

Public Leisure Facility Development - City Centre Options Appraisal: Options Overview and Facility Mixes

Option	Option Overview	Key Facts			Wet Side Facilities									Dry Side Facilities								
		Net Cost / (Saving)	Size of Devpt.	Closure Period	25 x 6 Pool	25 x 8 Pool	50 x 8 Pool	Warm Up Pool	Spec Seating	Diving Pool	Learner Pool	Splash Pool	Dest. Facility	Health Suite/Spa	Fitness Stations	Exercise Studios	Sports Courts	Bowls Lanes	Squash Courts	Play / Crèche	Climbing Wall	Dojo / Martial
1	Continue to operate the existing Coventry Sports and Leisure Centre (CSLC) facilities, whilst modernising it in phases over the course of the equivalent modelling period that has been applied to all of the options.	£34.9m	17,000m ²	Phased			✓		1,000	✓	✓	300m ²		Suite	65	✓	10	6	2	✓		
2a	Completely modernise the existing facility mix within CSLC and retaining the existing layout of facilities.	£15.5m	17,000m ²	2 years 8 months			✓		1,000	✓	✓	300m ²		Suite	65	✓	10	6	2	✓		
2b	Completely modernise the existing facility mix within the wet side only of CSLC and retaining the existing layout of facilities within this area. The dry side would be demolished.	£9.4m	10,500m ²	2 years 2 months			✓		1,000	✓	✓	300m ²		Suite	65	✓				✓		
3a	Completely reconfigure and modernise the existing building to expand the 50m pool and leisure water areas and reconfigure the dry side to become events spaces for sports hall, bowls and squash and a bespoke dojo / martial arts area.	£27.6m	17,000m ²	2 years 8 months			✓		1,000	✓		600m ²		Suite	65	✓	10	6	4	✓		✓
3b	Completely reconfigure and modernise the existing wet side of the building only, with dry side to be demolished. Reconfiguration to include the building of a sports hall space and bowls over the 50m pool area and a 25m x 8 pool in leisure / learner water area.	£14.6m	10,500m ²	2 years 2m		✓			500					Suite	65	✓	6	6		✓		
4a	Build a completely new replacement facility on the existing CSLC site to include a new facility mix, built to modern standards and specifications.	(£4.5m)	7,556m ²	2 years 10m		✓			500			600m ²		Suite	65	✓	6	6	2	✓		
4b	Build a completely new replacement facility on a new city centre site to include a new facility mix, built to modern standards and specifications.	(£0.1m)	7,556m ²	0 years		✓			500			600m ²		Suite	65	✓	6	6	2	✓		
5a	Build a completely new replacement facility on the existing CSLC site as part of a wider urban development, to include a new facility mix, built to modern standards and specifications.	(£7.2m)	5,920m ²	2 years 10m	✓							600m ²		Suite	65	✓		6	2	✓		
5b	Build a completely new replacement facility on a new city centre site as part of a wider urban development, to include a new facility mix, built to modern standards and specifications.	(£2.8m)	5,920m ²	0 years	✓							600m ²		Suite	65	✓		6	2	✓		
6a	Build a new ' destination leisure facility' on a new city centre site to incorporate the partial re-provisioning of indoor bowls .	(£8.5m)	6,784m ²	0 years	✓								1650m ²	Suite	65	✓		3	2	✓	✓	
6b	Build a new ' destination leisure facility' on a new city centre site to incorporate health day spa provision without the partial re-provisioning of indoor bowls.	(£13.3m)	6,784m ²	0 years	✓								1650m ²	Spa	85	✓			2	✓	✓	
7	Close the existing CSLC facility and do not re-provide any public leisure centre facilities within the city centre.	(56.7m)	n/a	n/a																		
8a	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor.	£5.5m	6,531m ²	0 years			✓		1000					Suite	85	✓			2	✓	✓	
8b	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor, along with a 20m warm up pool.	£7.4m	6,929m ²	0 years			✓	✓	1000					Suite	85	✓			2	✓		
8c	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor, along with a family splash pool.	£7.9m	6,515m ²	0 years			✓		500			500m ²		Suite	85	✓			2	✓		
8d	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor, diving at one end of the pool and a 20m warm up pool.	£11.1m	7,123m ²	0 years			✓	✓	1000	✓				Suite	85	✓			2	✓		

