TCMG – 28th July 2026

Report by: Gregg Holland, Head of Leisure & Environment

Lead Cllr: Councillor Debbie Mickleburgh

Huntingdonshire
DISTRICT COUNCIL

Wards	Open / Exempt	Key Decision?
All	Open	Yes

One Leisure – Huntingdon Sport & Health Hub RIBA Stage 4 Update and Next Steps

Executive Summary:

The Independent Review of the Long-Term Operating Model for One Leisure was undertaken in 2023 and subsequently adopted by the Council in April 2024. The review included a proposed prioritisation of capital investment across the One Leisure estate in line with the Council's ambitions for One Leisure to grow participation and become financially sustainable.

The proposed capital investment in leisure forms a critical part of the transformation journey that One Leisure has been on in recent years, supporting increased participation, an enhanced customer experience and financial sustainability.

This report focuses on the opportunity that exists at Huntingdon and provides an update for Councillors on the progress that has been made through the RIBA Stage 3 & 4 design process following Cabinet approval in April 2025 (RIBA Stage 1) and October 2025 (RIBA Stage 2).

This report supports the work undertaken by Officer's through the development of the RIBA Stages 3 & 4 process with its expert consultants allowing the Council, to determine an optimum solution that delivers against the project objectives:

- Addressing the shortfall of swimming pool provision across the district as identified in the Built Facility Strategy and Swim England Aquatics Review
- Growth in participation
- Future proofing local council assets for future generations
- Supporting the financial sustainability of One Leisure and the Council
- Supporting the Council's Corporate Plan and wider Strategic Priorities

This report therefore aims to update Cabinet via Treasury & Capital Management Group (TCMG) as part of providing oversight of this project and advise that the project continues to meet key conditions (linked to previous approvals) and identify the next steps in moving to formal commencement and delivery of the capital investment.

Key points include:

- Project capital costs (RIBA Stage 4)
- Financial funding package (Proposed options to fund the scheme)
- Risk review of the Delivery Management Agreement (DMA) & Main Building Contract
- Timelines for mobilisation & project construction
- Position statement on land negotiations/transfer & associated risks
- Communication & engagement update (RIBA Stage 4)

Recommendations

The TCMG is recommended:

1.1. **Project & RIBA Stage 2 Recommendation Update:**

To acknowledge and note the update provided by Officer's on the progression of the project through the relevant RIBA stages, up to the end of Stage 4 – see specific update as set out in **Appendix 1**

1.2. **Land & Legal:**

To acknowledge, and note the position statement and associated risks as set out by Browne Jacobson on the land and transfer negotiations included in **Appendix 2**

To note existing delegations that enable the conclusion of all necessary negotiations with stakeholders in line with the expert legal advice from Browne Jacobson **Appendix 2;** and which enable the Council to proceed to finalise and execute all legal agreements to allow the project to commence and move into delivery.

1.3. **Delivery Management Agreement (DMA) & Main Building Contract:**

To note and accept the legal status and associated risks identified by Browne Jacobson **Appendix 3 & 4** on the Delivery Management Agreement (DMA) and the Main Building Contract.

To note existing delegations that enable the conclusion of all necessary negotiations on the Delivery Management Agreement (DMA) and the Main Building Contract to allow the project to commence and be delivered and the intention to move it into delivery.

1.4. **Finance & Project Funding:**

To acknowledge and accept the update from Officer's on the comparison in project costs and funding options provided between RIBA Stage 2 and RIBA Stage 4

To note the final RIBA Stage 4 project costs and associated overview and justification – as set out in **Appendix 7**

To note the overarching project financial position (RIBA Stage 4) as set out by Officer's in **Section 3** of this report

To note the financial funding package and preferred option (Option 3) and structure set out by Officer's in **Section 3** which confirms final RIBA Stage 4 project funding and allows project commencement.

To note the existing delegations that enable the provision of funds from the identified sources within Section 3, to facilitate the project, as previously approved via the Council as part of the Capital Programme.

To note existing delegations that enable officers to proceed with the delivery of the project within the agreed funding envelope.

1.5. **Communication & Engagement:**

To acknowledge and accept the communication and engagement update provided within this report as set out in **Section 8**

To note and accept the updated project Communication & Engagement Plan developed by the project team and Council Marketing & Communication's team as set out in **Appendix 5**

To note existing delegations that enable delivery of all necessary stakeholder and wider communications associated with the delivery of the project.

1.6. **RIBA Stage 5 (Commencement) & RIBA Stage 6 (Project Delivery & Completion):**

To acknowledge and confirm the previous conditions set by Cabinet are either met, or will be met; and note the intention to move to project delivery and implementation now that planning permission is in place and that costs and financing matters are resolved; and note existing delegations that enable Officers to proceed with the commencement of the Huntingdon Sport & Health Hub leisure development project (including all necessary works and activities).

This report is supported by the following Appendices:
Appendix 1 – RIBA Stage 2 Cabinet Report – RAG Status Update
Appendix 2 – Browne Jacobson – Land & Legal Review
Appendix 3 – Brown Jacobson – DMA & Main Building Contract Review
Appendix 4 – NPS Huntingdon DC Key Risks RAG Report
Appendix 5 – Communication & Engagement Plan
Appendix 6 – RIBA Stage 2 (April 2025) Cabinet Report (Exempt)
Appendix 7 – Varsity Consultancy – RIBA Stage 4 – Interim Report
Appendix 8 – Sports Consultancy – RIBA Stage 4 Financial Projections
Appendix 9 - Social Value Engine Project Report
Appendix 10 – TCMG Social Value Briefing Note

Report Author(s)

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1. PURPOSE OF THE REPORT

1.1. The purpose of this report is to inform the Treasury Management Capital Group (TCMG) of the progress Officers have made on the RIBA Stage 3 & 4 process for Huntingdon Sport & Health Hub including the overarching project and RIBA Stage 4 capital costs. It also seeks to advise TCMG that the project is ready to progress into delivery and seeks to provide formal oversight to TCMG (on behalf of Cabinet) as the project moves forward to delivery.

1.2. To present the final RIBA Stage 4 capital costs as a comparator to RIBA Stage 2 (October 2025) for Huntingdon Sport & Health Hub aiming to provide reassurance and cost certainty of the overall feasibility of the scheme to TCMG

1.3. To outline to TCMG the overall capital costs (RIBA Stage 4) required to deliver the Huntingdon Sport & Health Hub project and the preferred financial structure allowing the Council to proceed to RIBA Stage 5 & 6 (project delivery and completion).

1.4. To provide TCMG reassurance that a legal update and risk overview has been completed on the land agreements associated to the project which has been prepared by our legal partner Browne Jacobson.

