

APPENDIX 5b – NEIGHBOURING AUTHORITIES NEW DEVELOPMENTS

MAJOR NEW FACILITY PROVISION AND CLOSURES

BARNET

(contact: Andy Hatvani – 0208 359 7840)

1. Not anticipating any closures for re-development. However, in the New Year, the Council is expecting their management contractor (Greenwich Leisure Ltd) to present them with proposals for the refurbishment/redevelopment of a number of sites within the contract for discussion during early 2005.
2. **Barnet Cophall Stadium (Hendon)** - LB Barnet were successful in being awarded £97,000 through CARP (Community Athletics Refurbishment Programme), for the refurbishment of the track and field areas at Barnet Cophall, with the Council adding a further £100,000 in partnership funding. Once the works have been completed, the site will transfer to Hendon Football Club and Shaftesbury Barnet Harriers AC who are in the process of forming a trust to manage the facilities.

BRENT

(contact: Gerry Kiefer – 0208 937 3710)

1. **North of the Borough (Kingsbury)** ongoing discussions with a private sector partner (Next Generation) to provide a 'public access' swimming pool (main pool – non-competitive i.e. no touch pads etc and teaching pool – dimensions unknown at this stage) alongside "private" fitness facilities, indoor and outdoor tennis courts. It is anticipated that the facilities will stand side by side, possibly with a shared reception area. Hoping to open new facility by 2006.
2. **Willesden Sports Centre** has closed and will be demolished as part of a PFI scheme with credits from the DCMS. The new centre will provide a six lane main pool (25m x 13m) plus teaching pool (13m x 10m), health suite, four badminton court sports hall, fitness / weights area, dojo and multi purpose room. The centre will also incorporate indoor facilities with the new athletics track. The six lane floodlit track will have a grandstand, underneath which will be an indoor running tube (82m x 15m) plus three five-a-side indoor football pitches – due to open May 2006.
3. **South Kilburn** – proposals in the Master Plan for a dry-side sports facility as part of the regeneration plans for the area (pools already at Willesden and Jubilee - Westminster). The facility is likely to incorporate a four court sports hall, dance studio, fitness/weights area and a martial arts/multi purpose room This scheme is being considered as part of the New Deal for South Kilburn regeneration programme that aims to improve housing, transportation and the overall

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environment of the area. If successful, the facility will come on line between 2007 - 2014.

4. **Wembley** - part of the Section 106 agreement for the new National Stadium, includes the provision of a new indoor swimming pool. The site has yet to be determined and is still in negotiation.
5. **Wembley** - a proportion of the income generated by the National Stadium will be made available through the Wembley Stadium Trust to support the provision and development of sport and recreational activities nationally. As Brent Council supported the National Stadium remaining in Wembley, they intend to argue strongly that a significant proportion of the funding that becomes available must be used for the development of sports opportunities within the host borough.
6. **John Billam Sports Ground (Sudbury)** the football and rugby pitches are being brought back into use and new changing accommodation is also being provided at this site.
7. **Gladstone Park (Neasden)** - an application has been submitted to the New Opportunities Fund as part of the PE and Sport programme to provide new changing accommodation.
8. **Vale Farm (Sudbury)** – as part of the re-tendering of the contract for Vale Farm (due to commence in May 2006), Brent are reviewing the facilities at the site. There is a disused ‘cinder’ athletics track between the sports centre and the synthetic pitch, and although this facility is floodlit it is no longer used for athletics and the ground is in too poor a condition to be used for football. The Council intends to seek proposals from potential contractors for an alternative use for this facility, possibly to provide floodlit netball courts.

Within Vale Farm there is also an outdoor floodlit grass training area that was used by Wasps RFU. Since the club’s departure from the borough this training facility has remained unused and has become overgrown. Options for the use of this site are being considered.

9. **Northwick Park (Sudbury)** - the governing body of baseball and softball ‘Baseball/Softball UK’, is interested in providing baseball and softball facilities at Northwick Park. However, the vision of Northwick Park as a “centre of excellence” for baseball and softball is subject to the governing body securing external funding.
10. **Stonebridge Housing Action Trust (Stonebridge)** – the Trust has recently been awarded £1m from the Football Foundation, together with funding from the London Marathon Trust, to upgrade the site (near Bridge Park Community Leisure Centre) i.e. to resurface their ATP and provide new changing and ancillary accommodation.

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11. **Roundwood Park (Harlseden Road, Willesden)** – the Council are due to install a double court MUGA, that can be used free of charge, for the local community to use. It is mainly expected to be used for basketball.

