

Overview & Scrutiny Committee

Monday 7 September 2015

7.00 pm

Ground Floor Meeting Room G01B - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

List of Contents

Item No.	Title	Page No.
4.	Minutes To approve as a correct record the Minutes of the open section of the meeting held on 15 th June 2015.	1 - 4
8.	Site for location of new Canada Water Leisure Centre - Call-in	5 - 26

Contact Shelley Burke on 020 7525 7344 or email: Shelley.burke@southwark.gov.uk

Date: Date Not Specified

OVERVIEW & SCRUTINY COMMITTEE

MINUTES of the Overview & Scrutiny Committee held on Monday 15 June 2015 at 7.00 pm at

PRESENT: Councillor Gavin Edwards (Chair)
 Councillor Rosie Shimell
 Councillor Anood Al-Samerai
 Councillor Jasmine Ali
 Councillor Maisie Anderson
 Councillor Catherine Dale
 Councillor Paul Fleming
 Councillor Tom Flynn
 Councillor Rebecca Lury
 Councillor Hamish McCallum
 Councillor Johnson Situ

OTHER MEMBERS PRESENT: Councillor Stephanie Cryan

OFFICER SUPPORT: Stephen Douglass - Head of Community Engagement
 Norman Coombe - Head of Corporate Team
 Shelley Burke – Head of Overview & Scrutiny

1. APOLOGIES

- 1.1 Apologies for absence were received from Martin Brecknell, co-opted member of the committee.

LINK TO VIDEO

[Opening the meeting](#)

2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There were none.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

4. MINUTES

The minutes of the committee's 20th May 2015 meeting were approved

5. VICE-CHAIRS FOR SCRUTINY SUB-COMMITTEES 2015/16

Sub-committee vice-chairs were appointed as follows:

Education & children's services: Cllr Lisa Rajan

Healthy communities: Cllr David Noakes

Housing & community safety: Cllr Ben Johnson

6. NATIONAL MINIMUM WAGE ENFORCEMENT

Cllr Edwards welcomed Andy Hull, Islington councillor, to the committee to talk about the role councils can play in raising awareness of the national minimum wage. He drew the committee's attention to a research report he had written for the Trust for London [Settle for nothing less](#) and to Newham Council's report [Pay By the Rules](#), which found that around 17% of Newham residents were earning less than the minimum wage

Andy Hull explained how the HMRC enforces the national minimum wage with a mix of reactive and proactive methods, and its power to impose fine and pursue prosecutions for non-compliance. Problematic areas included home care, apprenticeships, unpaid internships, and hotels.

The committee discussed the potential channels open to councils:

- Specifying payment of minimum wage in contracts
- Asking questions about payment of minimum wage alongside enforcement and regulatory activities
- Monitoring the list of companies named for non-compliance and drawing attention to any who are local

Councillors suggested that enforcement of the minimum wage might be more effectively managed if it were devolved to local government. London Councils could be asked to coordinate a letter from council leaders to the Business Secretary making this suggestion. There was also a suggestion about involving open data campaigners in the push for minimum wage enforcement

LINK TO VIDEO

[National minimum wage enforcement - speaker: Andy Hull](#)

7. AGE FRIENDLY BOROUGH

Councillor Cryan updated the committee on the different strands of the Age Friendly Borough project. Councillors discussed how the project can work creatively to reach

isolated people and suggested that it should include provision for intergenerational work .

The committee agreed to ask Councillor Vicky Mills to attend a future meeting in order to discuss how this work is being approached with young people.

LINK TO VIDEO

[Age friendly borough part 1](#)

[Age friendly borough part 2](#)

8. COUNCIL RENTS FOR VOLUNTARY AND BUSINESS PREMISES

Rachel Clarkson and Truly Johnson from Community Action Southwark attended the committee to talk through their paper on premises issues for voluntary sector organisations

LINK TO VIDEO

[rents for council premises - Community Action Southwark addressing the committee](#)

9. OVERVIEW & SCRUTINY WORK PROGRAMME

The committee discussed the draft work programme and agreed to add some time for ongoing regeneration projects.