1.5. To provide TCMG a further legal update from Browne Jacobson on their work on the Delivery Management Agreement (DMA) between the Council and its leisure development partner Alliance Leisure and the main Building Contract between Alliance Leisure and Universal Civils & Building.

1.6 To update TCMG on the RIBA Stage 4 capital costs and associated financial structure and package of funding required for the Huntingdon Sport & Health Hub Project.

1.7 For TCMG to acknowledge the proposed legal position with all partners and stakeholder as outlined within this report and in acceptance of the stated risks allow Officer's to enter and execute all necessary legal, financial and contractual requirements to commence with RIBA Stage 5 & 6.

1.8 As the project is now included within the Councils Capital Programme, TCMG is being advised that the project is now approaching a stage where it can move into delivery, with an anticipated completion date of August 2028. TCMG are the relevant Member group to provide oversight of the Capital Programme, and as such, are being informed of the intent to move forward to formal delivery.

1.9 To aid understanding of this report, reference is made to the following Appendices:

Appendix 1 – RIBA Stage 2 Cabinet Report – RAG Status Update
Appendix 2 – Browne Jacobson – Land & Legal Review
Appendix 3 – Brown Jacobson – DMA & Main Building Contract Review
Appendix 4 – NPS Huntingdon DC Key Risks RAG Report
Appendix 5 – Communication & Engagement Plan
Appendix 6 – RIBA Stage 2 (April 2025) Cabinet Report (Exempt)
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Appendix 10 – TCMG Social Value Briefing Note

1.10 For completeness, external advice has confirmed that there is a sufficiently clear decision trail to support the conclusion that adequate decisions and delegations are in place to allow Officers to progress the One Leisure project to RIBA Stages 5 and 6, without requiring a further decision or approval from Cabinet, Council or TCMG. TCMG are not being asked to make any decisions in respect of this project – and the report has been amended and updated (compared to the earlier released version) to reflect this.

1.11 Additionally, an Updated Legal Implications section has now been included in this updated report, this discusses matters pertaining to the timing of the consideration of this report and meeting of TCMG during the pre-election period; and the implications for any new Administration following the elections.

1.12 This report was originally intended to be reported to TCMG prior to the May elections but was delayed due to the cancellation of that meeting. The report remains substantially unchanged from that point, although where necessary, appropriate minor amends have been made, and further updates given as relevant.

2. BACKGROUND

2.1 Built & Playing Pitch Strategies for Huntingdonshire were commissioned in late 2022 and were then presented to Overview & Scrutiny Committee (Environment, Communities & Partnerships) on 8th June 2023 and full approval from Cabinet was gained on 20th June 2023.

2.2 The Built Facility Strategy identified that there was a shortfall of Swimming pool provision across the Huntingdonshire district of the equivalent of 12 lanes of a 25-metre swimming pool based upon current population across the district.

2.3 This was supported by Swim England who undertook an Aquatics Review for One Leisure in late 2024 and they confirmed that there was a shortfall of swimming pool provision across the district equivalent to circa 13 lanes of a 25 metre Swimming pool.

2.4 An Independent Review of the Long-Term Operating Model for One Leisure was undertaken in Autumn 2023 and subsequently adopted by the Council in March 2024.

2.5 The Independent Review included a proposed prioritisation of capital investment across the One Leisure estate in line with the Council's ambitions for One Leisure to grow participation and become financially sustainable.

2.6 As part of this independent review one of its key recommendations based upon the swimming pool shortfall across the district identified by the Built Facility Strategy and Swim England was that Council and One Leisure should undertake a commercial options feasibility on wider capital investment across all One Leisure sites but determined that the process should start at Huntingdon Leisure Centre.

2.7 Based upon the shortfall of swimming pool provision across the district outlined within the Built Facility Strategy and Swim England's Aquatics Review the Independent Review of the Long-Term Operating Model for One Leisure confirmed that as a priority outline business cases should be developed for 1. Huntingdon, 2. St Neots and 3. St Ives Indoor Leisure Centre's.

2.8 Following initial feasibility work undertaken by First Point Management, the Council appointed Alliance Leisure who are an industry leading leisure development consultant.

2.9 They undertook a more detailed feasibility options analysis to establish and develop concept floor designs, construction costs, revenue generation associated to all options and return on investment and payback years. This work was presented to Councillors in April 2025 as a RIBA Stage 1 report.

2.10 In April 2025 the Cabinet approved the preferred option "Option 2" should be taken forward for further feasibility work and cost certainty through the RIBA Stage 2 process. It was also agreed that officers should continue to work with Alliance Leisure to bring forward a proposal for consideration at the end of RIBA Stage 2; to develop proposals with partners including the NHS & Integrated Care Board (ICB) and develop a detailed communication and engagement plan.

2.11 As part of the RIBA Stage 2 process Officers have worked closely with Alliance Leisure and their partners to finalise building plans, site plans, capital costs and timelines for project commencement and completion subject to Council approval. The RIBA Stage 2 process was approved by Cabinet in October 2025.

2.12 Whilst the RIBA Stage 2 report was exempt, but the recommendations set out within the report and approved by Cabinet (October 2025) have been included as **Appendix 6.** Within these appendices Officers have provided a status update on each recommendation to provide confidence and reassurance to TCMG.

2.13 The financial information provided at RIBA Stage 2 were used to inform the Capital budget bid during the budget setting process, with the scheme included in the Councils Capital Programme from 1.4.26.

2.14 The project as set out in the recommendations (October 2025) has progressed and RIBA Stage 3 & 4 have been completed.

2.15 The remainder of this report is therefore aimed at providing confidence, transparency and reassurance to the Treasury Management Capital Group (TCMG) to enable them to provide the final oversight required to allow Officer's to proceed to RIBA Stages 5 & 6 (project delivery & completion).

3. FINANCIAL IMFORMATION

3.1 The full capital budget for the Huntingdon Sport & Health Hub project which was endorsed by Cabinet in October 2025 (RIBA Stage 2) and fully approved by Council in February 2026 is **£30.5m.** The purpose of this report is to provide certainty regarding that business case.

3.2 The following finance section will be separated into two key sections, and these are as follows:

1. Project Financial Information & Modelling
    a. This will be a comparison of capital costs between RIBA Stage 2 and RIBA Stage 4
2. Project Funding
    a. This section will provide different options to TCMG around how the project can be funded.