Public Leisure Facility Development - City Centre Options Appraisal: Options Overview and Appraisal Conclusions

Option	Option Overview	Building / Site Considerations	Regeneration Considerations	Financial Sustainability	Generation of Future Investment
1	Continue to operate the existing Coventry Sports and Leisure Centre (CSLC) facilities, whilst modernising it in phases over the course of the equivalent modelling period that has been applied to all of the options.	<ul style="list-style-type: none"> £6m would be invested early on but would not be fully modernised / refurbished from the outset, and would still be an inefficient layout and use of space Despite modernisation, the structure would be 80 yrs old by end of the modelling This modernisation would continually require area closures 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £34.9m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city
2a	Completely modernise the existing facility mix within CSLC and retaining the existing layout of facilities.	<ul style="list-style-type: none"> Despite modernisation, this would still be an inefficient layout and use of space Despite modernisation, the structure would be 80 yrs old by end of the modelling Would result in a 2 yr 8 month closure without city centre public leisure 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £15.5m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city
2b	Completely modernise the existing facility mix within the wet side only of CSLC and retaining the existing layout of facilities within this area. The dry side would be demolished.	<ul style="list-style-type: none"> Would retain some modernised city centre leisure facilities Despite modernisation, this would still be an inefficient layout and use of space Despite modernisation, the structure would be 80 yrs old by end of the modelling Would result in 2 yr 2 month closure without city centre public leisure 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £9.4m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city
3a	Completely reconfigure and modernise the existing building to expand the 50m pool and leisure water areas and reconfigure the dry side to become events spaces for sports hall, bowls and squash and a bespoke dojo / martial arts area.	<ul style="list-style-type: none"> Would retain the existing city centre public leisure offer - fully modernised Reconfiguration would provide more efficient layout and use of space Despite modernisation, the structure would be 80 yrs old by end of the modelling Would result in 2 yr 8 month closure without city centre public leisure 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £27.6m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city
3b	Completely reconfigure and modernise the existing wet side of the building only, with dry side to be demolished. Reconfiguration to include the building of a sports hall space and bowls over the 50m pool area and a 25m x 8 pool in leisure / learner water area.	<ul style="list-style-type: none"> Would retain city centre public leisure but with a much reduced aquatic offer Reconfiguration would provide more efficient layout and use of space Despite modernisation, the structure would be 80 yrs old by end of the modelling Would result in a 2 yr 2 month closure without city centre public leisure 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £14.6m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city
4a	Build a completely new replacement facility on the existing CSLC site to include a new facility mix, built to modern standards and specifications.	<ul style="list-style-type: none"> Delivers new and modern city centre public leisure facilities New build would ensure a modern facility mix with efficient layout Building on the existing site would require demolition of Grade II listed CSLC Not considered to be feasible due to Grade II listing 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Would be financially sustainable, with a net saving of £4.9m over the 45 year modelling period 	<ul style="list-style-type: none"> Would generate a small surplus towards investment in other potential sport/leisure solutions within the city
4b	Build a completely new replacement facility on a new city centre site to include a new facility mix, built to modern standards and specifications.	<ul style="list-style-type: none"> Delivers new and modern city centre public leisure facilities New build would ensure a modern facility mix with efficient layout Provides competition water facility - 25m x 8 pool with spectator seating Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> Would contribute to the regeneration of the city centre south Would not necessarily contribute to retention of footfall in the city centre south 	<ul style="list-style-type: none"> Would barely be financially sustainable, with a net saving of £0.6m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not generate enough surplus to realistically contribute to any investment needed in other potential sport / leisure solutions within the city
5a	Build a completely new replacement facility on the existing CSLC site as part of a wider urban development, to include a new facility mix, built to modern standards and specifications.	<ul style="list-style-type: none"> Delivers new and modern city centre public leisure facilities New build would ensure a modern facility mix with efficient layout Building on the existing site would require demolition of Grade II listed CSLC Not considered to be feasible due to Grade II listing 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Would be financially sustainable, with a net saving of £8.0m over the 45 year modelling period 	<ul style="list-style-type: none"> Would generate a small surplus towards investment in other potential sport/leisure solutions within the city
