

Treasury & Capital Management Group (TCMG) –
20th October 2026

Report by: Gregg Holland – Head of Leisure,
Health & Environment

Lead Cllr: Debbie Mickleburgh
Executive Councillor for
Communities, Health & Leisure



Wards	Open / Exempt	Key Decision?
All	Open	No

Huntingdon Sport & Health Hub – Update Report

Executive Summary:

This report is aimed at providing Treasury & Capital Management Group (TCMG) with an update on the Huntingdon Sport & Health Hub project [following the last meeting dated 28th July 2026](#).

This report aims to update Cabinet via TCMG as part of providing oversight of this project and advise that the project continues to meet key conditions (linked to previous approvals); illustrate the steps taken since the last meeting (July 2026) and advise how the project has moved into the formal commencement and delivery stages of the capital investment.

The key points to note are:

- 1. The commencement of works on the 3G Football Pitch; with a completion November 2026
- 2. The completion of RIBA Stages 3 and 4 for the main development
- 3. The completion of necessary legal agreements with key stakeholders Huntingdon Town Council, Cambridgeshire County Council and CAM Academy Trust
- 4. The completion of the Delivery Management Agreement (DMA), allowing for the contractor to begin mobilisation.
- 5. The anticipated commencement of works on site in October, with an expected completion in Autumn 2028.

Recommendations

The TCMG is recommended to:

- 1.1. Note the updates provided in respect of the project, which has now moved into the Delivery phase.

- 1.2. Acknowledge and accept the construction phase plan for the 3G Football pitch and main leisure development works.
- 1.3. To review and accept the wider updates provided by Officer's on the updated financial information and risk management.

	Key Corporate Plan Priorities
1	Improving quality of life for local people
2	Creating a better Huntingdonshire for future generations
3	Doing our core work well

	Place Strategy Priorities
1	Pride in Place
2	Health Embedded

Report Author(s)

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1. PURPOSE OF THE REPORT

- 1.1** The purpose of this report is to inform the TCMG of the progress Officers have made on the Huntingdon Sport & Health Hub project since its last meeting on 28th July 2026. This includes the overarching project and capital costs. It also seeks to advise TCMG that the project has progressed into delivery and seeks to provide an initial update as part of formal oversight to TCMG (on behalf of Cabinet) which will continue periodically as the project progresses through the delivery stages.

2. BACKGROUND & CONTEXT

- 2.1** Members will recall the considerable background detail and context which have got this project to this point. The intention is that this will not be repeated here, however highlights are:
- 2.2** [The RIBA Stage 2 process was approved by Cabinet in October 2025.](#)
- 2.3** 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 1st April 2026.
- 2.4** A comprehensive update was given to [TCMG in July 2026](#). This noted the considerable progression of the project; and included key updates from a range of technical and professional services which have been supporting the project. The recommendations of that report were accepted by TCMG.
- 2.5** The remainder of this report is therefore aimed at providing an update and reassurance to the TCMG on the activities that have taken place since July 2026 and to provide an overview of the next steps on delivery of the project.

3. ACTIONS SINCE JULY

- 3.1** Final negotiations with Huntingdon Town Council, Cambridgeshire County Council and CAM Academy Trust have all concluded and the associated legal documentation completed.
- 3.2** Huntingdonshire District Council then signed and engrossed the following legal documents with CAM Academy Trust to allow the mobilisation of the new 3G Football Pitch:
- Trenching Licence
 - Pitch Works Licence
 - Fencing Works Licence
- 3.3** The new 3G Football pitch commenced in July 2026, and it is anticipated to be concluded by November 2026.
- 3.4** The Deed of Variation between Huntingdonshire District Council and Cambridgeshire County Council to allow the change in use of the existing swimming pool to a super soft play was signed and engrossed in September 2026.

3.5 Working in partnership with Huntingdon Town Council the District Council signed and engrossed the following legal documents on 1st October 2026. These included:

- Land Exchange Agreement
- Phase 1 Transfer to HDC from HTC
- Transfer to HTC
- Phase 2 Transfer to HDC from HTC
- Deed of Easement
- Collaboration & Funding Agreement
- Compound Licence

3.6 Further to this the Delivery Management Agreement (DMA) between Huntingdonshire District Council and Alliance Leisure (leisure development partner) was also signed and engrossed on 1st October 2026.