Project Financial Information & Modelling

3.3 Following the RIBA Stage 2 Cabinet approval in October 2025 the project costs to deliver the Huntingdon Sport & Health Hub scheme within that report are illustrated below:

Funding & Affordability	Option 2C
Total Project Cost	£27.9m
Improvement in Revenue to Fund Borrowing	£1.1m
Total Funding	£13.6m
Funding Requirement from Council Resources	-£14.3m
Payback Period (Years)	**26**

3.4 Further to the Cabinet approval in October 2025 and as part of the recommendations Officer's proceeded through RIBA Stage 3 & 4. The RIBA Stage 4 capital costs can be seen in the table below:

Funding & Affordability	RIBA Stage 4 Option – April 2026
Total Project Cost	£29.5m
Improvement in Revenue to Fund Borrowing	£1.3m
Total Funding	£15.2m
Funding Requirement from Council Resources	£14.3m
Payback Period (Years)	**23**

3.5 As stated in Section 3.2 the aim of this part of the finance section is to provide a comparison between RIBA Stage 2 and RIBA Stage 4 capital costs, improvement in revenue and payback period (years). For ease, please see a comparison table below:

Funding & Affordability	October 2025 RIBA Stage 2	April 2026 RIBA Stage 4	Variance
Total Project Cost	£27.9m	£29.5m	£1.6m
Improvement in Revenue to Fund Borrowing	£1.1m	£1.3m	-£200k

Total Funding	£13.6m	£15.2m	-£1.6m
Funding Requirement from Council Resources	-£14.3m	-£14.3m	-
Payback Period (Years)	**26**	**23**	**-3**

3.6 The total project cost (capital cost) has increased from RIBA Stage 2 (£27.9m) to RIBA Stage 4 (£29.5m). This is an increase of £1.6m.

3.7 The construction sub-total as can be seen in **Appendix 7** has increased by £2.4m. This has occurred for several reasons and in the main these are due to the following:

Change	**Value (£)**
Change in scope of Padel Tennis courts with an additional court and roof coverage	£340,000
Market Conditions/Geopolitical Impacts	£500,000
Ground Risk	£100,000
Drainage Attenuation Tanks	£280,000
Bowls Car Park	£220,000
Ground Sub-structure	£550,000
Pool Package Price Inflation	£150,000
Minor Changes since RIBA 2	£275,000
Total	**£2,400,000**

3.8 Whilst there has been an increase in capital costs for the project (£2.4m) it is important to note that these increases generally stem from changes in market conditions since RIBA Stage 2 and the impact of geopolitical factors (£500k).

3.9 Balanced against this is project understanding and refinement of costs. RIBA Stage 4 costs are now confirmed and fixed. Whilst other capital costs have increased the main justification for this is centred around changes that have had to be made due to planning requirements such as the water attenuation tanks (£280k), Bowls car park (£220k) which supports the new access road required for the new centre and other smaller and minor changes since RIBA Stage 2 (£275k).

3.10 Added to this is also the additional costs (£550k) for the ground sub-structure and these as part of the design and planning process were expected to increase by the engineers and Officer's following the detailed and intrusive on-site surveys undertaken which is normal standard procedure in a project of this scope.

3.11 A further increase in cost occurred simply because of a change in scope in relation to the Padel Tennis courts and the partnership working that Officers have undertaken with Huntingdon Town Council and the Tennis club. This amounted to an increase in £340k from RIBA Stage 2 as this is an increase of one court and now on-site the Tennis club will avail of three courts. It is important to note that whilst this is seen as an increase the Council supported the Tennis club with a Community Infrastructure Levy (CIL) application and they obtained £300k. This was supported by £150k from the

Council and £150k from the Tennis club. So, in totality this is £600k for the entire scheme and compensates for the increase seen.

3.12 It is important to note that the total project capital cost (£29.5m) is essentially a turn key solution which includes the entirety of the build, fit out to the Council requirements, the inclusion of essential equipment and plant to support the day to day operational running of the centre, compliance and statutory signage and dedicated project and construction management support to enable the Council and One Leisure to open and operate from day one.

3.13 At this stage and to offset the increase in capital costs the project contingency which at RIBA Stage 2 stood at 6.5% has reduced to 2.7% at RIBA Stage 4. This is a result of moving from provisional costs to confirmed costs and the Council's ability if it chooses to buy the ground risk (£100k) from Universal Civils & Construction as the main risk and likely increase in costs will stem from the groundwork and civils involved in this project.

3.14 Whilst the project contingency has decreased as stated above and currently sits at 2.7%. Officers have worked closely with Alliance Leisure and Varsity Consulting to review where if the Council wishes it could amend and reduce or omit items from the capital cost to reduce the overall project costs and improve the contingency fund.

3.15 However, it is important to note that as stated in Point 3.1 that the total capital cost approved for this project was £30.5m. The total project cost is £29.5m so therefore there is £1m within the agreed capital budget that Officer's would propose and recommend to TCMG is used to support and increase the contingency to fund if required, for any unforeseen issues that may arise during the delivery of the project. This would increase the contingency fund from £816k to £1.8m and the contingency fund would increase from 2.7% to 6.1% which is more appropriate. What this does demonstrate is that the prudent approach to budget setting, has allowed for some flexibility in relation to the project cost.

3.16 Obtaining industry insight from our leisure development partners Alliance Leisure and Varsity Consulting it is felt that going to site with confirmed capital costs and a contingency of over 5% would be a strong position for the Council to be in to successfully deliver the Huntingdon Sport & Health Hub project.

3.17 In consequence, Officers are content that whilst there has been fluctuation and refinement in cost over time, this has also allowed for necessary due diligence and refinement of risk. What is clear is that **the currently budgeted £30.5m is considered to represent sufficient scope to deliver the project and allow for contingency**. Thus, there remains scope to review scope and value of works (value engineering) should it become necessary. **TCMG are therefore asked to take assurance from the work undertaken to date that there is no obvious reason to conclude that the project cannot be delivered within the identified budget.** Notwithstanding this, given the good financial position of the Council, it is considered that there is no financial reason the project should not proceed, or that in taking on the project the Council would be subjecting itself to unnecessary and avoidable financial risk.

3.18 Within the RIBA Stage 4 process it has also been established that the net revenue position has improved from £1.1m (RIBA Stage 2) to £1.3m (RIBA Stage 4). This is an improvement in net revenue of £200k per annum. This external review was completed by the Sports Consultancy via Alliance Leisure, and this is the same organisation that developed the operational and net revenue projections for RIBA Stage 2 in October 2025. This can be seen in **Appendix 8**.

3.19 These improvements have occurred following an independent review of One Leisure Huntingdon's financial performance from the original centre trading figures provided to the consultants (**Appendix 8**). The key improvements have generally been seen in income generation and are as follows:

Income	Amount (£)	Rationale
Health & Fitness	£77,000	Remodelled based upon recent capital works and new member growth
Swimming	£161,000	Increased capacity and better utilisation through new leaner pool for swim school growth
Soft Play	£58,000	Increased floor space leading to higher capacity and thus slightly higher income projections
Total	**£296,000**	

3.20 This increased income is offset through increases in costs mainly through cost of sales for the soft play and secondary spend and increased management costs to support the wider growth of the swim school in the new centre.

