb which caters for toddlers, teenagers, adults, families and groups. This offers a range of fun and challenging climbing activities and often sits alongside and compliments a soft play facility.

## 4. Recommendations and Next Steps

- 4.1. This report has reassessed the core facility mix for a new Cranbrook Leisure Centre, taking into consideration the town's key demographics and the potential development of a second housing development of 10,000 dwellings in close proximity to Cranbrook. This report recommends that the following core facility mix be considered for a new leisure centre in Cranbrook.

**Table 1: Core Facility Mix for Cranbrook Leisure Centre**

Cranbrook Leisure Centre Core Facility Mix	
Facility Type	Size/Details
Main Pool	25m x 6 lane
Learner Pool	13m x 7m
First Aid Room	Ideally dual aspect, serving wetside and dryside
Fitness Suite	101 fitness stations (4.5 sqm/station)
Exercise Studio 1	130 sqm (22-person capacity)
Exercise Studio 2	130 sqm (22-person capacity)
Studio store	30 sqm
Changing Village	Including showers and toilets
Group Change x2	For schools
Pool Storage	Minimum 10% of water area
Cleaners store on poolside	

- 4.2. The following optional facilities should be given consideration, subject to available space, capital funding and supporting business case:

**Table 2: Optional Facilities for Cranbrook Leisure Centre**

Cranbrook Leisure Centre – Optional Facilities	
Facility Type	Size/Details
Spectator seating on poolside	120 sqm



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Cranbrook Leisure Centre – Optional Facilities	
Facility Type	Size/Details
Spin Studio	100 sqm (20 persons)
Cafe	100 sqm (50 covers)
Soft Play	Including WC/baby change
Clip 'n' Climb	
Party Room	

- 4.3. Should EDDC proceed with a second housing development, consideration should be given to the provision of a minimum 4 court sports hall, 2 studios and a 100-station gym as part of the leisure infrastructure requirements for this community.
- 4.4. It is anticipated that this Addendum will inform the work currently undertaken by the Cranbrook Leisure multi-discipline Project Team as they develop a Cranbrook Leisure Centre scheme through to RIBA Stage 1 and beyond.

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Report to: Leisure Strategy Delivery Forum

Date of Meeting 16 September 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



## Update on Playing Pitch Audit

### Report summary:

This report summarises the key findings of the 2025 Playing Pitch Audit of current facility provision and will form part of the evidence plan for the emerging local plan.

The report explains how the information will inform decision making in relation to current and future provision which will inform an update to the Playing Pitch Strategy for adoption in the Autumn.

### Is the proposed decision in accordance with:

Budget Yes ☐ No ☐

Policy Framework Yes ☒ No ☐

### Recommendation:

That the Forum notes

The findings of the 2025 Playing Pitch Assessment (Appendix 1 be noted) which will be used to review the Playing Pitch Strategy to be submitted to the Forum later this year prior to adoption; and

highlight any areas that warrant further discussion.

### Reason for recommendation:

To provide the Forum with an update on the delivery of an updated Playing Pitch Strategy in order to provide the services and facilities necessary to support the residents of East Devon

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Officer: Mike O'Mahony, Leisure Manager [mike.o'mahony@eastdevon.gov.uk](mailto:mike.o'mahony@eastdevon.gov.uk);

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☒ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☒ Place, Infrastructure and Strategic Planning
- ☒ Sustainable Homes and Communities

### Equalities impact Low Impact

The impact of the Playing Pitch Strategy on the protected characteristics groups and the implications for the Public Sector Equality Duty, will be considered during final development of the strategies in the autumn. It is intended that the strategy will be generally positive for all

groups and will promote equality for all by taking into account the accessibility of buildings and their location.

The provision of quality facilities for sport and physical activity is a key influence on health. It is important that there are choices for participation for people of different interests, ages, income groups and abilities and in different locations so that residents have access to opportunities that suit them.

## **Climate change Low Impact**

### **Risk: Medium Risk;**

The primary risk is a failure to secure the collaborative approach required to deliver the strategy. There is however good partnership working across the sports sector and a consensus among key organisations to work together on the key issues affecting existing and future provision.

The local plan policy should/will be used to determine planning applications and if the local plan does not reference a completed PPS there is a danger that it (the PPS) will carry lesser weight in determining planning applications (getting the best outcomes that the council wishes to achieve).

If the PPS does not make progress towards being endorsed for use in determining planning applications, then there is a risk that relevant evidence will not be available when significant applications are considered throughout the District.

The level of future income / grant opportunities may be limited; and/or priorities for spending on strategic projects could lie elsewhere.

## **Links to background information**

- Previous updates to the Forum –
- January 2025 - [Playing Pitch Audit and Strategy Update.pdf](#)
- April 2025 - [Playing Pitch Audit and Leisure Strategy Action Plan Update - April 25.pdf](#)

Appendix 1 – Key Headlines - [App 1 Summary of Findings.docx](#)

## **Link to [Council Plan](#)**

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Priorities (check which apply)

- ☒ A supported and engaged community
- ☐ Carbon neutrality and ecological recovery
- ☐ Resilient economy that supports local business
- ☒ Financially secure and improving quality of services

## **Glossary of Terms**

Term	Definition
CIL	Community Infrastructure levy
PPS	Playing Pitch Strategy
IDP	Infrastructure Delivery Plan
NPPF	National Planning Policy Framework

## 1.0 Background

- 1.1 The previous Playing Pitch Strategy was undertaken in 2015. It has formed the framework for the Council's approach to Playing Pitch provision over the past 10 years. It was developed under the requirements of previous national planning guidance and identified gaps in provision and suggested policy approaches to address the deficiencies. This work has influenced the development of facilities in the District to help achieve active and healthy communities and inform policies in the draft local plan.
- 1.2 Guidance is set out in the National Planning Policy Framework (March 2012 DCLG)
- “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Planning policies should be based on robust and up to date assessments of the need for open spaces, sports and recreation facilities and opportunities for new provision. The assessment should identify specific needs and quantitative or qualitative deficits or surpluses in open space, sports and recreation facilities in the local area. Information gained from the assessments should be used to determine what open space, sport and recreation provision is required.”
- 1.3 East Devon's Leisure Strategy 2021 – 2031 identifies the current and future built leisure facility needs of East Devon's population through to 2031. The Council's Playing Pitch Strategy will identify outdoor sports pitches and facility needs. This will provide the Council a complete overview of leisure provision and requirements across the District. The Leisure Strategy sets out what the vision for Leisure in East Devon
- ‘Our role is essential in facilitating and enabling provision of good quality, accessible, and inclusive leisure for both residents of, and visitors to, East Devon because of the positive impact being active has on our health and wellbeing, and the contribution it makes to national and local public health initiatives.’
- 1.4 The PPS forms part of the evidence base for the emerging Local Plan and its findings will feed into future updates of the Infrastructure Delivery Plan (IDP) and other Development Plan Documents, which, to date, have been based on the 2015 PPS findings.
- 1.5 The IDP will set out the updated requirements for sports infrastructure on sites of new housing development, including any provision standards the council may wish to apply, and inform the charge rate for the Community Infrastructure Levy (CIL) which will contribute to strategic sports provision.
- The policy tests for planning obligations are that the obligations must be:
- necessary to make the proposed development acceptable in planning terms;
  - directly related to the proposed development; and
  - fairly and reasonably related in scale and kind to the proposed development
- 1.6 The production of this PPS started in 2019 before the pandemic occurred. The pandemic, however, put production of the PPS on hold whilst other matters in the sporting world took priority. Many NGB staff were furloughed. In 2022 work was restarted and refreshed, however it has required additional resource through commissioning Strategic Leisure to complete the PPA to reach planned completion in summer 2025.
- 1.7 Consultants Strategic Leisure PLC were appointed to conduct the audit which was completed in August 2025. This work was conducted in accordance with specific methodology prescribed and validated by Sport England and relevant governing bodies.
- 1.8 In January 2025, the Forum re-affirmed the Vision and Objectives for this project. These are based on the original Playing Pitch Strategy that was endorsed by Cabinet in 2015.

## Vision:

The vision of the PPS is to ensure that sufficient pitches are provided of a good quality and which support the needs of each sport and the clubs around East Devon taking account of cross-border considerations with adjoining local authorities. This provision should be sufficient and flexible to deal with current and projected increases in demand.