As a general approach, the chairs were keen to link up their work programmes and look for synergies, both between scrutiny committees and with Audit & Governance

The committee agreed to change the date of budget scrutiny to 2nd February

LINK TO VIDEO

[Setting the committee's work programme](#)

CHAIR:

DATED:

Item No:	Classification: OPEN	Date: 7 September 2015	Meeting Name: Overview & Scrutiny Committee
Report Title:		Call-in: Site for location of new Canada Water Leisure Centre (Cabinet Member for Regeneration and New Homes 19 August 2015)	
Ward(s) or Group affected:		Rotherhithe, Surrey Docks, South Bermondsey, Livesey and Riverside.	
From:		Head of Overview & Scrutiny	

BACKGROUND INFORMATION

1. On 19 August 2015 the Cabinet Member for Regeneration and New Homes considered a report on the Site for location of new Canada Water Leisure Centre (attached as an Appendix).
2. The Cabinet Member for Regeneration and New Homes:
 - a. Approved the site identified in Appendix 1 as the preferred site for the location of the new Canada Water Leisure Centre.
 - b. Approved the requirements for the new centre set out in paragraph 9 and instructs officers to work with British Land to develop proposals for a new leisure centre on the site as part of the Canada Water masterplan.
 - c. Instructs officers to carry out consultation including targeted consultation with residents directly affected by the proposal in Hothfield Place, Hithe Grove, China Hall Mews on the western boundary of the site.
 - d. Notes that British land will undertake significant further consultation on proposals for the Canada Water Masterplan which includes the preferred leisure centre site and how it relates to the wider scheme during Autumn 2015 and that the proposals now incorporate the Surrey Quays Leisure Park site.
3. That the Cabinet Member for Regeneration and New Homes notes that a decision on whether to proceed with the delivery of the leisure centre as part of the Canada Water Masterplan, will be taken forward as part of the development agreement with British Land the terms of which are to be considered by Cabinet early next year.

REASONS FOR CALL-IN

4. On 25 August 2015 three members of the committee (Councillor Rosie Shimell, the Vice-Chair, and Councillors Anood Al-Samerai and Lisa Rajan) requested a call-in of the decisions on the following grounds:

a. Presumption in favour of openness

The report fails to explain why the decision is so urgent that it needs to be taken now as an IDM decision over the summer holidays. Given that the report was not on the Forward Plan as a key decision, it is not clear why it cannot instead wait until the 15 September Cabinet meeting when two other items relating to Canada Water regeneration are on the agenda to ensure a more joined-up decision and allow residents to make a deputation request.

The process for identifying the Council's preferred site in the report has not been transparent. There is no evidence of how alternative sites were evaluated or whether the existing Seven Islands leisure centre could be upgraded. There is also no justification given in the report for a reduced pool size compared to the existing provision at Seven Islands.

b. Due consultation

The number of residents notified about this IDM report is not proportionate to the impact of the decision. Such a major issue as the future provision of the local community's leisure facilities should involve all residents within the SE16 postcode area, not just the streets bordering the site.

The Cabinet Member has not given due consideration to the consultation process before reaching his decision. There are still advertised resident consultation events due to take place after the IDM decision but before the 15 September Cabinet meeting.

The site identified for a new leisure centre in the report is also a departure from the Cabinet decision on Canada Water Regeneration agreed at its meeting on 18 November 2014. The map in appendix 1 of the report last year does not include some of the site now identified for the proposed new leisure centre and the additional land has not been subject to any formal consultation since the Cabinet decision.

c. Reference to the policy framework

The decision refers to representations from residents, but does not show either how the Cabinet Member has addressed residents' concerns expressed during on-site meetings and in formal representations or how it ties into the wider Canada Water masterplan items (Canada Water Regeneration and Canada Water Revised Area Action Plan) being discussed by Cabinet on 15 September.

The decision also fails to meet the Council's strategic leisure policy objectives. Despite the projected population increases in the Rotherhithe peninsula and number of leisure centre users as a result of the Council's free swimming and gym policy, the report highlights that the new leisure centre will offer a reduction in facilities compared to the existing Seven Islands Leisure Centre.

CALL-IN MEETING

5. The committee will consider the call-in request and whether or not the decision might be contrary to the policy framework or not wholly in accordance with the budget.

6. If, having considered the decision and all relevant advice, the committee is still concerned about it then it may either:
- a) refer it back to the decision making person or body for reconsideration, setting out in writing the nature of its concerns, or
 - b) refer the matter to council assembly if the decision is deemed to be outside the policy and budget framework.
7. If the committee does not refer the matter back to the decision making person or body, the decision shall take effect on the date of the scrutiny meeting.