3.21 This improved net revenue position lastly supports the improvement also in the payback period in years from 26 years at RIBA Stage 2 to 23 years in RIBA Stage 4. In summary, the business case for the project both in terms of revenue and payback against borrowing is considered to remain sound and valid, and thus, the project is considered to still represent a deliverable and viable project and represents a value for money investment given the overall project outcomes identified to date.

3.22 In conclusion it was a prudent approach taken by Officer's in submitting and gaining approval of the £30.5m capital budget and having held this position throughout the RIBA Stage 1 – 4 process it has now been deemed positive. Having near cost certainty of the overarching project with the flexibility of underpinning the entire project and providing confidence and reassurance to TCMG. This project can and should proceed based upon it being within the original capital budget, having an improved net revenue position and finally a lower payback period in years based upon the project cost.

Project Funding

3.23 The aim of this section is to outline how the capital cost can be met by the Council. The Head of Leisure, Health & Environment has worked closely with the Head of Finance and Section 151 Officer (Director of Finance &

Resources) to put forward three options for funding. Officers recommend and ask TCMG to note of the preferred option (Option 3); and it is on this basis the project team will move forward to formally commence with the Huntingdon Sport & Health Hub project.

3.24 The Huntingdon Sports Hub is a £30.5 million capital project aimed to be delivered across three years from 2026/27 to 2028/29, with an assumed operational life of 30 years. All funding options are based on the same construction cost profile, asset life, and income assumptions, with revenue generation commencing in 2028/29 for six months and continuing a full-year basis from 2029/30 onwards.

3.25 While each funding option delivers the same capital asset and operational income, the long-term revenue position for the Council varies materially depending on the level of borrowing required and the associated financing costs of interest and Minimum Revenue Provision (MRP). Higher levels of borrowing result in significantly greater and more sustained revenue pressure over the life of the project.

3.26 It should also be noted that there are financial contributions from the project towards other proposals on the wider site – e.g. Cricket Club, Tennis Club. There are other contributions to those projects which will come from CIL. Where the Council is contributing to those projects directly through the Huntingdon Sport & Health Hub, they have not all been included in the project cost. CIL contributions to them are dealt with separately and are therefore excluded from this appraisal. Officers will continue to work with relevant bodies such as Sport England to seek to ascertain and unlock potential additional funding opportunities where these would represent financial benefits to the project. Officers will also seek to work with our contractors and suppliers to seek to maximise economies of scale for those adjacent groups but also maximise the social value opportunities arising from the scheme.

3.27 Therefore, the three financial options that have been developed are displayed in the tables below:

Option 1:

3.28 The table below illustrates the total capital investment required (£30.5m), the wider NHS capital expected to be negotiated (£3m), the Community Infrastructure (£10m) and HDC borrowing of £17.5m. The NHS capital has been used following a commercial rent review undertaken by an independent contractor and this is based upon current market trend on similar spaces used for NHS space. In addition, within the RIBA Stage 2 report (October 2025) which approved the use of CIL towards this project and the Cabinet approved CIL report in March 2026 thus awarding and approving up to a £10m CIL contribution towards the Huntingdon Sport & Health Hub scheme.

Option 1	2026/27	2027/28	2028/29	Total
Capex	£9,063,263	£15,122,840	£6,313,897	£30,500,000
Funding				£0
NHS Capital	£0	£0	-£3,000,000	-£3,000,000

CIL	-£9,063,263	-£936,737	£0	-£10,000,000
Borrowing	£0	-£14,186,103	-£3,313,897	-£17,500,000

3.29 The next table for Option 1 indicates the total financing cost over 30 years for the stated option (£52.4m). The improved revenue contribution has been added over the same period and totals (£38.3m). This shows a total cost for this Option over 30 years of £14.1m to the Council.

Option 1	2028/29	2029/30	2030/31	FY's	Total
Financing Cost	£1,101,070	£1,346,590	£1,360,535	£48,676,140	£52,484,335
Revenue Contribution	-£627,955	-£1,255,909	-£1,255,909	-£35,165,452	-£38,305,225
Net Revenue (Profit)/Loss	**£473,115**	**£90,681**	**£104,626**	**£13,510,688**	**£14,179,110**

3.30 Option 1 relies most heavily on borrowing (£17.5m) and results in persistent and increasing revenue deficits (£14.1m) across the life of the project.

Option 2:

3.31 The table below illustrates the total capital investment required (£30.5m), the wider NHS capital expected to be negotiated (£3m), the Community Infrastructure (£10m) and HDC borrowing of £13m, but also the opportunity to utilise £4.5m of HDC capital receipts if it chooses.

Option 2	2026/27	2027/28	2028/29	Total
Capex	£ 9,063,263	£ 15,122,840	£ 6,313,897	£ 30,500,000
Funding				£ -
NHS Capital	£ -	£ -	-£ 3,000,000	-£ 3,000,000
CIL	-£ 9,063,263	-£ 936,737	£ -	-£ 10,000,000
Capital Receipts	£ -	-£ 4,500,000	£ -	-£ 4,500,000
Borrowing	£ -	-£ 9,686,103	-£ 3,313,897	-£ 13,000,000

3.32 The next table for Option 2 indicates the total financing cost over 30 years for the stated option (£38.8m). The improved revenue contribution has been added over the same period and totals (£38.3m). This shows a total cost for this Option over 30 years of £536k to the Council.

Option 2	2028/29	2029/30	2030/31	FY's	Total
Financing Cost	£814,870	£996,572	£1,006,893	£36,023,800	£38,842,135
Revenue Contribution	-£627,955	-£1,255,909	-£1,255,909	-£35,165,452	-£38,305,225
Net Revenue (Profit)/Loss	**£186,915**	**-£259,337**	**-£249,016**	**£858,348**	**£536,910**

3.33 Option 2 improves affordability by replacing £4.5m of borrowing with the use of capital receipts, creating a period of net revenue surpluses before the position deteriorates in later years as MRP increases.

Option 3:

3.34 The table below illustrates the total capital investment required (£30.5m), the wider NHS capital expected to be negotiated (£3m), the Community Infrastructure (£10m) and HDC borrowing of £9m, but also the opportunity to utilise £4.5m of HDC capital receipts and £4m of Earmarked Reserves if it chooses.