- 1.9 The purpose of the Audit is to provide information on this existing provision and the long terms needs of the area, enabling decisions to be made on which spaces and facilities should be protected or improved whilst identifying provision which may no longer be suitable. It also identifies gaps in provision and suggests policy approaches to address deficiencies in quantity, quality and accessibility.
- 1.10 The Audit forms part of the evidence base for the PPS. The PPS will be used to help guide investment from a range of bodies (including but not limited to the Council) in pitch sport facilities around the district. (including but not limited to these below)
- Developer contributions raised through Section 106 Agreements (S106)
  - Developer contributions raised through Community Infrastructure Levy (CIL);
  - Council capital and maintenance budgets;
  - Clubs (both their own finance and to access grant funding;
  - Town and parish councils;
  - Sport England;
  - National Governing Bodies (Football, Cricket, Rugby, Hockey, Tennis);
  - Active Devon / Devon County Council;
  - LED; and
  - Others.
- 1.11 From the findings of the audit, the PPS will be updated. This strategy will set out in detail the council's approach to local and strategic sports provision, reinforcing the planning guidance and setting out the council's aspirations to maintain the borough's reputation for quality leisure provision.

## **2.0 Process and summary of findings**

- 2.1 The assessment comprises a number of key elements, as summarised below:
- A review of relevant national, regional and borough-wide plans and strategies in order to set the assessment within its policy framework
  - An assessment of the existing and future needs of the borough taking into account predicted demographic, cultural and environmental changes to the end of the Local Plan period of 2042.
  - A review of the quality and quantity of the borough's existing sports and recreation facilities, including use made of the facilities, access in terms of location, and opportunities for new and improved facilities. The PPS will be used as the primary document to inform planning obligations for infrastructure associated with planning applications.
  - A survey conducted by questionnaire of parish and town councils and ward councillors to gain views on existing provision and future needs.
  - Interviews with local facility providers and clubs.
  - Mapping of facilities and review of distance thresholds and provision standards to determine supply and demand for facility provision and where deficiencies currently exist and where they may exist in the context of demographic and housing supply changes.
- 2.2 A brief summary, focussing on the current deficiencies and projected deficiencies by 2042 if there are no changes to current provision, is set out at Appendix 1. These assessments form the evidence base for the strategy and accompanying action plan that will set the priorities for

future provision. The consultant's conclusions and recommendations for the future will follow within the Playing Pitch Strategy.

### **3.0 Current Status**

3.1 The project has a number of key stages. The latest developments are:

- **Completed Stage A - Prepare and Tailor Approach for East Devon**  
Review the audit and demand work completed to date and what has changed since the 2015/16 PPOSS and the most recent audit in 2022. Meet with all pitch NGBs and Sport England and check if in the light of identified changes in terms of pitch numbers/quality, Re-do all audits as it should be completed every 5 years and 2025 updates need to reflect latest trends and changes. (i.e. girls football)
- **Completed Stage B – Supply and Demand Data**  
Identify Supply - qualitative and quantitative audit of all agreed facility types. We will audit summer sports first and then winter sports. Confirmation of any technical Pitch Power assessments undertaken since 2021.
- **Completed Stage C - Supply and Demand Analysis including views**
  - Understand how each site is being used.
  - Develop current picture of provision
  - Identify the key findings and issues
- **In Progress with Stage D - Developing the strategy and action Plan**  
Develop any new scenarios relevant to the new Local Plan and assess impact against the findings of the supply and demand assessment to provide a deeper understanding of the local pressures as smaller geographies throw up some real localised concerns around need and supply balances.

### **4.0 Next Steps**

4.1 The next steps are

- **Completion of Stage D – Developing the Playing Pitch Strategy and Action Plan.**  
Develop Recommendations for future provision – based on Protect, Enhance, Provide principles as set out by Sport England.  
Develop facility type and site-specific action plans  
Provide draft and final reports
- **Completion of Stage E – Write Draft Playing Pitch Strategy**  
Completion of Draft Playing Pitch Action Plan. (key to managing expectations)  
Consultation prior to formal adoption by Cabinet and by Full Council.  
Apply and deliver the strategy

### **5.0 Conclusion**

5.1 This report provides an early indication of the headlines emerging from the Stage C – Supply and Demand Analysis. Whilst challenges exist, East Devon District Council will use this audit to help inform its PPS and investment decisions, to support bids for grants and funding and in setting standards and levels for new sports pitch provision.

- 5.2 It will also be used as evidence to help determine planning applications and inform future planning policy requirements in the new East Devon local plan or other planning policy documents.
  - 5.3 Other bodies are encouraged to use the Audit findings and PPS to inform their investment and improvement plans and the Council will use the strategy to inform decisions on partnerships that it may enter into.
  - 5.4 This work support efforts to ensure that the sports facilities in the District continue to provide a choice of quality and accessible opportunities for participation in sport.
- 

### **Financial implications:**

Delivering the aspirations for enhanced or new infrastructure would require significant capital expenditure and ongoing revenue expenditure which would be sought from a range of sources.

Any proposal for new provision would be accompanied by a robust business plan so the financial implications are fully understood. The council will continue to secure S106 Developers' Contributions (S106) or Community Infrastructure Levy (CIL) towards improvements to facilities in accordance with NPPF policies for planning obligations.

Additionally, grant funding and other sources of capital will be explored to provide or improve those sports facilities where planning obligations cannot be justified. It is expected that further reports would be brought to Cabinet for individual plans requiring financial support from this council. Any on-going revenue costs would need to be met from within approved budgets.

### **Legal implications:**

As noted in 5.1, full Council's approval may be required to the revised Strategy when it is in its final form. This should be addressed at the point that the draft Strategy is submitted to Cabinet for approval, by way of Officer recommendations stage.



## Summary of PPS Findings by Facility Type

(Focus is on the current deficiencies and projected deficiencies by 2042 if there are no changes to current provision)

Facility Type	Quantity Assessment Current / Future	Quality Assessment Poor / Good / Excellent	Accessibility Assessment Poor / Good / Excellent	Provision Needs Short / Medium / Long term
<b>Artificial Grass Pitches (AGP) for Football</b>  There is a ratio of 38 Football teams to one full sized All Weather Pitch (292 teams)  page 41	<ul style="list-style-type: none"> <li>There is currently a deficit of 7 11v11 equivalent 3G AGPs to meet all football and rugby union demand.</li> <li>It is estimated that this deficit will increase to 10 11v11 equivalents by 2042</li> </ul> <p><b>Current:</b></p> <ul style="list-style-type: none"> <li>West – -3</li> <li>Central - -3</li> <li>East - -1</li> </ul> <p><b>Future:</b></p> <ul style="list-style-type: none"> <li>West – -4</li> <li>Central - -4</li> <li>East - -2</li> </ul>	<ul style="list-style-type: none"> <li>Largely good quality</li> <li>3 of 5 rated as good and</li> <li>2 rated as standard.</li> </ul>	<ul style="list-style-type: none"> <li>Significant deficit of 3G provision and club consultation highlights major issues with access to 3G pitch facilities</li> <li>All 3G pitches, other than Cliff Hill – Exeter City FC offer community access and security of use for clubs</li> </ul>	<ul style="list-style-type: none"> <li>Development of 11 v 11 3G provision with an initial focus on the west and central sub areas to cater for football and rugby union demand.</li> </ul>
<b>Artificial Grass Pitches (AGP) for Hockey</b>  There are 3 Hockey Clubs in East Devon with 693 members (Current)	<ul style="list-style-type: none"> <li>Theoretically, hockey demand is and can be catered for sufficiently within the existing supply of AGPs in East Devon, Sidmouth &amp; Ottery Hockey club note challenges with operating across two sites</li> </ul> <p><b>Current:</b></p> <ul style="list-style-type: none"> <li>Lack of capacity</li> </ul> <p><b>Future:</b></p> <ul style="list-style-type: none"> <li>Lack of capacity</li> </ul>	<ul style="list-style-type: none"> <li>Quality and maintenance issues on a number of AGPs.</li> <li>Only Exmouth Community College rated as good quality.</li> </ul>	<ul style="list-style-type: none"> <li>68% of use on hockey AGPs is by football clubs. Hockey clubs struggle to access at peak times.</li> <li>Lack of floodlighting at Sidmouth LC, weekend access at Colyton and no community access at CTCRM all create capacity issues.</li> <li>Exeter and Exe Hockey Club wish to return to the study area and have major accessibility issues on all 3 sites that they currently use in Exeter at present.</li> </ul>	<ul style="list-style-type: none"> <li>Floodlighting at Sidmouth LC</li> <li>Development of new 3G pitches to create capacity on sand-based AGPs</li> <li>Long-term security of use agreements</li> <li>Consider development of additional pitch at Clyst Vale Community College</li> </ul>