3.7 With the legal documentation having been completed and executed with Huntingdonshire Town Council and Alliance Leisure this now allows the main leisure development works (new leisure centre extension) to be started which will commence mid-October 2026.

3.8 The latest construction programme for all aspects of the leisure development can be seen in the table below:

Phasing	Work	From	To
Phase 1a	11 a Side Football Pitch	27/07/26	16/11/26
Phase1b	Mobilisation (leisure development)	12/10/26	26/10/26
Phase 2	Access Road & Site Set-Up	26/10/26	08/01/27
Phase 3	Pickleball Courts	23/11/26	01/03/27
Phase 4	Main Construction Works	01/03/27	29/08/28
Phase 5	Padel Courts	29/08/27	17/11/28
Phase 6	Conversion of Existing Wet Side Facility	29/08/27	09/03/29

4. FINANCIAL UPDATE

4.1 Within the TCMG July report the Head of Leisure, Health & Environment provided a significant update on costs and funding implications. This report also sought to provide assurance that the prudent approach to budgeting, with wider refinement of the project and its costs had meant that the project was still deliverable within the approved capital budget, but there was sufficient scope to actively manage project costs during the process and timeline of the development – such as through value engineering should it be necessary.

4.2 As part of the design and project process and as identified within the TCMG report the council retained the services of Browne Jacobson for legal support on both the land and Delivery Management Agreement (DMA) matters. As part of this process the expert legal advice has been to recommend that based upon the volatility of the construction industry that the council take out “performance bonds” which ensures the council up to 10% of the project cost (c£2.8m) if their construction partner enters administration.

- 4.3** The performance bonds have been confirmed to cost £189k. This would increase the total project costs from £29.5m (RIBA Stage 4) to £29.7m. Throughout the RIBA Stage process the total capital cost for the project has been £30.5m. The core project costs remain within this envelope, with 97% of costs being fixed. There has been considerable work undertaken by Officers and expert consultants to provide the council with confidence and reassurance for project delivery and fixed costs.
- 4.4** Prior to concluding the Delivery Management Agreement (DMA) Officers had managed to obtain construction prices that had been held since the beginning of August. The non-completion of the DMA was a significant risk to the project as until that was signed, the main works costs could not be considered as fixed and would be susceptible to market changes because of market volatility and wider geo-political instability. Officers worked closely with both Brown Jacobson and NCS Project Consultants to conclude the DMA. The DMA was concluded on 1st October 2026.
- 4.5 The core project costs are within the agreed capital budget envelope; and as such, the project continues in accordance with the decisions to date.**
- 4.6** There are items which form part of the wider costs for the project which have increased, and which will require active management through the project. These total c£2.2m – these will continue to be refined as the project develops, and some may be able to be removed/reduced in due course (for example increased project contingency).
- 4.7** Of those wider costs, c£1m can be offset by funding that will be returned to the project from other sources (such as return of ‘forward funded’ works). This would leave a balance of c£1.2m of cost that would remain, which Officers are confident can be actively managed within usual project financial management, alongside other actions such as future MTFS bids if necessary. Members should be assured that a prudent approach has been adopted for where we are now.
- 4.8** Regarding the funding and deliverability of the project from a financial perspective, Officers have undertaken detailed appraisals recognising that funding for the project will come from a range of sources including Borrowing, CIL, existing Capital Receipts and Earmarked Reserves. Members are asked to note that the CIL figure attributable to the project has been agreed at £10.3m, in accordance with the February 2026 “CIL Governance – Phase 2 (Strategic Allocation)” paper - [Report Template for Cabinet / Committee Reports](#). The overall financial appraisal is considered to remain sound.
- 4.9** Members are made aware that despite best efforts, due to structural/system changes within the NHS and ICB, it has not been possible to confirm their involvement in the project at this stage. As a result, the anticipated contribution from that source cannot be accounted for at this point. However, this can be addressed by increased borrowing. As part of the project progressing, Officers will continue to work across the Council and with other external partners to seek alternative uses for the space that was identified for the NHS; this may include an ability to find an alternative health partner to take the space. As such, it is considered that although this capital funding is no longer available, it does not

mean that there will not be other capital or revenue funding opportunities for the space that would be created.