3.35 Total earmarked reserves, excluding Community Infrastructure Levy (CIL), currently amount to £38.9m. Over the medium term, it is planned that £5.8m of these reserves will be utilised, leaving a projected balance of £33m by the end of 2029/30. The proposed £4m required under Option 3 will be funded from the Financial Services Reserve and the Future Financial Stability Reserve. The use of £4m from these reserves is affordable and within the existing financial strategy and does not impact on the planned use of reserves over the medium term. Furthermore, this allocation will not reduce the General Fund balance below the Council's agreed minimum level of £2.175m, ensuring that the Council's overall financial resilience is maintained.

Option 3	2026/27	2027/28	2028/29	Total
Capex	£9,063,263	£15,122,840	£6,313,897	£30,500,000
Funding				£0
NHS Capital	£0	£0	-£3,000,000	-£3,000,000
CIL	-£9,063,263	-£936,737	£0	-£10,000,000
Capital Receipts		-£4,500,000		-£4,500,000
Earmarked Reserves		-£4,000,000		-£4,000,000
Borrowing	£0	-£5,686,103	-£3,313,897	-£9,000,000

3.36 The next table for Option 3 indicates the total financing cost over 30 years for the stated option (£26.7m). The improved revenue contribution has been added over the same period and totals (£38.3m). This shows a total positive contribution for this Option over 30 years of £11.5m to the Council.

Option 3	2028/29	2029/30	2030/31	FY's	Total
Financing Cost	£560,470	£685,445	£692,544	£24,777,276	£26,715,735
Revenue Contribution	-£627,955	-£1,255,909	-£1,255,909	-£35,165,452	-£38,305,225
Net Revenue (Profit)/Loss	**-£67,485**	**-£570,464**	**-£563,365**	**-£10,388,176**	-£11,589,490

3.37 Option 3 further reduces borrowing by replacing £4m of borrowing with the use of earmarked reserves and provides the most financially sustainable outcome, delivering strong revenue surpluses for most of the project's life with the lowest overall financing costs.

Recommended Option (Option 3):

3.38 **Option 3 is the preferred funding option** as it delivers the asset using the lowest level of borrowing and, consequently, the most favourable long-term revenue position.

3.39 **Under this option, the £30.5m capital cost is funded through:**

- £3m of NHS capital
- £10m of CIL
- £4.5m of capital receipts (from previous sales)
- £4m from earmarked reserves
- £9m funded through borrowing - This represents a significant reduction in borrowing when compared with the other options.

3.40 The reduced borrowing requirement leads directly to lower interest costs and MRP charges over the life of the project. As a result, Option 3 achieves a positive net revenue position for the majority of the 30-year period, with revenue contributions from the asset more than offsetting financing costs. Although revenue pressures increase in later years as MRP escalates, these remain materially lower than under Options 1 and 2.

3.41 **Option 3** therefore provides the best balance between prudent use of available funding sources and long-term revenue affordability. While it requires the upfront use of capital receipts and earmarked reserves, this approach materially reduces ongoing revenue risk, strengthens the Council's medium- and long-term financial sustainability, and represents the most robust and affordable funding strategy for the project. This position has been agreed with the Head of Finance and S151 Officer (Director of Finance & Corporate Resources), and both are supportive of the financial appraisal for the project.

3.42 TCMG are therefore asked to note the financial model and funding approach will, in line with the agreed budget approved by Full Council will then be utilised to deliver the project.

4. LEGAL CONSIDERATIONS & RISK

4.1 This section of the report focusses on the legal considerations and identified risks associated with the Delivery Management Agreement and Main Building Contract.

4.2 The Delivery Management Agreement (DMA) is between Huntingdonshire District Council (HDC) and its leisure development partner Alliance Leisure.

4.3 The Main Building Contract is between Alliance Leisure and the main construction delivery partner Universal Civils & Building. TCMG are asked to note that originally the Council was engaged with Curo Construction, however, for a variety of reasons, they were replaced in March 2026 following engagement via Alliance Leisure. Universal Civils & Building are considered to represent an alternative, credible delivery partner, and appropriate due diligence has been undertaken including a visit to a facility delivered by them. They have also been instrumental in providing the cost certainty on the project as per previous sections.

4.4 Officers have worked closely since the inception of the Huntingdon Sport & Health Hub scheme with Browne Jacobson who have supplied legal knowledge and expertise. On this basis Browne Jacobson were requested to supply the Council with a thorough legal review of the Delivery Management Agreement and Building Contract and this can be seen in **Appendix 3.**

4.5 In addition to the legal guidance provided by Browne Jacobson as set out in Section 4.2 and in **Appendix 3** Officers have also gauged further professional construction and surveying advice from NPS Property Consultants (who are also engaged on the Hinchingbrooke Country Park project) to allow them to ensure the Council have confidence and total certainty not only of the contractors delivering the scheme but also transparency that if something should go wrong during the construction that Officer's and the Council have done their due diligence on both the DMA and the Main Building Contract and from a risk and reputational perspective the Council are protected and any impacts this may cause are mitigated where possible. The NPS review and advice following the legal review by Browne Jacobson can be seen in **Appendix 4.**

4.6 To take this even further and to provide even more reassurance and confidence to the Council and TCMG Officers have also appointed NPS Property Consultants to act as a project related surveyor and to provide ongoing support and guidance to the Head of Leisure, Health & Environment and Business & Operation's Manager. This will include attendance at all project related meetings, review of all projects related material through the construction period, attendance on-site during construction and monthly performance reports supplied by NPS to the Council to ensure Alliance Leisure and Universal Civils & Construction are on plan and budget.

4.7 It should be noted and accepted by the Council and TCMG that the finalisation of the DMA and Main Building Contract is dynamic and fluid and negotiations continue and Officer's supported by Browne Jacobson and NPS will aim to continue those negotiations with the aim of preparing the final legal documents (DMA & Main Building Contract) for signature by the Council at the latest by early August 2026

4.8 TCMG are advised that there is no reason that we should not move forward, subject to conclusion of the necessary agreements.

4.9 TCMG are also asked to take note of and be assured by confirmation from Officers that this is a significant Corporate Project, and internal structures are in place to ensure appropriate project management including consideration of risk and governance.

5. LAND REVIEW & LEGAL POSITION

5.1 As outlined in Section 4 the Council and its Officers have been working in partnership with Browne Jacobson to fully understand its legal position and associated risks and implications on proceeding with the Huntingdon Sport & Health Hub project. They are well versed in their understanding of the site, and the complexity of formal agreements and stakeholder relationships.

5.2 The Browne Jacobson Lawyer supporting Officer's in this process has been working on this project since its inception (2023) and originally wrote the Land & Legal Review supplied to and approved by Cabinet in April 2025.