<p><b>Football - Grass Pitches</b></p> <p>There are 108 grass football pitches across 59 sites that are available for community use.</p> <p>292 teams from 46 clubs are identified as playing within East Devon across all age groups</p>	<ul style="list-style-type: none"> <li>• There is currently spare capacity on adult 11v11, 9v9, 7v7 and 5v5 pitches in East Devon. There is a large deficit of -9.5 MES on youth 11v11 pitches.</li> </ul> <p><b>Current:</b></p> <ul style="list-style-type: none"> <li>• Adult – +7 MES</li> <li>• Youth 11v11 - - 9.5 MES</li> <li>• 9v9 - +2.5 MES</li> <li>• 7v7 - +7 MES</li> <li>• 5v5 - +1.5 MES</li> </ul> <p><b>Future:</b></p> <ul style="list-style-type: none"> <li>• Adult - - 1.5 MES</li> <li>• Youth 11v11 - - 20 MES</li> <li>• 9v9 - - 6.5 MES</li> <li>• 7v7 - - 2.5 MES</li> <li>• 5v5 - -10 MES</li> </ul>	<ul style="list-style-type: none"> <li>• 57% of pitches rated good</li> <li>• 20% standard</li> <li>• 23% poor quality</li> <li>• Quality issues spread across the study area.</li> </ul>	<ul style="list-style-type: none"> <li>• 89.5% of pitches available to the community have long term security of tenure</li> </ul>	<ul style="list-style-type: none"> <li>• Focus on increased access to all grass pitch types, with a focus on youth 11v11.</li> <li>• Increased access to 3G pitches will also help ease capacity issues</li> </ul> <p><b>Explanation Note:</b></p> <ul style="list-style-type: none"> <li>• MES = Match Equivalent Sessions</li> <li>• Focus on space Capacity at peak times</li> <li>• Adult = 7 peak time slots available</li> <li>• Youth = 9.5 lack of peak time slots available</li> </ul>
<p><b>Cricket Pitches</b></p> <p>There are 22 clubs in East Devon with 131 teams playing regularly each week with approximately 1,700 players.</p>	<ul style="list-style-type: none"> <li>• A deficit of -41 MPS for grass wickets across East Devon significantly due to shortfall of -166 MPS in the west sub area, which is created by large deficits at Exmouth CC, Clyst St George, Knowle Cross Rec Ground and Winslade Park.</li> </ul> <p><b>Current:</b></p> <ul style="list-style-type: none"> <li>• West – -186 MPS</li> <li>• Central - +4 MPS</li> <li>• East - +141 MPS</li> </ul> <p><b>Future:</b></p> <ul style="list-style-type: none"> <li>• West – -236 MPS</li> <li>• Central - -76 MPS</li> <li>• East - +79 MPS</li> </ul>	<ul style="list-style-type: none"> <li>• 64% of grass wickets rated as good quality. No poor quality grass wickets in the study area</li> <li>• Quality of artificial wickets is also of a standard to good quality.</li> </ul>	<ul style="list-style-type: none"> <li>• There are only 2 sites that are unavailable for community use – located at St Peter’s School and Colyton Leisure Centre.</li> <li>• However overall deficits in provision, highlight lack of access to suitable wickets, particularly in the west sub area.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of additional cricket pitches</li> <li>• Development of elite performance centre at Winslade Park</li> </ul> <p><b>Explanation Note:</b></p> <ul style="list-style-type: none"> <li>• MPS – Matches per season.</li> <li>• West – a shortfall of 186 matches in the season, which means wickets are being overplayed.</li> </ul>

<b>Rugby Pitches</b>  There are 5 clubs with 74 teams playing with approximately 1,300 playing members.	<ul style="list-style-type: none"> <li>• Training deficit of - 25.15 MES is likely to increase to -35.65 MES by 2042, as a result of latent demand predictions. The match play deficit will also worsen, increasing from - 0.1 MES to -7.5 MES by the end of the local plan.</li> </ul> <p><b>Current:</b></p> <p>West –</p> <ul style="list-style-type: none"> <li>• Training MES - 14.9</li> <li>• Match Play - 2.4 MES</li> </ul> <p>Central –</p> <ul style="list-style-type: none"> <li>• Training MES - 6.5</li> <li>• Match Play - 0.2 MES</li> </ul> <p>East –</p> <ul style="list-style-type: none"> <li>• Training MES - 3.75</li> <li>• Match Play - 2.5 MES</li> </ul> <p><b>Future:</b></p> <p>West –</p> <ul style="list-style-type: none"> <li>• Training MES - 22.9</li> <li>• Match Play - 8.3 MES</li> </ul> <p>Central –</p> <ul style="list-style-type: none"> <li>• Training MES - 6.5</li> <li>• Match Play - 0.2 MES</li> </ul> <p>East –</p> <ul style="list-style-type: none"> <li>• Training MES - 6.25</li> <li>• Match Play +1 MES</li> </ul>	<ul style="list-style-type: none"> <li>• Standard of pitches currently rated as standard to poor.</li> <li>• The only good quality pitch in the study area is at Honiton RFC</li> </ul>	<ul style="list-style-type: none"> <li>• 12 of 15 sites in the study area are available to the community</li> <li>• Only 6 of these offer any security of tenure</li> </ul>	<ul style="list-style-type: none"> <li>• To be identified at Stage D, but initial focus on floodlight installation, pitch quality improvement and increased access to 3G provision.</li> </ul> <p><b>Explanation Note:</b></p> <ul style="list-style-type: none"> <li>• MES = Space Capacity at Peak Times</li> <li>• Training means mid week slots</li> </ul>
<b>Tennis Facilities</b>  14 Club sites in East Devon with 1.536	<ul style="list-style-type: none"> <li>• Club sites at currently operating at 68% of their capacity, which is expected to increase to 79% by 2042.</li> </ul>	Of 34 sites, <ul style="list-style-type: none"> <li>• 14 are good quality,</li> <li>• 11 are standard and</li> <li>• 8 are poor.</li> </ul>	<ul style="list-style-type: none"> <li>• Only 3 park sites are LTA registered and are accessible by online booking and gated access to the courts.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure more park sites are LTA registered</li> <li>• Protect all indoor and outdoor tennis courts</li> </ul>

<p>members currently operating at 68% of the max capacity. East Budleigh, Lympstone, Sidmouth, Stockland, Whimble and Woodbury are all over subscribed.</p>	<ul style="list-style-type: none"> <li>• LTA registered and accessible park sites operating at 86% currently and there will be no spare capacity in 2042.</li> <li>• More widely, public park sites are currently operating at 48% of their maximum capacity,</li> </ul>	<ul style="list-style-type: none"> <li>• Quality of provision is spread evenly across the study area.</li> </ul>	<ul style="list-style-type: none"> <li>• This creates challenges in accessing provision from the wider, non-member community.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of additional padel facilities</li> <li>• Using an LTA formula, it is estimated that East Devon could currently sustain 12.8 padel courts, rising to 14.6 by 2042.</li> </ul>
<p><b>Netball Courts</b></p> <p>There are 20 teams within East Devon.</p> <p>The are three leagues that utilise facilities in East Devon.</p> <p>page 44</p>	<ul style="list-style-type: none"> <li>• There is a lack of playing opportunities on existing courts in East Devon, as a result of poor quality surfaces, lack of floodlighting and undersupply of courts.</li> <li>• Current and future deficits in provision.</li> </ul>	<ul style="list-style-type: none"> <li>• Poor quality surfaces and lack of floodlights a key issue</li> </ul>	<ul style="list-style-type: none"> <li>• Displaced demand due to lack of suitable provision.</li> <li>• However, there is hope that junior leagues will return to Cranbrook now resurfacing has taken place</li> </ul>	<ul style="list-style-type: none"> <li>• Un-floodlit and uncovered courts are not suitable for usage much of the year. To mitigate this and provide more capacity for netball, there are proposals in place by Cranbrook Education Campus to provide floodlighting on the 4 outdoor courts on site. Honiton Netball League have also proposed resurfacing and covering of the 2 courts at Honiton Leisure Centre. Both developments would ensure that netball can be played more effectively, year round, on outdoor courts in East Devon</li> <li>• Potential loss of possible use at Cranford Sports Club, a consideration for mitigation.</li> </ul>
<p><b>Bowls</b></p> <p>There are 10 clubs in the EDDC area with a total estimated 764 members.</p>	<ul style="list-style-type: none"> <li>• Spare capacity on all bowling green sites, both now and by 2042</li> </ul>	<ul style="list-style-type: none"> <li>• 10 sites with 12 greens in total,</li> <li>• 9 are rated as good quality and the remaining 3 standard</li> </ul>	<ul style="list-style-type: none"> <li>• All 10 sites offer secured community use.</li> </ul>	<ul style="list-style-type: none"> <li>• Future population projections indicate a potential 523 additional players by 2042.</li> <li>• Protection of bowling greens wherever possible.</li> </ul>

