

<b>Item No.</b> N/A	<b>Classification:</b> Open	<b>Date:</b> October 2016	<b>Meeting Name:</b> Cabinet Member for Regeneration and New Homes
<b>Report title:</b>		New approach for location of new Canada Water leisure centre	
<b>Ward(s) or groups affected:</b>		Rotherhithe, Surrey Docks, South Bermondsey, Livesey and Riverside	
<b>From:</b>		Chief Executive	

## RECOMMENDATIONS

1. That the cabinet member for regeneration and new homes notes the outcome of the consultation on the preferred site for a new leisure centre at Canada water as summarised in this report.
2. That as a result of the consultation, the cabinet member for regeneration and new homes rescinds the November 2015 decision which identified 'plot 6' as the preferred site for the location of the new Canada Water leisure centre.
3. That the cabinet member for regeneration and new homes writes to British Land to request that they identify alternative sites for a new Canada Water leisure centre within phase 1 of their masterplan for consultation with the council and residents.

## BACKGROUND INFORMATION

4. In November 2014 the cabinet endorsed a number of core priorities which were intended to set the parameters for negotiations with British Land concerning the redevelopment of the Harmsworth Quays and Surrey Quays shopping centre sites at Canada Water. Core principle IV stated that the council will require a site within the new town centre in its ownership for a new public leisure centre which would eventually replace the existing 7 islands facility allow for continuity of service. Subsequently, British Land acquired the freehold ownership of the Surrey Quays Leisure Park site and commenced work on a masterplan for the comprehensive redevelopment of the area.
5. At the same meeting, the cabinet approved a variation to the general fund capital programme to give a capital budget allocation for Seven Islands leisure centre of £2m for on-going refurbishment works and in so doing noted the announcement by the council to build a new leisure centre at Canada Water. This investment was intended to maintain public access to the facility for around 5 years until a new centre could be opened in 2019-20. This refurbishment work is now underway.
6. In November 2015 the cabinet member for regeneration and new homes agreed a preferred site for a new leisure centre for Canada Water on 'plot 6' within the masterplan that British Land PLC were in the process of bringing forward as a planning application. Officers were asked to carry out consultation on the preferred site as part of the wider masterplan prior to the cabinet making a final decision on whether to proceed with the preferred site or not.

7. As part of the same decision the cabinet member for regeneration and new homes also endorsed a specification (see below) for the new leisure centre, which is considered to be the minimum necessary to meet demand arising from housing growth in the area, as well as the needs of our existing residents:
  - 8 lane swimming pool
  - learner pool
  - 150 work station gym
  - 3 studio spaces
  - Crèche
  - four court sports hall.
8. Subsequently the council carried out an extensive programme of public consultation to test whether there was support for the preferred site. This took the form of exhibitions at both the Surrey Quay's shopping centre (as part of the wider British Land led masterplan consultation), and at a number of tenant and resident halls on the peninsular. An on line survey was opened on the council's website and proposals were put on display at the 7 Islands leisure centre. Around 26,000 leaflets were distributed by BL to promote the consultation on the site for a new leisure centre. The council also held two additional public meetings to discuss the proposals (including alternative sites which had been considered) which were particularly targeted at residents living close to the preferred site.
9. The consultation programme generated 307 responses. Of these 182 (60%) did not support the preferred site while 125 (40%) did support it. A clear majority of those who responded to the consultation exercise therefore did not support the preferred site (plot 6) as the site for the new Canada Water leisure centre.

#### **KEY ISSUES FOR CONSIDERATION**

10. The key matter for consideration which arises from the outcome of the consultation exercise is whether to proceed with 'plot 6' as the preferred site for the new Canada Water leisure centre given that a clear majority of the responses received did not support it.
11. BL have also been reviewing their approach to the masterplan following public consultation which resulted in over 2,500 responses. As a consequence there is now an opportunity to reconsider the preferred site for the leisure centre. British Land have expressed a willingness to work with the council to identify alternative sites as part of their own review. It is therefore recommended that given the lack of support for 'plot 6' that the cabinet member for regeneration and new homes formally rescinds the November 2015 decision which identified it as the council's preferred location.
12. It should however be noted that the cabinet decision of November 2014 in respect of the site for a new leisure centre still stands (see paragraph 4). This decision was that the cabinet considers a site within the new town centre is the preferred option for a new leisure centre rather than rebuilding 7 islands which would result in a loss of leisure facilities for a significant period of time. A town centre option on

the other and will allow continuity of service and this remains the council's clear preference.

13. Furthermore a town centre site will be highly accessible to all our residents within the catchment area served by the existing 7 islands facility. A town centre site will also be a location with high levels of footfall and it will benefit from the mix of uses which will form part of the larger scheme. It therefore provides the council with best opportunity to develop a financially sustainable service meeting the needs of residents over the long term.
14. The masterplan for the town centre site is likely to take the form of mixed use urban blocks based around routes and open spaces. Given these wider planning objectives which the CWAAP generally supports the council will need to consider being more flexible as to its requirements for the site. In particular a requirement for a stand alone building is unlikely to be achievable.
15. It is recommended that the high level specification adopted in November 2015 (see paragraph 7) is retained for the purposes of the masterplan review. The review however does also offer an opportunity for the council to re-appraise options for the facility to ensure there is sufficient flexibility in alternative masterplan site locations to meet emerging leisure policy priorities. Final decisions on the specification can be taken at a later date once more information on alternative sites and funding options are known.
16. In conclusion it is recommended that the cabinet member for regeneration and new homes formally writes to British Land to advise them of his decision in respect of 'plot 6' and to reconfirm the council's clear preference for an alternative site within the proposed town centre.