5.3 The key partners in the Huntingdon Sport & Health Hub project that Officers have been working with are as follows:

a. Huntingdon Town Council
b. By default, both parties have been working with Fields In Trust as the Town Council must as landowner submit the main application.
c. Cambridgeshire Country Council
d. CAM Academy Trust
e. National Health Service (NHS) & Integrated Care Board (ICB)

5.4 To provide the Council and TCMG confidence and reassurance Officer's instructed Browne Jacobson to provide a separate report on the current land and legal position of the project and this can be seen in **Appendix 2.**

5.5 The report set out in **Appendix 2** covers the following topics:

a. Stakeholder (Third Party)
b. Proposed Transaction Arrangements
c. Current Position Statement on Negotiations
d. Consequences of Withdrawal Once Agreements Entered Into
e. Whilst all of the potential risks following execution of all of the legal documentation are outlined within this report the expert legal advice and that of Officer's is that the overarching risk is low as none of the stakeholders nor Councillors would wish this project not to proceed or want to remove the Council from these agreements given the strategic and significant outcomes that will result from the delivery of this project.

5.6 In regard to Huntingdon Town Council the key agreements that the Council have worked through are the following:

a. **Overarching Agreement** - Draft agreement in place & HTC awaiting drainage plans
b. **Transfer of Land from HTC to HDC** - Draft agreement in place
c. **Transfer of Land from HDC to HTC** - Draft agreement in place awaiting drainage plans for agreement to connect & water attenuation tanks
d. **Deed of Easement** – This centres around the new access road from the Bowls car park to the centre for emergency vehicle access and chemical deliveries plus all easements for drainage from HDC onto HTC land – Land valuations being completed by Valuation Office (expected 24th April) – Draft agreement with HTC and subject to final valuation and negotiation with the Council.
e. **Tennis Club Surrender Lease** - Although there is no contractual relationship between HDC and the tennis club it is vital to the success of the project that the tennis club agrees to surrender their lease and to be relocated elsewhere on HTC's land – HTC are meeting with the Tennis club – 16th April and will be submitting detail of surrender of the lease and new long term lease (inclusive of Padel & Pickleball) to them for review.
f. **Field's In Trust Consent** - The HTC land is protected by Fields in Trust and consent is required to its disposal. This requires an application to be made by HTC to Fields in Trust and HDC are supporting this by providing information. HTC with support from HDC submitted original application on 5th January 2026 and since the Fields In Trust have responded to HTC with 8 key points. HDC and HTC have since met and will re-submit clarification by 20th April 2026. ***This agreement with the Fields In Trust is vital to the entire project as without it we cannot proceed due to the King George V covenant and restrictions upon it from the Fields In Trust.***
g. All legal documentation for HTC has been completed (June 2026), full approval by HTC has been given to the HTC Town Clerk for delegated authority to sign and execute and this will be done in liaison with HDC by end of July 2026.

h. HTC as they lead the Field's in Trust application have now received full agreement from the Fields in Trust to allow the wider development to proceed to mobilisation and construction.

5.7 In regard to CAM Academy Trust the key agreements that the Council have worked through are the following:

a. **Long Term Lease** (30 years) from CAM Academy Trust to HDC to deliver a new 11 a side 3G Football Pitch to re-provision x 2 5 a side Football pitches currently on HDC land (dry side) – Draft agreement in place and at an advanced stage.
b. **Trenching License** – The license was granted in early April 2026 to deliver archaeological digging/trenching work required as part of the planning application/approval (February 2026). This has now been completed, and all re-instatement works have been completed by HDC contractors and CCC archaeology team comfortable with results.
c. **Pitch Works License** – This grants HDC the right to undertake the required works on site to construct the new 11 a side Football pitch on CAM land. On completion of the works CAM will grant HDC the lease referred to above and HDC will then enter into that lease and a Shared Use Agreement with CAM for the use of the Football pitch for school use.
d. **Shared Use Agreement** - Grants CAM the right to use the new football pitch during school hours subject to various conditions for 30 years. HDC will remain responsible for the maintenance of the football pitch – HDC have provided comment and agreement is in final draft form.
e. **Fencing Works License** - Grants HDC the right to carry out works to the car park on CAM land to make it suitable for use as additional parking for visitors to HDC leisure facilities out of school hours. Not yet prepared but will be based for ease on the Trenching License set out above.
f. **Car Park License** - Grants HDC the right to use part of the car park on CAM land as additional parking for visitors (planning requirement) to HDC leisure facilities out of school hours for 30 years. No significant points left to be resolved and with the CAM Solicitor to produce final draft.
g. **Secretary of State for Education Consent** - CAM land is a school site and therefore any dealings (including the grant of the lease referred to above) with it must be approved by the Secretary of State for Education before they begin. The application for consent was submitted by CAT on 2nd April 2026. It is anticipated that a decision will be received within 6 weeks of that application.
h. All legal documentation as stated above has been finalised between the Academy Trust and HDC (July 2026). Full engrossment will be undertaken between parties by end of July 2026 to allow the mobilisation and construction process to commence.

5.8 In regard to Cambridgeshire County Council the key agreements that the Council have worked through are the following:

a. **Deed of Variation and License for Alteration's** - HDC is the tenant of the existing swimming pool. CCC is the Landlord. The repurposing of the existing swimming pool for use as a soft play area and other leisure activities requires a variation to the lease and for CCC to consent to the alterations to be carried out to the building to enable its new proposed use. CCC has agreed in principle to the changes needed to the existing lease and to the proposed works. A draft is in place and with CCC. HDC awaiting their comments but do not foresee this to be an issue for completion.

b. All the legal documentation between parties is now complete. This will be signed and executed by end of July 2026.

5.9 Negotiations are on-going with the NHS and Integrated Care Board (ICB). The Head of Leisure, Health & Environment has led these discussion and negotiations since late 2024 and the NHS/ICB are still extremely interested in the circa 800 sqm of space at the existing dry side site. The National Estates Director for NHS England is now supporting the discussions to understand from their point how a long-term agreement can be found to allow a multi-health service offering into the space supporting the wider local neighbourhood team approach. Meetings are planned over the next few months and the Head of Leisure, Health & Environment has indicated to the NHS/ICB that an acceptable agreement between parties needs to be found by end of June 2026 in order for both parties to then agree final design specifications for their space by end of September 2026 with the construction partner. ICB have requested cost proposals and Heads of Terms for the co-located space so that a final decision on the space, funding of it and the proposed management at their end can be approved. Their next meeting is mid-August 2026.

5.10 Since the inception of the Huntingdon Sport & Health Hub it has been the ambition of the Officer group that we create a “whole site” solution where all of the key stakeholders on site would benefit and as a result we can create a single site complex regardless of who owns land or leases which is a beacon for leisure and health for the town, district and the region.