Report to: Leisure Strategy Delivery Forum

Date of Meeting: 16<sup>th</sup> September 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



## Property and FM Team Update Report Q1 2025/26

### Report summary:

This report summarises corporate property and FM activities for the 1<sup>st</sup> quarter (Q1) of financial year 2025/26 (April to June 2025) and list the tasks for the 2<sup>nd</sup> quarter (Q2) of 2025/26 (July to September 2025) on LED operated properties.

The report also provides an update on ongoing capital projects on LED operated properties.

The report also presents a comparison of maintenance spend and income from years 2019/20 to 2024/25, excluding the Covid years.

### Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

### Recommendation:

That the Forum

- a) Note the contents of this report

### Reason for recommendation:

To ensure Members of the Forum are informed of the Property and FM activities that have taken place over the last few months and planned future activities.

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Portfolio(s) (check which apply):

- ☒ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☒ Finance
- ☐ Place, Infrastructure and Strategic Planning

☐ Sustainable Homes and Communities

**Equalities impact** Low Impact

**Climate change** Low Impact

**Risk:** Low Risk

**Links to background information** N/A

**Link to** [Council Plan](#)

Priorities (check which apply)

- ☒ A supported and engaged community
- ☒ Carbon neutrality and ecological recovery
- ☒ Resilient economy that supports local business
- ☒ Financially secure and improving quality of services

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## Report in full

### 1. Introduction

- 1.1. The Property and FM Team continue to support and fulfil the Council's responsibilities across its LED operated property stock.
- 1.2. This report focuses on providing an update / summary on work completed during the Q1 2025/26 and of the planned works for the Q2 2025/26.

### 2. Planned Preventive Maintenance and Compliance

- 2.1. A summary of planned preventive maintenance (PPM) and compliance works undertaken during the Q1 2025/2026 (April to June 2025) is shown in the table below.

Location	PPM and Compliance Works
Axminster Leisure Centre	<ul style="list-style-type: none"><li>• Ductwork</li><li>• Gas Fired Boilers</li><li>• Emergency Lighting System</li><li>• Fire Alarm System</li><li>• Thermostatic Mixing Valves (Showers etc)</li></ul>
Broadclyst Leisure Centre	<ul style="list-style-type: none"><li>• Automatic Doors</li><li>• Gas Fired Boilers</li><li>• Ductwork</li><li>• Fire Alarm System</li></ul>
Exmouth East Devon Tennis Centre	<ul style="list-style-type: none"><li>• Ductwork</li><li>• Emergency Lighting System</li><li>• Heating and Ventilation Maintenance</li></ul>

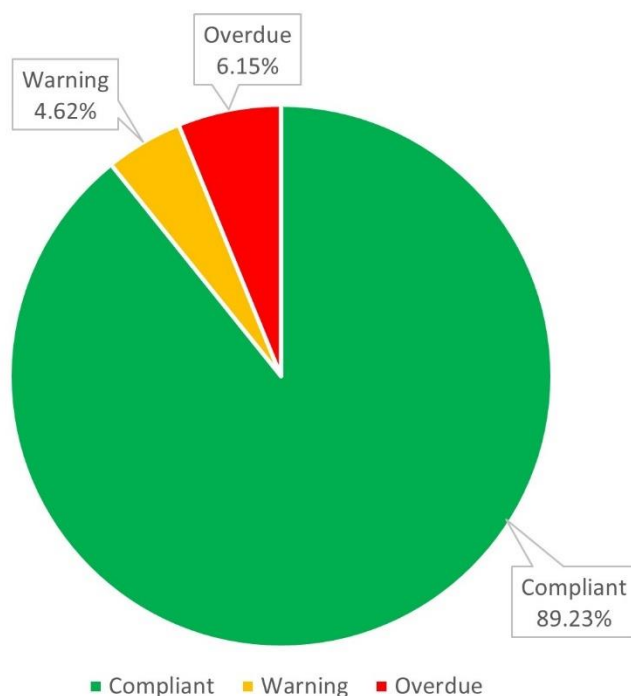
Exmouth Leisure Centre	<ul style="list-style-type: none"> <li>• Ductwork</li> <li>• Automatic Doors</li> <li>• Pumping Stations</li> <li>• Gas Fired Boilers</li> <li>• Electrical - Fixed Wiring (Annual)</li> <li>• Fire Alarm System</li> <li>• Lifts (Biannually)</li> <li>• Pool Plant Maintenance</li> <li>• Heating and Ventilation Maintenance</li> <li>• Thermostatic Mixing Valves (Showers etc)</li> </ul>
Exmouth Ocean Building	<ul style="list-style-type: none"> <li>• Doors And Shutters</li> </ul>
Exmouth Pavilion	<ul style="list-style-type: none"> <li>• Asbestos Survey 3 Yearly</li> <li>• Ductwork</li> <li>• Automatic Doors</li> <li>• Lifts (Biannually)</li> <li>• Thermostatic Mixing Valves (Showers etc)</li> </ul>
Honiton Leisure Centre	<ul style="list-style-type: none"> <li>• Asbestos Survey 5 Yearly</li> <li>• Automatic Doors</li> <li>• Ductwork</li> <li>• Electrical - Fixed Wiring (3 Years)</li> <li>• Thermostatic Mixing Valves (Showers etc)</li> </ul>
Honiton Swimming Pool	<ul style="list-style-type: none"> <li>• Asbestos Survey 5 Yearly</li> <li>• Automatic Doors</li> <li>• Gas Fired Boilers</li> <li>• Pumping Stations</li> <li>• Pool Plant Maintenance</li> <li>• Lifts (Biannually)</li> <li>• Ductwork</li> <li>• Heating and Ventilation Maintenance</li> </ul>
Ottery St Mary Leisure Centre	<ul style="list-style-type: none"> <li>• Asbestos Survey 5 Yearly</li> <li>• Ductwork</li> <li>• Emergency Lighting System</li> <li>• Fire Alarm System</li> <li>• Automatic Doors</li> </ul>
Sidmouth Leisure Centre	<ul style="list-style-type: none"> <li>• Ductwork</li> <li>• Automatic Doors</li> <li>• Gas Fired Boilers</li> <li>• Electrical - Fixed Wiring (3 Years)</li> <li>• Thermostatic Mixing Valves (Showers Etc)</li> </ul>
Sidmouth Swimming Pool	<ul style="list-style-type: none"> <li>• Ductwork</li> <li>• Automatic Doors</li> <li>• Pool Plant Maintenance</li> <li>• Thermostatic Mixing Valves (Showers Etc)</li> </ul>

2.2. A summary of planned preventive maintenance (PPM) and compliance works planned over the Q2 2025/26 (July to September 2025) is shown in the table below.