BACKGROUND DOCUMENTS

Background Papers	Held at	Contact
None		

Audit Trail

Lead Officer	Shelley Burke, Head of Overview & Scrutiny	
Report Author	Fitzroy Williams, Scrutiny Project Assistant	
Version	Final	
Dated	1 September 2015	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included

Item No.	Classification: Open	Date: 5 August 2015	Meeting Name: Cabinet Member for Regeneration and New Homes
Report title:		Site for location of new Canada Water Leisure Centre – Post Report Publication Amendments (<u>amendments underlined</u>) in light of public representations	
Ward(s) or groups affected:		Electoral ward(s); Rotherhithe , Surrey Docks, South Bermondsey, Livesey, Riverside	
From:		Chief Executive	

RECOMMENDATION(S)

1. That the Cabinet Member for Regeneration and New Homes;
 - a. Approves the site identified in Appendix 1 as the preferred site for the location of the new Canada Water Leisure Centre.
 - b. Approves the requirements for the new centre set out in paragraph 9 and instructs officers to work with British Land to develop proposals for a new leisure centre on the site as part of the Canada Water masterplan.
 - c. Instructs officers to carryout consultation including targeted consultation with residents directly affected by the proposal in Hothfield Place, Hithe Grove, China Hall Mews on the western boundary of the site.
 - d. Notes that British land will undertake significant further consultation on proposals for the Canada Water Masterplan which includes the preferred leisure centre site and how it relates to the wider scheme during Autumn 2015 and that the proposals now incorporate the Surrey Quays Leisure Park site.
2. That the Cabinet Member for Regeneration and New Homes notes that a decision on whether to proceed with the delivery of the Leisure centre as part of the Canada Water Masterplan, will be taken forward as part of the development agreement with British Land the terms of which are to be considered by Cabinet early next year.

BACKGROUND INFORMATION

3. Cabinet in November 2014 endorsed a number of core priorities which are 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. The Council owns most of the freehold of both these sites. British Land [BL] are the current lessees of both sites and an agreement with them is critical in order to allow a suitable site for a new leisure centre to come forward as part of the Canada Water Masterplan. It should be noted that the Surrey Quays Leisure Park site, recently purchased by British Land is in their freehold ownership and the council has no land interest in it.
4. Core principle IV stated that the council will require a site in its ownership for a

new public leisure centre and that the specification for this facility should include a swimming pool, 4 court sports hall, crèche, gym and studio spaces.

5. The facility is intended to replace the existing Seven Islands centre which has the following facilities.
 - 6 lane 33 metre pool
 - Disused small pool
 - 60 work station gym
 - 1 studio
 - Small community hall+.

6. Cabinet, in November 2014, 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 is intended to maintain public access to the facility for around 5 years until a new centre can be opened in 2019-20. Once there is programme certainty as to the likely opening of the new centre a decision will then be required by Cabinet as to the future use of the Seven Islands site. The redevelopment of the 7 islands to provide a new leisure centre has been considered but rejected as it would mean that residents would not have access to facilities for between 3-5 years.

7. As noted in the November 2014 report BL were in the process of preparing a planning application for the redevelopment of the Harmsworth Quays and Surrey Quays Shopping Centre sites for submission around late summer or the autumn of this year. BL's successful bid to acquire the Surrey Quays Leisure Park site has resulted in a significant revision to the development and planning programme. As a consequence BL are now in the process of preparing proposals for a comprehensive and integrated scheme to regenerate all three sites.

8. The redevelopment of the three sites totaling 45 acres will be phased over a 10-20 year period. The early phase of the proposed development is likely to be focused on land around Canada Water basin. Sites outside this area are unlikely to come forward in the timescales that the council requires for the opening of a new leisure centre to replace Seven Islands. The site for the new facility will therefore need to be part of the early phase if it is to be delivered in the timescales the council envisages. A strategy for the development of the facility is therefore required now so that an achievable programme for delivery within the agreed timescales can be put into effect.

KEY ISSUES FOR CONSIDERATION

9. The emerging proposals for a new mixed-use town centre at Canada Water will increase demand for leisure services. The specification for the new leisure centre must be capable of meeting this new demand as well as the needs of our existing residents. The minimum facilities to be provide should include the following;
 - 8 lane swimming pool
 - learner pool
 - 150 work station gym
 - 3 studio spaces
 - crèche