5.11 TCMG are also asked to take note of and be assured by confirmation from Officers that whilst this section sets out the current legal position and associated risk of the land transfer and legal review the overall risk is low based upon current engagement from key stakeholders therefore TCMG are advised to accept the risk set out. Officers will move forward to finalise all of the relevant legal information set out in this section and to proceed with the delivery of the project.

6. UPDATED LEGAL IMPLICATIONS

6.1 This report was originally slated for consideration prior to the May elections. At this time, a question was raised regarding the purpose of TCMG in relation to this project and whether consideration by TCMG would bind the future administration following the elections. Clearly this position has moved on with the administration now being in place, but for the purposes of completeness, this section has been retained as it provides context to the paper presented.

6.2 The primary role of the TCMG (as per its Terms of Reference) is to agree;

- Treasury management investment decision (including the acquisition and disposal of assets).
- The capital programme and the undertaking of all capital development, including the approval of business cases.
- Comment on treasury management performance.

- Call officers to account in respect of performance relating to capital projects.
- To review, support and guide the operation of the Commercial Investment Strategy.
- To review, support and guide the treasury management function including new investment opportunities

6.3 The development of this business case has been through various stages of Member oversight over the last year; this has included Cabinet decisions (April & October 25); Cabinet and Council (February 26 – Budget; CIL Strategic); and Cabinet (March 26 – CIL allocations). There has also been O&S input, and the Project Member Advisory Board. At no stage has any decision pertaining to this project been formally challenged or called in.

6.4 These decisions therefore form the core basis on which the project can move forward to delivery.

6.5 Cabinet have previously approved the business case, and TCMG is a sub-committee of Cabinet, in this case, the role of TCMG is to oversee the business case which is now more refined following the provision of final costs and planning having been obtained. TCMG is also provided with an update of other conditions which are required to be met to allow the development to proceed, including legal update.

6.6 The purpose of the paper is for oversight, and to update Members on the progress of the project, and the imminent move of the project into the implementation phase. The language in this report seeks to confirm this is the case. The conditions established in the October 2025 Cabinet decision have either been (for example gaining planning permission, and budget approval) or will be met at the relevant point (i.e. finalisation of necessary consents).

6.7 Officers have previously obtained external legal advice that identifies that it was permissible for TCMG to meet during the pre-election period, recognising that the report on this subject was merely seeking to update members as to the progress of the project. However that meeting did not take place. The advice has also confirmed that this topic is within the purview of the TCMG. Officers are therefore content that the purpose of the report is valid for TCMG consideration given their role in overseeing and monitoring the Capital Programme and approval of business cases.

6.8 Based on the decisions that have been taken by Cabinet and Council, including delegations within those reports, and those delegations which are already vested with Officers, **it is considered that there are sufficient existing delegated powers to enable the onward progression of the project to delivery.** This is in line with the strategic direction of travel set by Members in relation to this project, again, as per decisions taken at Cabinet and Council.

6.9 For completeness, TCMG are not being asked to make any formal decisions in respect of this project – and the report has been amended and updated to reflect this; and external advice has confirmed that there is a sufficiently clear decision trail to support the conclusion that adequate decisions and delegations are in place to allow Officers to progress the One Leisure project to RIBA Stages 5 and 6, without requiring a further decision or approval from Cabinet, Council or TCMG.

6.10 This project has had Member input and oversight at various stages during its formal decision-making. This is set out throughout the report. The decision of Cabinet in October 2025 is clear regarding the intention to deliver the project, subject to the necessary conditions of that report. The budget has also since been agreed by Council in February 2026. Currently there is a clear decision pathway towards implementation, and Officers have sufficient strategic direction to move towards formal contracts to enable delivery.

6.11 Should the current Administration determine it wishes to take a different direction, that is clearly within their gift to do so. TCMG could request that the matter come back to Cabinet formally and Officers re-review the project with Members. **However, the project remains within the recently adopted Corporate Plan – Action no. 1 in the new Plan.**

6.12 The report provides a high-level overview of the risks of moving forward based on the current decisions, it also includes high level legal advice on the implications of withdrawal. Thus, a balanced approach to this matter has been presented. However, based on what is known now, and given the aforementioned decision pathway, it is reasonable for TCMG to be provided with this update on a project which continues to move towards delivery; and no formal decision is being sought to reverse the decisions of Cabinet and Council.

7. SOCIAL VALUE

7.1 Following the development of the Huntingdon Sport & Health Hub project and its subsequent journey through RIBA Stage 1 – 4 Officer's working in parentship with colleagues in the Council Communities team and with the Social Value Engine produced a report on the proposed social benefits that this project once fully completed would deliver to residents. This report can be seen in **Appendix 9.**

7.2 In addition to this social value report Officers have also developed a wider social value briefing note for TCMG around the wider benefits of this scheme. This can be seen in **Appendix 10.**

7.3 Within **Appendix 10** the social value has been showcased and broken down on a national, district and project related basis. This is in the **Appendix 1** of the document.

7.4 In summary the wider social value benefits from this scheme are illustrated below:

Level	Social Value Indicator	Annual Value
Local (Huntingdon Sport & Health Hub)	Social Value	£7.2 million & £4.72 for every £1 spent
	Health, Wellbeing & Community Participation	77% of local residents impacted directly

	Improved physical & mental wellbeing	£5.5 million social value
	Improve children & young people's physical and mental wellbeing	£1.6 million social value

7.5 Prior to the commencement of the Huntingdon Sport & Health Hub scheme a full social value plan will be developed by the Head of Leisure, Health & Environment in conjunction with all relevant stakeholders and partners. This will set out the key parameters and targets that the new leisure development should achieve over the first 5 years of its life. This will enable the Council and the operational teams to measure and benchmark the new centre's success and social value.

7.6 Officers will also seek to work with our contractors and suppliers to seek to maximise economies of scale for those adjacent groups such as the Cricket Club but also maximise the social value opportunities arising from the scheme.

8. PROJECT DELIVERY TIMELINES

8.1 The table below illustrates the latest project delivery timelines for the Huntingdon Sport & Health Hub project:

Phasing	Work	From	To
Phase 1	11 a Side Football Pitch	14/05/26	04/09/26
Phase 2	Access Road & Site Set-Up	14/05/26	02/07/26
Phase 3	Pickleball Courts	14/05/26	09/07/26
Phase 4	Main Construction Works	12/06/26	03/05/28
Phase 5	Padel Courts	29/11/27	04/04/28
Phase 6	Conversion of Existing Wet Side Facility	10/01/28	13/07/28

8.2 It is important to note that whilst every endeavour will be made by Officer's and the project and construction teams to deliver this schedule on time this programme is inextricably linked to the final negotiations and conclusion of all legal processes and is subject to any unforeseen eventualities that may arise throughout the mobilisation and construction period.