Location	PPM and Compliance Works
Axminster Leisure Centre	<ul style="list-style-type: none"> <li>• Heating and Ventilation Maintenance</li> </ul>
Broadclyst Leisure Centre	<ul style="list-style-type: none"> <li>• Lightning Conductor</li> </ul>
Exmouth East Devon Tennis Centre	<ul style="list-style-type: none"> <li>• Automatic Doors</li> <li>• Lightning Conductor</li> <li>• Thermostatic Mixing Valves (Showers etc)</li> </ul>
Exmouth Pavilion	<ul style="list-style-type: none"> <li>• Heating And Ventilation Maintenance</li> <li>• Stage Equipment Inspection</li> </ul>
Honiton Leisure Centre	<ul style="list-style-type: none"> <li>• Heating And Ventilation Maintenance</li> </ul>
Ottery St Mary Leisure Centre	<ul style="list-style-type: none"> <li>• Lightning Conductor</li> <li>• Thermostatic Mixing Valves (Showers Etc)</li> </ul>
Sidmouth Leisure Centre	<ul style="list-style-type: none"> <li>• Heating And Ventilation Maintenance</li> </ul>
Sidmouth Swimming Pool	<ul style="list-style-type: none"> <li>• Lightning Conductor</li> <li>• Heating And Ventilation Maintenance</li> </ul>

2.3. Compliance and PPM work status at the end of Q1 is shown below.

LED Compliance and Planned Maintenance  
(Status - 03/07/2025)



Previous report figures:  
Compliant 83.44%, Warning 11.26%, Overdue 5.30%.

- Compliant: More than 30 days to due date.
- Warning: Within 30 days to due date and 13 days past due date.
- Overdue: More than 14 days past due date (Overdue figures include work that may have already been undertaken but paperwork/certification is still to be issued/received).
- Key Performance Indicator: Overdue figure must not exceed 10%.



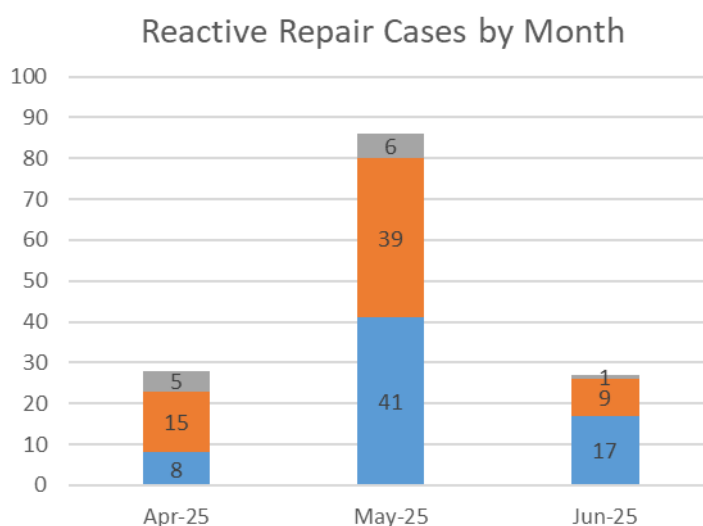
2.4. Other works not listed above, completed, planned or ongoing over Q1 and Q2 2025/26.

Location	Works	Status
Ottery St Mary Leisure Centre	Flooring repairs.	Completed Q1 2025/26
Sidmouth Leisure Centre	Gym door replacement.	Completed Q1 2025/26
Sidmouth Swimming Pool	Poolside store flooring replacement.	Completed Q1 2025/26

### 3. Reactive Maintenance

3.1. A summary of reactive jobs by property and allocation for the Q1 2025/26 is shown below.

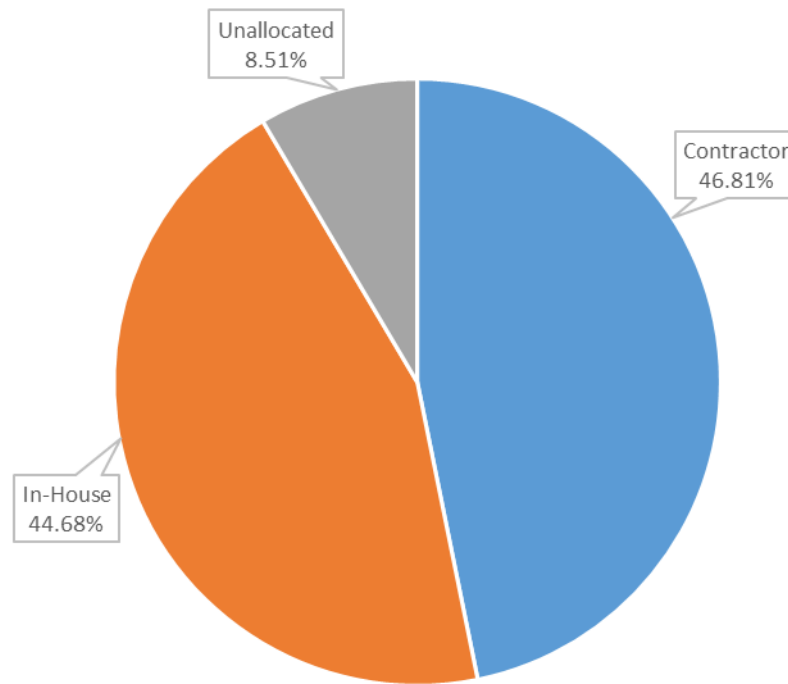
Month	Reactive Repair Cases			Totals
	Contractor	In-House	Unallocated	
Apr-25	8	15	5	28
May-25	41	39	6	86
Jun-25	17	9	1	27
<b>Total</b>	<b>66</b>	<b>63</b>	<b>12</b>	<b>141</b>
<b>% by allocation</b>	<b>46.81%</b>	<b>44.68%</b>	<b>8.51%</b>	<b>100.00%</b>



Last report's figures:  
In House 60.37%, Contractor 35.06%, Unallocated 4.57%.

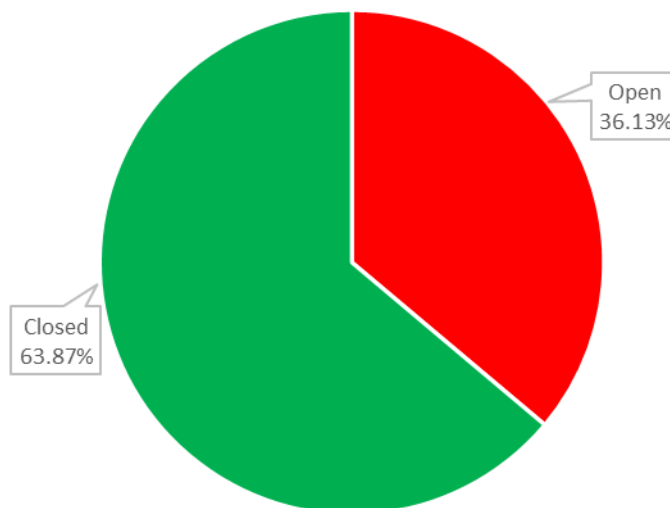
3.2. The status of reactive work for the Q1 2025/26 is shown.

### Reactive Repair Cases Allocation

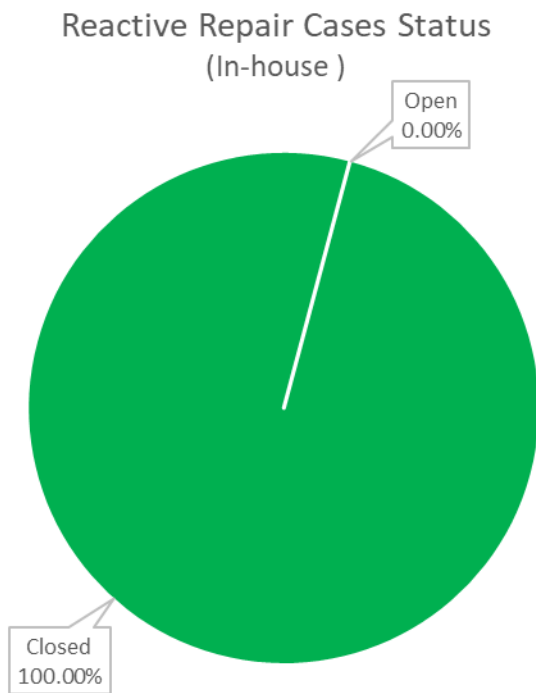


Last report's figures:  
In-House 45.74%, Contractor 48.84%, Unallocated 5.43%

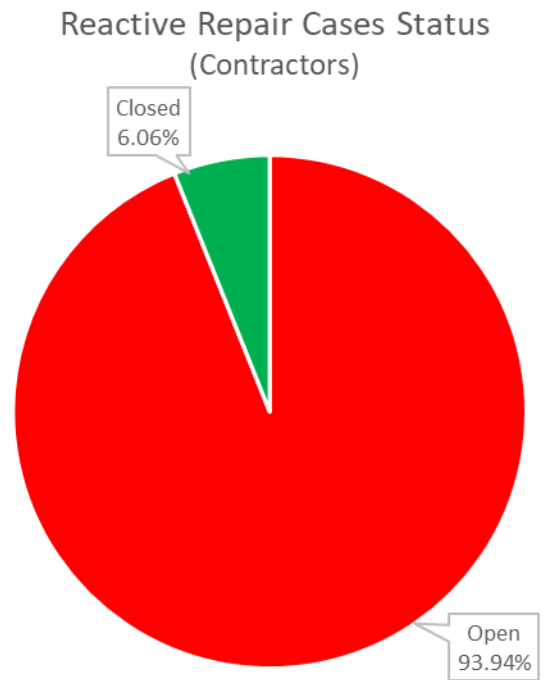
### Reactive Repair Cases Status



Last report's figures:  
Closed 96.31%, Open 3.69%.