- Four court sports hall.
10. The site for the facility also has to be of sufficient size to meet the functional requirements generated by the facility. The internal layout of the centre will require front of house area/reception, changing rooms, shower facilities, circulation, storage, and plant room. Externally areas for disabled parking, cycling, deliveries and school drop off are required.
 11. The existing Seven Islands Leisure Centre serves a catchment area covering the Rotherhithe, Surrey Docks, South Bermondsey, Livesey and Riverside wards. The location of the site for the new facility should continue to be accessible to residents within this geographical area. The preferred site would therefore be located within easy reach of Lower Road and have convenient access by public transport, walking and cycling.
 12. This requirement is considered to rule out the option of using land within the Harmsworth Quays or Surrey Quays Leisure Park site which would result in a facility located further within the peninsular and therefore one which would be less convenient for residents within South Bermondsey, Livesey and Riverside wards
 13. As noted the early phase of the scheme is likely to be focused on land around Canada Water basin. Land outside these areas may not be available for development until much later. A decision to proceed with a development on land outside the early phase would therefore require the council to identify additional investment to maintain the existing Seven Islands Leisure Centre beyond the £2m already approved by Cabinet in November 2014. This option has been discounted on the grounds that it does not offer value for money.
 14. A further factor is that the new leisure centre should be a separate building. Customer requirements for leisure services are changing rapidly. Public facilities are heavily used and require investment to maintain them. As a consequence it is important that the council retains freedom to manage the future use and development of the facility. The integration of residential and leisure uses within a single building can cause amenity and management challenges. As a consequence it is not recommended that a mixed-use plot or one where residential use is proposed on the upper floors is selected as the preferred site for the leisure centre.
 15. The requirements set out above have the affect of ruling out the use of plots within the early phase which front on to Canada Water basin all of which are proposed to be mixed use developments comprising retail, housing, commercial, and leisure. The efficient use of these plots will also be needed to ensure targets for new homes and jobs anticipated in the Canada Water Area Action Plan [CWAAP] are achieved. Integrating a leisure centre into such developments is not consistent with the council's requirements for a separate building with its own freehold.
 16. Of the remaining land which can be brought forward in the early phase of the overall Canada water masterplan the site identified in Appendix 1 is considered to be the most suitable for a new leisure centre. This site is considered to have a good fit with the council's catchment area, public transport accessibility and property requirements for a site for a new Leisure centre.

17. The proposed site, as identified in Appendix 1 is also one of the only sites which can be bought forward on the early phases of the masterplan, which can efficiently accommodate a swimming pool as the majority of the site is not effected by the London Overground Tunnel running beneath it between Surrey Quays and Canada Water stations. Building a swimming pool of the size and depth of that outlined in the brief in item 9 above a London Overground tunnel is considered not feasible for technical reasons and those of safety. Early feasibility work on the preferred site suggests it can be sited in such a way as to avoid the tunnel.
18. The preferred site is approximately 0.4 hectares and it all falls within the British Land shopping centre lease. The site currently comprises three parts. The first on the eastern side of the plot comprises part of Deal Porter Way and the shopping centre car park. The second part is a pedestrian/cycle ramp which provides a connection between the shopping centre to Hothfield Place and then on to Lower Road. The third part which is around 4m lower than the car park comprises an enclosed area comprising trees and vegetation. The tunnel of the TfL Overground rail route runs along the eastern edge of the plot.
19. The western edge of the site adjoins the rear of properties in Hothfield Place some of which are managed by Wandle Housing Association. In addition the site backs onto private properties in Hithe Grove and properties in China Hall Mews which are also managed by Wandle Housing Association. All of these developments have vehicle and pedestrian access from Lower Road.
20. The site context will change significantly with the implementation of the emerging masterplan [see Appendix 2]. In December 2014 BL carried out a public consultation exercise concerning this indicative masterplan for the Harmsworth Quays and Surrey Quays Shopping centre sites. The material which was displayed included land use proposals and indicative building heights for sites within the masterplan area including the area identified in Appendix 1. The site in Appendix 1 was specifically identified as having potential for a community/social infrastructure use. An indicative height of up to 5 stories was suggested for this location.
21. The December 2014 masterplan envisaged that the route of Deal Porter way will be realigned to form a connection between Canada Water and Surrey Quays station. The plan anticipates that part of this route would be used by bus services although this will require approval by TfL. The preferred site for the new Canada Water leisure centre would front on to this proposed route providing convenient access to public transport which is one of the council's key requirements for the new facility.
22. Two further routes proposed as part of the December 14 masterplan are relevant when considering the location of the proposed leisure centre. Both routes would provide pedestrian only connections from Russia Docks Wood through to the realigned Deal Porter Way. One of these would provide access to Hothfield Place and on to Southwark Park, while the other would terminate in the centre of the preferred leisure centre site. In combination these routes would provide convenient and direct access to a new leisure centre constructed on this site for residents within the catchment area.
23. Initial feasibility work has concluded that the site is capable of containing a building which has sufficient flexibility to meet the specification outlined in

paragraph 10. As noted there are residential properties on the western boundary of the plot. Initial work suggests that a design which allows the bulk of the building to be dropped into the ground, maintaining the existing retaining wall where practical, and reducing the scale of the building towards the western boundary could be capable of achieving a planning compliant scheme which satisfies planning policy requirements to protect the amenity of residents. These site characteristics mean that the height of the building would be less than the indicative height of 5 stories which was suggested for the site in the December 2014 BL masterplan.