EALING (Sensitive Information)

(contact: Paul Hyman – 0208 825 5000)

1. **Northolt Swimarama (Northolt)** - in the early planning stages are proposals for the replacement of Northolt Swimarama. S+P are undertaking a feasibility study to look at a potential development similar to the Swiss Cottage project i.e. flats on top and to the side of the leisure facilities, with the capital receipt funding the scheme. The redevelopment proposal includes a 25m x 6 lane competition pool, Teaching Pool, large gym (c. 80 stations) Exercise Studio and one other facility (possibly indoor bowls). The centre will be predominantly a wet facility as a new dry NOF facility is being developed close by at Northolt High School. Ealing's planners are supportive of the initial proposal as planned.
2. **Acton Baths (Confidential)** – another project at the very early planning stage is the development of a new swimming pool to replace the old Acton Baths on a new site approximately ½ mile away from its current location. The South Action Estate is the second most deprived in the Borough and the Council is assessing the feasibility of developing a new pool on the edge of an industrial park, a site that is ideal for transport links being within walking distance of 3 tube stations and one main line railway station. The existing Acton Baths site, which is considered to be in a prime town centre location, would be subject to disposal to fund the new pool.

The Council are considering the possibility of developing a 50m pool, as a longer-term replacement for Gurnell Leisure Centre, which is believed to have an approximate 15 year life expectancy, but officers feel it is not in a good location within the Borough.

3. **Southall Sports Centre (Beaconsfield Road, Southall)** – a lottery funded dry sports centre that has remained closed since its completion in 2003.

The centre was originally commissioned by Ealing Tertiary College (ETC) who intended to subsidise public use at the site. The College was willing to do this in order to secure Sports Lottery funding, as the new facilities would help in delivering a number of sports related courses they proposed to run. Since submission of the original lottery bid in 1997, ETC merged with Hammersmith and West London College to become Southall and West London College and the new management team took a different perspective, wishing to ensure that the sports facilities did not require subsidy.

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The centre was originally designed to international class Table Tennis standards, but when ETC were unable to subsidise the centre as intended, and in order to make it financially viable, adjustments have been made to the design – in particular the conversion of a specialist table tennis space into a fitness facility. Negotiations have been protracted as the English Table Tennis initially objected to the proposal because it reduced the amount of space allocated to the sport, but with Sport England's agreement the conversion has gone ahead.

The centre includes a 4 court sports hall, 100 station gym, separate ladies gym (25 stations), exercise studio, no catering, as this is already on the college site. As part of a joint venture with Southall and West London College, the Council will manage the centre for a period of ten years. The centre is now due to open in January 2005.

4. **Acton High School/Reynolds Sports Centre (Acton)** – part of a Schools PFI project to replace the school and provide new sports facilities. Construction of new buildings is taking place whilst the old facilities remain open. Facilities to include a new 4 court sports hall, Health and Fitness, Exercise Studio and MUGA. Due to be completed in 2005 and opening in early 2006 – to be managed by Active Ealing (Ealing DSO) with the PFI provider responsible for cleaning, care-taking and security.
5. **Greenford High School/Greenford Sports Centre (Greenford)** – identical scheme (with slightly larger gym) to Acton High School/Reynolds Sports Centre above. Due for completion early 2006 – to be managed by Active Ealing (Ealing DSO) with the PFI provider responsible for cleaning, care-taking and security.
6. **Brentside High School/Brentside Sports Centre (Greenford)** – similar scheme to two above with the exception that the new sports centre will be managed by the school. The previous sports hall on the Brentside site did not have community use, whilst the new centre will be run as public sports facilities. Due to open early 2005, the facilities will include a 4 court sports hall, Dance Studio, an ATP and a MUGA, but no fitness.
7. **West London Academy/Compton Leisure Centre (Northolt)** – new sports facilities being developed on site as a result of the Academy status – 4 court sports hall, Dance Studio/Activity Room, Fitness Gym (35 stations) and an ATP. The school will manage the facilities, but the Council have made a capital contribution towards the scheme to secure continued public access to the facilities for the next 25 years.
8. **Northolt High School (Eastcote Lane, Northolt)** – a new 4 court sports hall will be developed on site as part of the NOF PE and Sport programme. The school have secured their partnership/match funding, but the project is not due to be signed of by NOF (confirming their funding) until the end of this year. Building is anticipated to start in 2005 with completion due in mid 2006.