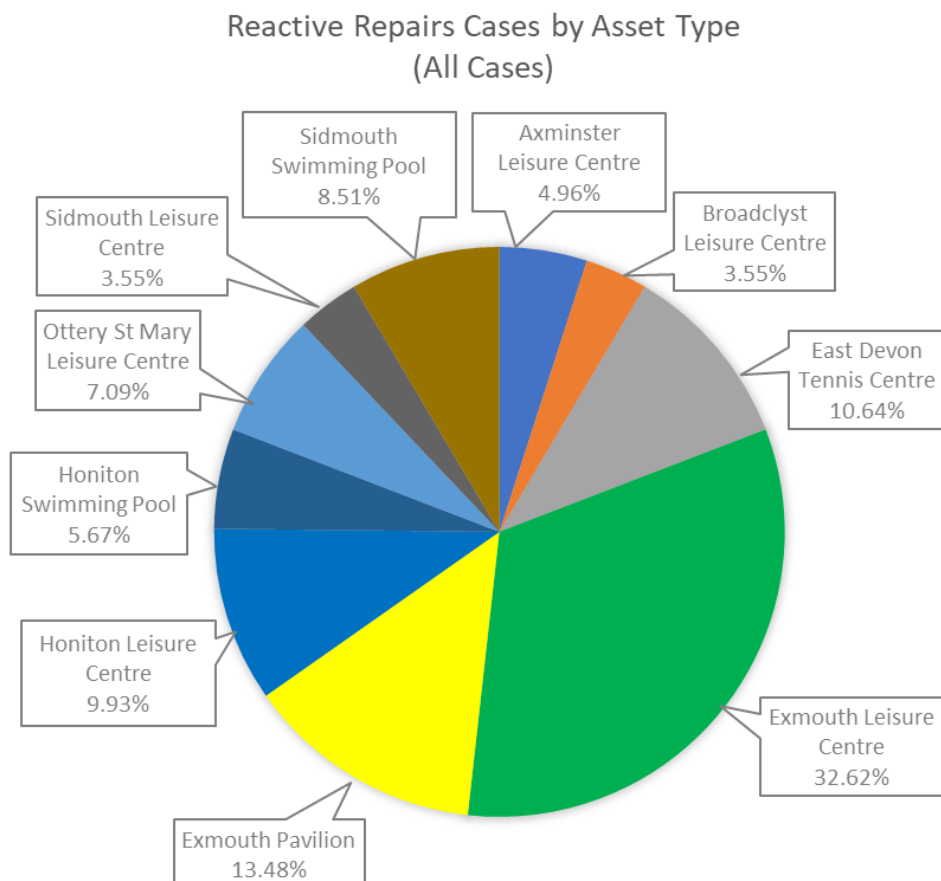


Last report's figures:  
Closed 100%, Open 0%

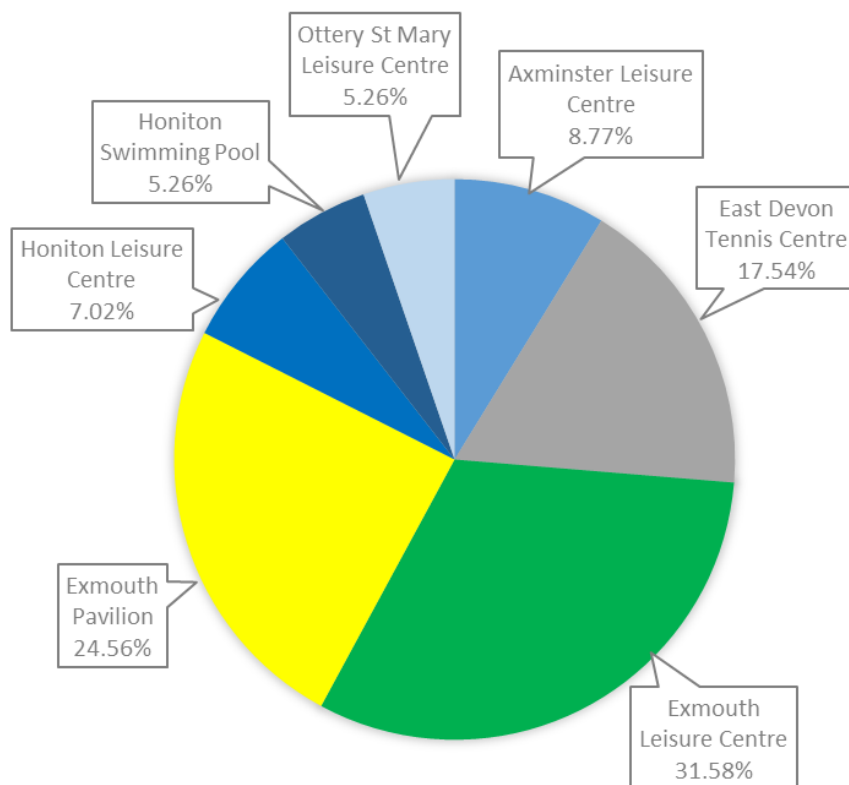


Last report's figures:  
Closed 88.89%, Open 11.11%

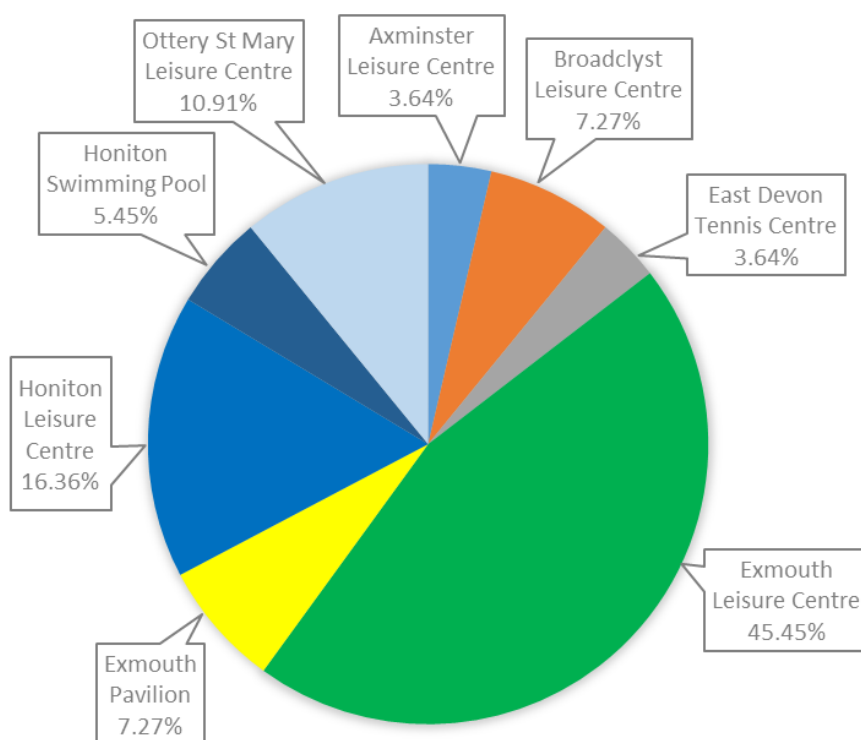
3.3. The distribution of reactive work by Asset and allocation for Q1 2025/26 is shown in the charts below.