8.3 As part of the wider programming of this project Alliance Leisure have as part of the project costs appointed Varsity Consulting who will oversee the main project management of construction works on this project. They have a long and successful history on leisure development programmes like Huntingdon Sports & Health Hub. In addition, they will also oversee the project related risk register, and this will be reviewed weekly by the entire project management team inclusive of Officers of the Council.

8.4 As stated within Section 4.6 Officer's on behalf of the Council have appointed NPS Property Consultants to act on their behalf to embed themselves within the project management team to add that extra layer of scrutiny and forensic review as a project of this magnitude deserves and will aim to provide the

Council with the confidence and reassurance they will seek to obtain to ensure the project is delivered on time and on budget.

8.5 The Member Advisory Board set-up as part of the RIBA Stage 1 & 2 process will continue to act and advise the Officer team based upon the agreed Terms of Reference in place. Regular meetings will be facilitated to ensure updates are provided to the respective Councillors and in furtherance to this the appropriate political reports can be developed and presented to Council committees to aid information sharing and progress of the overarching project.

8.6 All of the information will be shared with the Council's Transformation team, and all the required Project Initiation Document's and associated processes will be followed to ensure that the correct procedures are followed, and the Transformation Board can be updated as required throughout the construction and delivery phases.

9. COMMUNICATION & ENGAGEMENT

9.1 Following on from the submission and approval of the RIBA Stage 1 & 2 reports to Council in April and October 2025 the Head of Leisure, Health & Environment and wider colleagues have undertaken a significant amount of stakeholder engagement to help progress the Huntingdon Sport & Health Hub project and have continued to update and improve opportunities to promote the scheme not only with stakeholders but residents too. Please see below for some key updates since RIBA Stage 2 in October 2025:

- Key resident messaging has been published across social media with support from the Marketing & Communications department which focussed on the planning approval (16th February 2026), Full Council budget approval (25th February 2026) and CIL approval by Cabinet (17th March 2026).
- Stakeholder communications meetings have been set up and happen bi-weekly. The stakeholders at these meetings are HDC, HTC, CAM Trust, Alliance Leisure and HDC Communications.
- A dedicated micro-site for the project has been set-up to enable the operational team to clearly showcase the Huntingdon Sport & Health Hub project and to keep residents informed. Have Your Say Today - Huntingdon Sport And Health Hub - Commonplace
- As part of this a Frequently Asked Question's (FAQ) has been developed and has been shared as part of the micro-site. The operational team will be sharing this and briefing the Council customer services team on this information in case residents contact them about the project.
- Finally, a meeting and a process has been developed by the operational team and customer services around how day to day enquiries or complaints once the project has commenced are dealt with. This is aimed at ensuring residents feel connected with and we can keep these enquiries away from the leisure development team.

9.2 An updated Communication & Engagement Plan can be viewed in **Appendix 5.**

10. REASONS FOR RECOMMENDATIONS

10.1 This report provides cost certainty and Officer's with support of their expert leisure development consultants have supplied TCMG with a feasible business case which is within the £30.5m budget envelope previously approved by Cabinet in October 2025 and Full Council in February 2026.

10.2 To support this process an independent assessment has been undertaken by the Sports Consultancy to revise and re-forecast the original financial projections of the Huntingdon Sport & Health scheme, and these results have shown significant improvement underpinning the feasibility of the overarching scheme.

10.3 The wider social and health benefit this scheme will bring to the local community are vast and this report supports the development and implementation of a dedicated health and wellbeing hub at the site thus allowing wider financial support to the capital scheme.

10.4 The independent legal expert advice sought by Officer's provides confidence and reassurance to TCMG that whilst there is risk associated to this project that those stated risks are low and are identifiable and can be mitigated by the actions of Officer's and key stakeholders involved allowing this project to proceed.

10.5 All stakeholders involved within this project and identified within this report are onboard and extremely positive about the scheme itself, the ability to provide better social, economic, health and physical activity outcomes for their residents, staff, employees and wider visitors to the town, district and region.

10.6 This ambition that the Council have undertaken and shown commencing from the procurement of the Built and Playing Strategies in 2023/2024, One Leisure Long Term Operating Model & Independent Review 2024, Swim England Aquatic Review 2025, RIBA Stage 1 – 4 2024/2025 provide the methodology and strategic direction to ensure the Huntingdon Sport & Health Hub project is a success for the Council.

10.7 This scheme also strongly supports all the priorities set out within the Corporate Plan namely through the partnership working on show with the NHS and ICB around the proposed co-located health and wellbeing hub thus creating improved health infrastructure that this will bring to the community.

10.8 The creation of new products and services in the proposed soft play space benefitting the local community and underpinning the commercial performance of One Leisure whilst also introducing new jobs, trainings and skills for residents.

10.9 The ability to work in partnership with all the key stakeholders within this project and the opportunity as a Council to leave a legacy on the town and district and providing facilities and services that are fit for future and protected for generations to come.

10.10 This scheme also through the main leisure development enables the attraction of new members, providing new and exciting opportunities to be physically active and it is estimated that the scheme will increase leisure centre attendances by over 500,000 per annum once complete.

10.11 The wider links that this provides the One Leisure Active Lifestyles teams to imbed themselves with the NHS/ICB and create a new innovative end to end health service and the ability to draw in new and increased levels of physical activity and external funding.

11. LIST OF APPENDICES INCLUDED

Appendix 1 – RIBA Stage 2 Cabinet Report – RAG Status Update
Appendix 2 – Browne Jacobson – Land & Legal Review
Appendix 3 – Brown Jacobson – DMA & Main Building Contract Review
Appendix 4 – NPS Huntingdon DC Key Risks RAG Report
Appendix 5 – Communication & Engagement Plan
Appendix 6 – RIBA Stage 2 (April 2025) Cabinet Report (Exempt)
Appendix 7 – Varsity Consultancy – RIBA Stage 4 – Interim Report
Appendix 8 – Sports Consultancy – RIBA Stage 4 Financial Projections
Appendix 9 - Social Value Engine Project Report
Appendix 10 – TCMG Social Value Briefing Note

12. BACKGROUND PAPER – LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

- Huntingdon Sport & Health Hub - RIBA Stage 1 Report – April 2025
- Huntingdon Sport & Health Hub - RIBA Stage 2 Report – October 2025
- Development Management Committee (Planning Approval – February 2026
- Full Council – Budget Approval – February 2026
- Community Infrastructure Levy Cabinet Report – March 2026