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9. **Liverpool and Victoria Sports Ground Site- Carbery Ave (Acton)** - a private sports ground which is being developed by Wimpey Homes (flats on site) but part of the planning gain provides new sports facilities such as an ATP, cricket, and a refurbished (possibly new) pavilion all with full public access. Construction on site is due to start in late 2005/early 2006, however the installation of the ATP is being accelerated and is due for completion by Spring 2005 to allow for limited school use.

HERTSMERE

(contact: David Ashlee – 0208 207 7568)

1. No closures or major developments proposed, only modifications to facilities as and when required particularly in response to changes in the health and fitness market.
2. **Aberford Park (Borehamwood)** – Possible provision of a skate park by Summer 2005.
3. **Queens School (Bushey)** – The school has entered into public private partnership with Power League which will see £1.4m capital used to build 8 five a side football pitches and 1 seven a side pitch, which the school will have exclusive use of during the day and which will be let for community use during the evenings and weekends. Work has already started on site, and is due to be completed early 2005 ready for opening in March 2005.

HILLINGDON (Sensitive Information)

(contact: Mohammed Bhimani – 01895 250659)

Major leisure developments being planned, which will be funded by land disposal. Potentially a 2-3 year development programme, but it is anticipated that all facilities will be open by 2008/09. An external Project Director (Bill King) has been appointed from the private construction industry to drive the projects forward.

1. **Uxbridge Lido Sports and Leisure Centre (off Park Road, Hillingdon House Farm)** – the existing Lido (built in 1935) is run down and “derelict” having been closed in 1998, but has Grade II listing. Hillingdon are proposing to dispose of an adjacent site for housing (land valued at **c. £20m – £2.8m per acre**) and, as outlined in the UDP and Planning Brief, Members have committed that the receipts can be used for nothing but the replacement leisure provision on site. The total project cost of the project is estimated to be £22 – 23m, of which the Council is hoping to secure £2m from HLF (for the Lido refurbishment costed at £3.5m) and Uxbridge College have indicated that they would be prepared to fund both the Sports Hall and ATP in return for use of the facility. The Council is currently in discussion with the college.

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A major aspect of the new sports and leisure complex will be to create a fully integrated and meaningful refurbishment of the Lido which will entail the restoration of the existing grandstand, cascades, entrance building and the lido pool and surrounds which all have a Grade II Listed status. The main features of the new complex (designed by Faulkner Browns) will be provided by the construction of a 'state of the art' leisure facility which will include a 25-metre eight-lane swimming pool (moving boom and floating floor) with leisure water, spectator seating, Health and Fitness, Health Suite (spa pool, sauna, steam room and modest relaxation area), Exercise Studios, a 4 courts sports hall, café and crèche. Construction is expected to start in September 2005.

The design and layout of the facility allows for the inclusion of a 50m pool if the necessary funding can be received from the Sports Lottery Funding. Discussions have taken place with Sport England and the ASA to establish whether they wish a 50m pool to be located in the NW London sector. Hillingdon are in the process of making a formal application to SELF for funding will be required (from SELF) to meet the potential funding gap between a 25m/50m pool (estimated to be £4 - 4.5m).

The development will also include an ATP and a new athletics track and pavilion, which will be built in roughly the same location as the existing grass track, to sub-regional standard, and will be constructed over two levels with a 300 seat stadium. This element of the project is being accelerated i.e. a planning application is being submitted in December for determination February/March, it is hoped that work will start on site in April/May and the centre will be up and running by early 2006, in order to release the Hayes Stadium site for disposal.

The Council are not prepared to subsidise the operation of the new centre, and officers have "soft market tested" their business plan to allay Members' concerns about it's financial viability. The Council is about to seek "Expressions of Interest" for operating just the Uxbridge facility and they expect to go out to the construction market in approximately six months once planning approval for the scheme has been achieved (detailed – housing, outline – leisure).

- 2. Hayes Stadium and Sports Centre (Hayes)** - although Hayes Stadium is currently the athletics track for the Borough its location makes it only suitable for local participation, as it currently fails to meet the necessary criteria for area, regional or national participation and events. The facilities and infrastructure at Hayes Stadium have far exceeded their economical life and the expected costs for future repair and maintenance will continue to escalate while the Stadium will not be able to provide the standards demanded of a modern athletics and sports venue.

Once the new athletics facilities have been completed at Hillingdon House Farm, the Council intend to dispose of the Hayes Stadium and Sports Centre site (valued at £6 - 7m) and the capital receipt from the disposal of the land will fund the

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Botwell Green development including a new sports and swimming pool complex along with other community facilities.