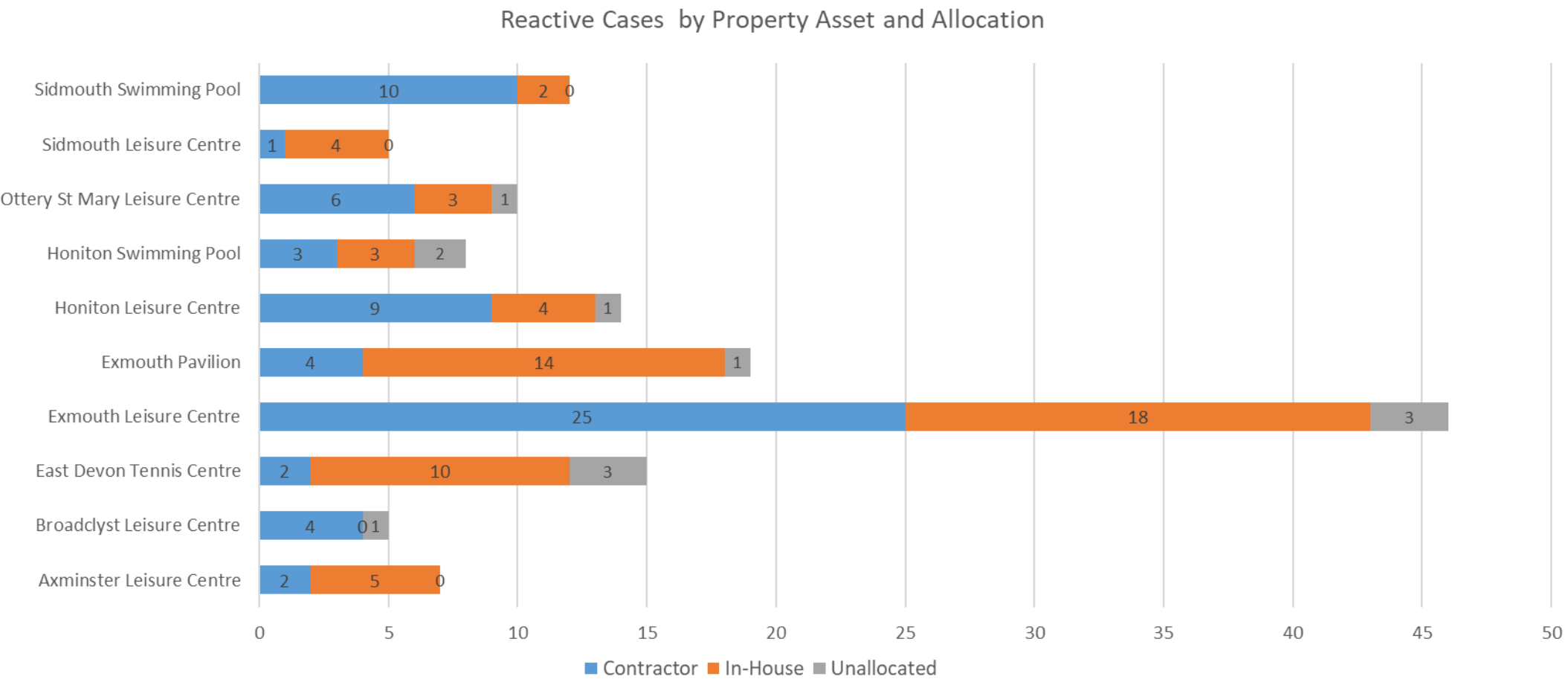
Reactive Repairs Cases by Asset Type  
(In-House)



Reactive Repairs Cases by Asset Type  
(Contractors)



3.4. The distribution of reactive work by property and allocation for Q1 2025/26 is shown in the chart below.



#### 4. Summary of live capital projects

Capital Project	Year approved	Property	Approved Funding	Work Planned For	Status / Comments
Refurbishment and improvement works.	2024/25	Exmouth Pavilion	£780,000.00	2025/26	Phase 1, Completed. Phase 2, Contractor appointed work to be completed Augus 2025.
Roof Replacement.	2022/23	Broadclyst LC	£575,575.00	2023/24	Completed, defect period.
		Ottery St Mary LC		2022/23	Completed, defect period
FRA remedial works.	2022/23	Axminster LC	£431,000.00	2023/24	All tendered.
		Broadclyst LC		2023/24	Prioritising work to fire alarm and emergency lighting systems: Axminster LC, complete Broadclyst LC, complete Ottery St Mary LC, complete, Colyton LC, complete Honiton LC, complete Sidmouth LC, complete. Exmouth Pavilion, complete East Devon Tennis Centre, complete
		Colyton LC		2023/24	
		Exmouth East Devon Tennis Centre		2023/24	
		Exmouth LC		2023/24	
		Exmouth Pavilion		2023/24	
		Honiton LC		2023/24	
		Honiton Swimming Pool		2023/24	
		Ottery St Mary LC		2023/24	
		Sidmouth LC		2023/24	Compartmentation element to be reviewed and adjusted to budget.
		Sidmouth Swimming Pool		2023/24	
Floor repairs and replacement.	2022/23	Axminster LC	£364,550.00	2022/23	Completed.
		Exmouth LC		2024/25	Completed.
		Honiton LC		2022/23	Completed.
		Ottery St Mary LC – Dance Studio		2022/23	Completed.
		Sidmouth LC		2024/25	Completed.

Capital Project	Year approved	Property	Approved Funding	Work Planned For	Status / Comments
		Broadclyst LC		2024/25	Completed.
Extractor fans, AC, AHU upgrades and refurbishment.	2022/23	Axminster LC	£172,500.00	2025/26	Contractor appointed, on going.
		Colyton LC		2025/26	Contractor appointed, on going.
		Exmouth East Devon Tennis Centre		2025/26	Contractor appointed, on going.
		Exmouth LC		2025/26	Contractor appointed, on going.
		Exmouth Pavilion		2025/26	Contractor appointed, on going.
		Honiton LC		2025/26	Contractor appointed, on going.
		Ottery St Mary LC		2023/24	Completed.
		Sidmouth Swimming Pool		2025/26	Contractor appointed, on going.
Roof replacement over courts 1-4.	2024/25	Exmouth East Devon Tennis Centre.	£812,500.00	2024/25	Completed, defects period.
Surface water drainage improvements.	2023/24	Honiton Leisure Centre.	£25,500.00	2025/26	Detail design Completed. Some work undertaken, but the bulk of the work needed cannot be afforded. New capital bid to be made.
Roof Replacement.	2024/25	Exmouth Pavilion	£509,000.00	2025/26	Tendered, contractor appointed. Works to start Sept 2025.
Water quality monitoring.	2024/25	Various EDDC Swim Pools	£26,000.00	2024/25	Completed.
Electrical remedial works.	2025/26	Exmouth the Pavilion Theatre	£34,500.00	2025/26	To be tendered.
Flooring works.	2025/26	Ottery St Mary Leisure Centre and Honiton Leisure Centre	£72,500.00	2025/26	Tendered, contractors appointed. Works to be completed summer 2026.