- 4.10** In light of the changes in financials, both Leisure and Finance colleagues have updated and rechecked the cashflow models for the development. There is confidence that the models and overall appraisals remain sound. Whilst there would be some unavoidable impacts in the early years, over the longer term the overall cashflow remains positive to the Council.
- 4.11** Finally, it is recommended that a longer-term position on this project is seen as over the life of the project it will provide a positive contribution of (£9.8m) and wider than this the non-financial social and physical activity benefits. **The high-level business case for the scheme on a strategic level and its strategic benefits for the district remain sound.**
- 4.12** For these reasons, the project from a financial perspective is able to continue and remains deliverable. The Councils Corporate Director (Finance and Resources) and Section 151 Officer have been involved in the process of concluding the financial picture for the development and is comfortable. As such, and based upon previous formal decisions, the DMA was able to be concluded to enable the mobilisation of the contractor and for the project to progress.

5. RISK MANAGEMENT

- 5.1** There is a high-level risk appraisal for the scheme. The information within the table below lists the most significant risks pertaining to this stage of the project (up to conclusion of the DMA and intended mobilisation).
- 5.2** Officers have sought appropriate professional legal; development and construction feedback. The identified risks below were considered to allow the project to proceed and to ensure no further financial or associated risk/s were added to this project to delay delivery:

Risk	Likelihood	Impact
Volatility of the construction market (Prices)	High	• Construction partners have held prices etc since beginning of August. • As the Delivery Management Agreement (DMA) is now signed this mitigates this risk and lowers to medium/low. • There will remain some residual risk should prices fluctuate considerably.
Geo-political situation	High	• Current World situation and instability in global markets and its impact on resources and supply chains thus affecting costs of the project. • As the Delivery Management Agreement (DMA) is now signed

		this mitigates this risk and lowers to medium/low. • There will remain some residual risk should prices fluctuate considerably.
Interest rates	High	• Indications that interest rates are on the rise imminently and will thus affect the costs of borrowing. • This is mitigated to a degree by the leaving borrowing to a late stage in the project and using other funding sources first. • Continual reviews and updates of the financial appraisal and cashflow models are also to be undertaken at regular intervals.
Weather	Medium	• A harsh winter will affect the overarching project and could cause delays. The performance bond and other insurances, along with contingency do aid in mitigating the effects of this risk which will be an increase in cost. • Project delays can be actively managed as part of project management
Contractor Insolvency	Low	• This is deemed a low risk. A full financial review has been undertaken to establish this position.
Officer Continuity	Low	• Senior officer departure or long-term absence could cause significant delay and extension to the project
Project Management	Low	• Deemed a low risk based upon the inclusion of Varsity Consulting on the main project and NPS Consulting acting on behalf of the council
Inability to fund the wider project costs / Additional Items / future MTFS bid is not successful	Low	• A full project cost review would be undertaken by Officer's and the project management team to identify opportunities to offset the funding gap.
External funding is not received	Low	• This is deemed low risk as some of the funding is covered by legal agreements and others are determined as a cost by the council

6. NEXT STEPS / KEY MILESTONES

1. Setting up and completion of the construction compound) – **October 2026.**
2. Mobilisation and commencement of the new access road from St Peter's Road to the new leisure development site – **October – December 2026.**
3. Demolition of existing Cricket pavilion (which will then allow for final construction compound to be delivered) – **December 2026.**
4. Main ground works for leisure development site which will include the removal of the old Tennis court, 7 a side Football pitches x 2 to allow for the main works to the Pickle Courts and main development - **October – December 2026.**
5. Completion of the 3G Football pitch by **November 2026.**

6.1 In addition, stakeholder communication and engagement meetings have been set up and have been running for several months. These happen on a bi-weekly basis and are chaired by the One Leisure Business & Operation's Manager. Key attendance is seen from the following groups:

1. Huntingdonshire District Council
2. CAM Academy Trust
3. Alliance Leisure
4. Universal Civils & Construction
5. HDC Communications Team
6. One Leisure Operational & Communications Team

6.2 Further to this at the start of the project the council developed a new microsite in order that once it had gone live this could be actively updated to allow a continuous flow of information about the project to be released to local residents informing them of progress or how to report any issues that may arise. The operational leisure team will lead on this process.

7. BACKGROUND PAPERS – LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

7.1 The table below illustrates all of the background information used by Officer's to develop the entire Huntingdon Sports & Health Hub project and this most recent TCMG report:

- 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