The remaining land will be disposed of to create a residential development.

- 3. Botwell Green – opposite Hayes Pool (Botwell Lane/Central Avenue/East Avenue)** – this site has been identified in the Council's Asset Management Review as capable of being redeveloped as an 'urban park' which could make provision for a number of sports, leisure, community and educational facilities, most notably a replacement for the existing Hayes Swimming Pool.

The site, which is Council owned, currently comprises an extensive area of recreational open space located near Hayes Town Centre and is currently used for a number of low-key recreational uses. The financing for this proposal will be achieved initially from the sale of the Hayes Stadium site, supplemented by the sale of the existing Hayes Pool site (valued at c. £5m). The Council Cabinet at the meeting on 15 July 2004 accepted the proposal for the sale of Hayes Stadium to finance new facilities in the Hayes area.

The new complex at Botwell Green (approximate costing of £14m) will include a 25 metre x 8 lane competition pool; leisure/learner pool, incorporating a flume pool; a 4 courts sports hall, Health and Fitness, cafeteria; library; 1 stop shop; public meeting rooms; crèche, an ATP; MUGA, children's play area and an adventure playground. It is anticipated that a sufficient area of land will be retained as recreational open space, which would include a full sized football pitch. and the retention of the existing bowling green and clubhouse;

Currently out to OJEC for an architect led design team.

- 4. Harefield Academy (Harefield)** – John Penrose Sports Centre run by Hillingdon DSO will close on 28th November 2004 and is due to be demolished to make way for the Harefield Academy (new school and sports facilities). The site will become a Football Academy and the proposed new sports facilities will include a 4 court sports hall, a smaller 2 court hall for Gymnastics/Badminton/Martial Arts, 20 – 30 station fitness gym, MUGA (not floodlit), indoor football training area (possibly third generation surface), and an ATP. If the Academy has sufficient money they may consider a 25m swimming pool, however in April/May of this year they indicated to the local authority that they did not have sufficient funding to include a pool.

The facilities will be used on a similar basis to the former John Penrose Sports Centre i.e. school use during the day and community use weekday evenings and all day at weekends. Work has not yet started on site as the old Sports Centre needs to be demolished first (March/April 2005) to make ay for the new school. Construction will be phased with the indoor football academy being built first and the sports centre expected to be completed and open for September 2006. The school have appointed an external Project Manager from Osprey, Mott MacDonald to manage the project.

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The sports centre management will not be carried out by LB Hillingdon, and the school's project managers are considering management options for the sports facilities.

5. **Hayes Manor School (Hayes)** – the school is hoping to become part of the “Extended Schools Programme” in providing community focused facilities, and officers are currently in discussion with them regarding the provision of sports related facilities on the school site.

STAINES

(contact: Liz Borthwick – 01784 446376)

1. No closures or major developments proposed. As part of the re-tendering of their leisure contract, a recent conditions survey has confirmed that their centres will last at least another 20 years – with refurbishment.

SOUTH BUCKS

(contact: Lynn Trigwell – 01895 837200)

1. No closures or major developments envisaged in the foreseeable future.

THREE RIVERS

(contact: Chris Hope – 01923 717140)

1. **William Penn Leisure Centre (Rickmansworth)** – Feasibility study carried out by Limbrick Ltd and PMP into the refurbishment and funding options for the centre, due to be reported to Cabinet in November. Possibility of a £3m project to include a 2nd floor and the refurbishment of the wet-side facilities. Funding options being looked at are: a) either through their new leisure contract; b) Prudential Borrowing Code (borrowing); and c) a mix of part LA capital funding part borrowing.
2. **Merchant Taylor School - private school (Northwood)** – The school are considering the development of new leisure facilities which are in the early planning stages. They would like to develop a new cricket pavilion and sports hall, but the proposed site is extremely sensitive as it is within the Green Belt. Three Rivers Leisure staff are offering to assist and advise the school, in anticipation of being able to negotiate some form of community benefit which they feel might ease the planning process.

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3. **Various Sports Pavilions** – plans underway to replace seven of the District's sports pavilions, two of which are due for completion in 2004.
4. **Playing Pitch Strategy** - Knight Kavanagh and Page (KKP) has been commissioned to produce the strategy, which is due to be completed by the end of March 2005.

WINDSOR AND MAIDENHEAD (contact: David Scott – 01628 796748)

1. No major developments or closures planned in the foreseeable future. A lot of development has taken place over the last few years and the Council has now run out of capital funds. They will only be carrying out minor on-going refurbishments.