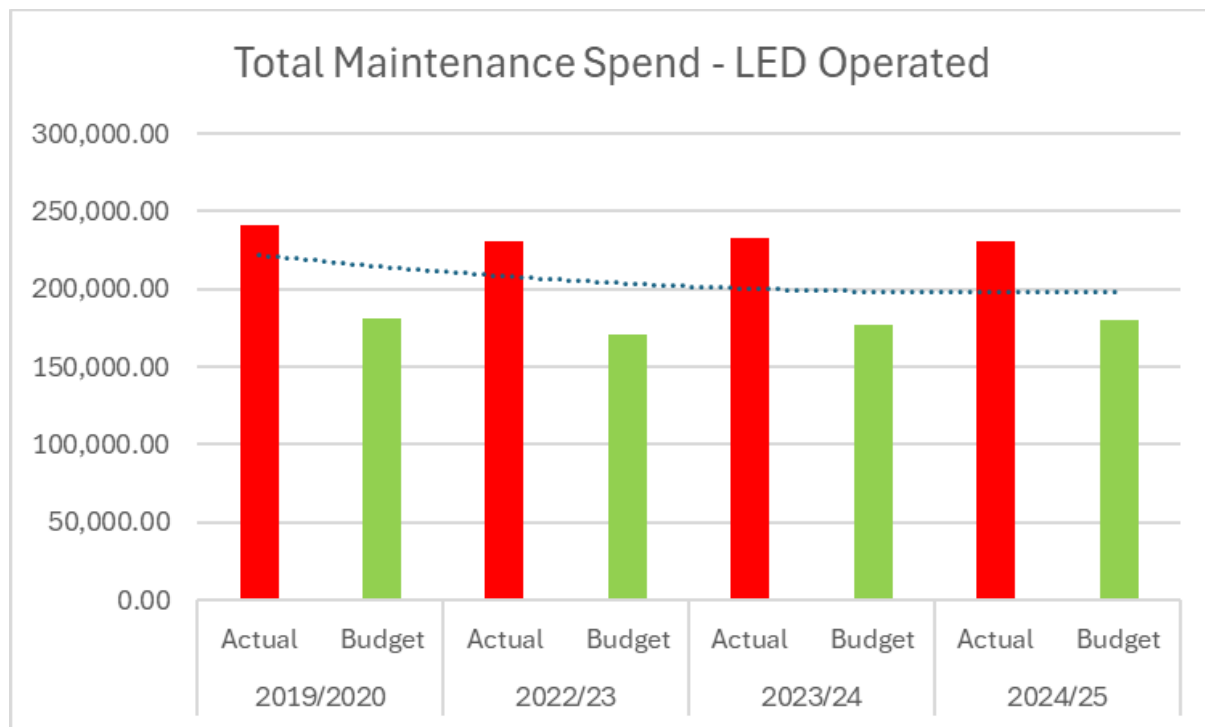
Capital Project	Year approved	Property	Approved Funding	Work Planned For	Status / Comments
UV filtering systems works.	2025/26	Swimming Pools (Exmouth, Honiton and Sidmouth)	£88,500.00	2025/26	To be tendered.
Terrace Paving works.	2025/26	Exmouth Ocean	£55,500.00	2025/26	To be tendered.
Swimming pool underwater works	2025/26	Swimming Pools (Exmouth, Honiton and Sidmouth)	£60,000.00	2025/26	To be Tendered.
External decorations and repairs.	2025/26	Various Corporate Properties, including LED Operated Buildings	£460,500.00	2025 - 2027	Phase 1 tendered. Contractor appointed. Works started.
Internal decorations, repairs, and refurbishment.	2025/26	Various LED Operated Buildings	£67,000.00	2025/26	Contractor appointed. Works started.



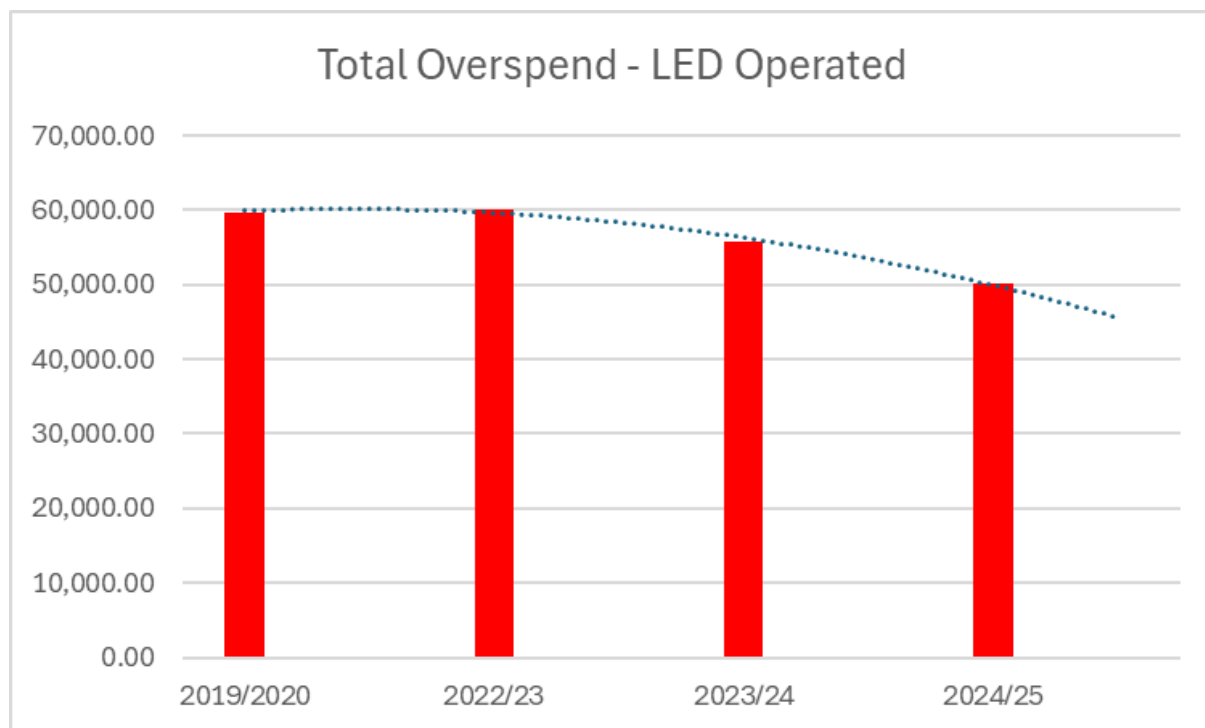
## 5. Maintenance Spend Years 2019/20, 2022/23, 2023/24 and 2024/25

The following section considers maintenance spend and income over the years in LED operated Properties. The Covid years have not been included. The maintenance spend comparison does not include Capital spend or Maintenance Reserves. Assets that have been disposed are not included in the considerations.

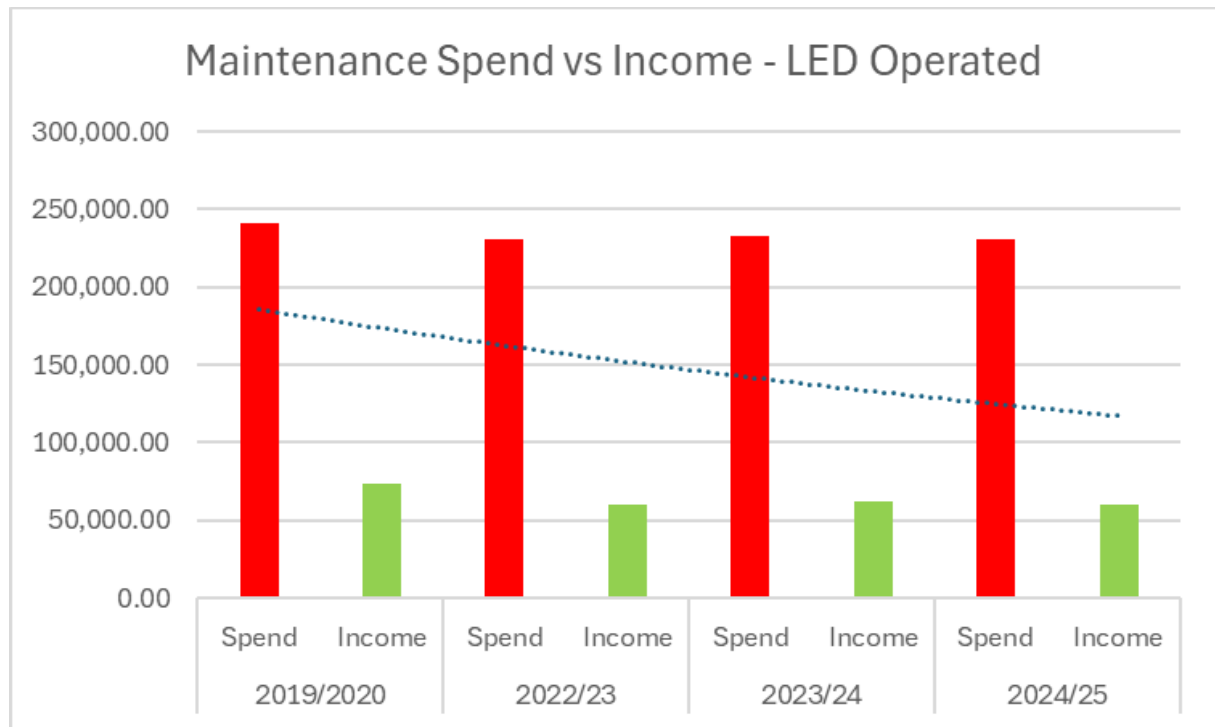
### 5.1. Total Maintenance, Spend vs Budget



### 5.2. Total Maintenance Overspend



### 5.3. Total Maintenance Spend vs Income



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**Financial implications:**

There are no financial implications identified in this report and works are within existing approved budgets.

**Legal implications:**

There is no direct comment to be made in relation to this update report, each and any individual issue will need to be considered as it arises.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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