### **Policy implications**

17. The revised Canada Water Area Action Plan November 2015 states that the council's aim is to improve leisure facilities within the plan area for the benefit of both existing and future residents and workers. Policy 12 states that the council will refurbish the Seven Islands leisure centre and consider long term options for the provision of sports and leisure facilities. The CWAAP notes there is an opportunity to provide a new leisure centre in the town centre.
18. The new leisure centre will have cross cutting benefits in promoting good health and social cohesiveness. It will be used, when completed, as a facility for contributing to the delivery of the council's Fairer Future promise of access to free swim and free gym facilities.
19. This project is in line with the aims of the council's Physical Activity and Sport Strategy 2014-17 in relation to providing new and enhanced leisure facilities that increase participation in physical activity.
20. Southwark's emerging Health and Wellbeing Strategy has identified the following priorities which the build of a new leisure centre at Canada Water will contribute to:
  - Giving every child and person the best start in life
  - Building healthier and more resilient communities and tackling the root causes of ill health

- Improving the experience and outcomes of care for our most vulnerable residents and enabling them to live more active and independent lives.

### **Community impact statement**

21. Seven Islands leisure centre currently receives approximately 150,000 visitors each year, less than a centre of that size should achieve. This is due to it reaching the end of its serviceable life and not meeting the current needs of the community. It is estimated that the Canada Water leisure centre will receive in excess of 400,000 visits per year emphasising the importance of excellent leisure facilities in the right place and the potential impact that can have on the health of residents.
22. The average life expectancy for Southwark is lower than the national average and can vary by up to as much 9.6 years for men and 6.9 years for women between different parts of the borough. The new centre will contribute to maximising participation in physical activity across the whole community, working towards improving health and wellbeing in the area.
23. The new centre would be fully accessible and the aim would be that this would be supported by a fully inclusive programme of activities that would ensure it becomes a centre of excellence in relation to disability access.

### **Resource implications**

24. There are no direct financial implications arising from this report. Future cabinet reports concerning the land transaction with British Land will consider the capital and revenue implications of a new leisure facility at Canada Water.

### **Consultation**

25. Consultation on alternative options for the site of a new leisure centre at Canada Water will take place as part of British Land led master-planning exercise. The timetable for this is not known at this time. When the details of the new programme are confirmed the council will work with British Land to promote them and ensure residents have the maximum possible opportunity to participate in them and make their views known.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

26. This recommendation is for the proposed site for the Canada Water leisure centre to be reconsidered. This follows an extensive consultation concerning the suitability of the preferred site. However, the results of the consultation produced a clear majority from the respondents who did not support the preferred location.
27. The question of a new leisure centre for the Canada Water area has already been the subject of a statutory consultation in connection with the revised Canada Water Area Action Plan. This was adopted in November 2015 after an examination in public from a Planning Inspector. Policy 10 of the AAP states that the council will consider the long term options for the provision of sports and leisure facilities in the area. Paragraph 4.4.7 specifically refers to the opportunities for a new leisure centre in the town centre (as defined in the AAP) and reference to this is made in paragraph 11 of this report.

28. The precise location for the site will in due course be the subject of further formal consultation in connection with any specific planning application. However, the results of this early informal consultation have provided a clear indication of public feeling and it is important that the council takes this into account when trying to achieve the objectives of improved leisure facilities in the area. Accordingly, the recommendations to rescind from the decision relating to the original position for the new leisure centre and request British Land to identify alternative sites within phase 1 of their masterplan are sustainable at this stage.
29. There are no legal implications arising from these recommendations although this will clearly change as the plans become more defined and are subject to statutory consultation

### **Strategic Director of Finance and Governance**

30. This report is requesting that following the outcome of the consultation exercise, the cabinet member for regeneration and new homes formally rescind the November 2015 decision which identified 'plot 6' as the preferred site for the location of the new Canada Water leisure centre and to write to British Land to identify alternative sites for a new Canada Water leisure centre within their masterplan for consultation with the council and residents. Full details are provided within the main body of the report.
31. The strategic director of finance and governance notes that there are no immediate financial implications arising from this report and any capital and revenue budget implications concerning the land transactions with British Land for a new facility at Canada Water will be subject to further cabinet reports. Any other financial implications arising from the need to keep the current leisure centre at Seven Islands to remain open longer than initially envisaged will also be subject to further reports for formal approval.
32. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

### **OTHER OFFICERS**

#### **Strategic Director of Environment and Leisure**

33. This recommendation is for the proposed site for the Canada Water leisure centre to be reconsidered, following extensive consultation that demonstrated that the majority of respondents did not support the preferred location.
34. The strategic director of environment and leisure notes that the intention is still to consider a site within the new town centre to allow continuity of service and to ensure the centre has good links to public transport and is in a good location to serve the communities of both Rotherhithe and Bermondsey. There exists an opportunity to create a new leisure centre in an alternative location that could enhance its impact through a proximity to other community resources.
35. The Seven Islands leisure centre is reaching the end of its serviceable life, and £2m capital funding is currently being invested in the centre for the essential repairs and upkeep. The strategic director of environment and leisure notes although this is a significant investment in the current centre, there are risks to

possible further investment should it be required to remain open for longer than originally envisaged.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual decision – site for New Canada water leisure centre including August 2015 report with appendices identifying site  <a href="http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=5460">http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=5460</a>	<a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>	N/A

## APPENDICES

No.	Title
None.	

## AUDIT TRAIL

<b>Lead Officer</b>	Eleanor Kelly, Chief Executive	
<b>Report Author</b>	Jon Abbott, Head of Regeneration North	
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<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Strategic Director of Environment and Leisure	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
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