5b	Build a completely new replacement facility on a new city centre site as part of a wider urban development, to include a new facility mix, built to modern standards and specifications.	<ul style="list-style-type: none"> Delivers new and modern city centre public leisure facilities New build would ensure a modern facility mix with efficient layout Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> Would contribute to the regeneration of the city centre south Would not necessarily contribute to retention of footfall in the city centre south 	<ul style="list-style-type: none"> Would be financially sustainable, with a net saving of £3.6m over the 45 year modelling period 	<ul style="list-style-type: none"> Would generate a small surplus towards investment in other potential sport/leisure solutions within the city
6a	Build a new ' destination leisure facility' on a new city centre site to incorporate the partial re-provisioning of indoor bowls .	<ul style="list-style-type: none"> Provides new 'destination' facility of regional significance for the city New, modern city centre public leisure facilities - continued bowls provision New build would ensure a modern facility mix with efficient layout Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> Would contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Would be financially sustainable, with a net saving of £6.7m over the 45 year modelling period 	<ul style="list-style-type: none"> Would generate a small surplus towards investment in other potential sport/leisure solutions within the city
6b	Build a new ' destination leisure facility' on a new city centre site to incorporate health day spa provision without the partial re-provisioning of indoor bowls. <u>This is the recommended option.</u>	<ul style="list-style-type: none"> Provides new 'destination' facility of regional significance for the city New, modern city centre public leisure facilities - continued bowls provision New build would ensure a modern facility mix with efficient layout Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> Would contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Would be financially sustainable, with a net saving of £13.3m over the 45 year modelling period 	<ul style="list-style-type: none"> Would generate significant surplus towards investment in other potential sport/leisure solutions within the city
7	Close the existing CSLC facility and do not re-provide any public leisure centre facilities within the city centre.	<ul style="list-style-type: none"> This option would completely remove any public leisure facility provision from the city centre 	<ul style="list-style-type: none"> Would not contribute to the regeneration and retention of footfall in the south of the city centre 	<ul style="list-style-type: none"> Would be financially sustainable, with a net saving of £56.7m over the 45 year modelling period 	<ul style="list-style-type: none"> Would generate significant surplus towards investment in other potential sport/leisure solutions within the city, but would result in no city centre public leisure provision
8a	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor.	<ul style="list-style-type: none"> Delivers new, modern city centre public leisure facilities with efficient layout Retains competition 50m pool with movable floor / booms and spectator seating Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> Would contribute to the regeneration of the city centre south Would not necessarily contribute to retention of footfall in the city centre south 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £5.6m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city
8b	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor, along with a 20m warm up pool.	<ul style="list-style-type: none"> Delivers new, modern city centre public leisure facilities with efficient layout Retains competition 50m pool with movable floor / booms and spectator seating Provides 20m pool warm up facilities to attract regional events Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> Would contribute to the regeneration of the city centre south Would not necessarily contribute to retention of footfall in the city centre south 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £7.5m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city
8c	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor, along with a family splash pool.	<ul style="list-style-type: none"> Delivers new, modern city centre public leisure facilities with efficient layout Retains competition 50m pool with movable floor / booms and spectator seating Provides continued family 'splash' pool facilities Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> Would contribute to the regeneration of the city centre south Would not necessarily contribute to retention of footfall in the city centre south 	<ul style="list-style-type: none"> Not financially sustainable, with a net cost of £7.9m over the 45 year modelling period 	<ul style="list-style-type: none"> Would not contribute to any investment needed in other potential sport/leisure solutions within the city

8d	Build a new leisure centre on a new city centre site to include a 50m x 8 lane swimming pool complete with booms and a moveable floor, diving at one end of the pool and a 20m warm up pool	<ul style="list-style-type: none"> • Delivers new, modern city centre public leisure facilities with efficient layout • Retains competition 50m pool with movable floor / booms and spectator seating • Continued diving and 20m pool warm up facilities to attract regional events • Could be delivered with a seamless transition of public leisure in the city centre 	<ul style="list-style-type: none"> • Would contribute to the regeneration of the city centre south • Would not necessarily contribute to retention of footfall in the city centre south 	<ul style="list-style-type: none"> • Not financially sustainable, with a net cost of £11.2m over the 45 year modelling period 	<ul style="list-style-type: none"> • Would not contribute to any investment needed in other potential sport/leisure solutions within the city
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