24. The site characteristics of the preferred site mean that it is most suitable for a leisure centre use, as other uses such as housing would inevitably require taller buildings to be sited there. A single use development such as a leisure centre is likely to be the most efficient use of the site and such a solution is capable of providing the council with a freehold ownership consistent with its requirements for long-term management.
25. For all of the above reasons it is recommended that the site identified in Appendix 1 is selected as the preferred site for the location of the new Canada Water Leisure Centre.

Delivery

26. The purpose of this report is limited to seeking agreement on a location for a preferred site for the new leisure centre and to securing approval to undertake consultation on the proposals with residents immediately affected by it. It should be noted that decisions as to whether to proceed with the delivery of the Leisure centre on this will be taken forward as part of the development agreement with British Land, the terms of which are to be reported to Cabinet later this year.

Funding

27. There are a number of potential funding options for this project including the following or a combination of them; capital programme, CiL, receipts/income generated through the development agreement with British Land concerning the redevelopment of the Surry Quays Shopping Centre and Harmsworth Quay sites. Commercial discussions regarding the redevelopment of these sites are continuing with BL and the outcome of these will be reported to Cabinet later this year. The available funding options will be assessed as part of this work. In addition Gateway procurement reports will be necessary should the scheme proceed and these reports will need to address project funding.

Procurement Strategy

28. The options for the procurement of the facility are either that the council directly carry out the design and construction of the facility itself or alternatively that it is commissioned through British Land. The latter option would allow the works to be coordinated with other buildings and roads which will be developed in the early phase of the overall Canada Water masterplan. This option could therefore potentially be more efficient but would require careful consideration of the procurement position at the appropriate time before proceeding
29. In this scenario the council would enter into an agreement with British Land who would act as Development Manager for the project and the design

team/contractor would be managed by them. The agreement would include employer's requirements detailing the council's specification for the works. The agreement would set quality assurance and project milestones for design sign off, approval of contract sum/staged payments, appointment of contractor/design team at which council approval to proceed would be required.

30. Should a scheme on the preferred site proceed the legal and procurement issues will be addressed through gateway reports.

Policy implications

31. The Revised Canada Water Area Action Plan November 2013 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.
32. The CWAAP notes there is an opportunity to provide a new leisure centre in the town centre. The proposed site for the leisure centre straddles the boundary of the town centre and is therefore considered to be consistent with this policy.
33. The schedule of uses for shopping centre and overflow car park [CW AAP 7] identifies leisure uses [Class D2] as being an appropriate land use for the site. Figure 24 identifies that there is an opportunity to provide a landscape buffer along the boundary with residential properties on the western boundary and this will need to be addressed as part of the design process.
34. 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.
35. 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.
36. 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

37. 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.

38. 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.
39. 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

40. This report seeks approval to undertake public consultation on a preferred site for the new Canada Water leisure centre. The staff costs associated with undertaking consultation and any further design work required to facilitate this exercise can be met from within existing Regeneration North budgets.
41. As noted in paragraph 26 there are considered to be a number of options available to the council for to meet the capital costs of constructing the project. A high level cost appraisal of the current feasibility scheme is being undertaken to establish a budget for the project. The conclusions from this exercise will be used to inform decisions on the funding of the project. The capital funding of the project will therefore be addressed in subsequent gateway reports should a decision be taken to proceed with the development of the site.

Consultation

42. Residents on the western boundary of the site are likely to be most affected by the proposed development. As noted elsewhere in this report other sites have been considered but it has been concluded that they do not meet the council's timescale, property and catchment requirements or are not technically suitable. Early targeted consultation with residents directly affected by the scheme will be undertaken to ensure the design process is fully informed by their views during the pre application process. Subject to approval of this report the council will therefore immediately as a first next step work with BL to undertake a programme of targeted consultation with residents occupying properties on the western boundary of the site in Hothfield Place, Hithe Grove and China Hall Mews.
43. BL will in parallel with this exercise undertake significant further consultation on their proposals for the Canada Water Masterplan, during September 2015 which now incorporate the Surrey Quays Leisure Park site, in the coming months of 2015.
44. The formal planning process will also provide residents with an opportunity to make comments on the scheme and any such representations will be reported to the planning committee which would take these into consideration before reaching a decision on the scheme. Resident's are also able to make direct representations to the Planning Committee.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

45. At this stage, the Cabinet Member is only being asked to ratify the selection of the preferred site identified in Appendix 1 together with an outline of the facilities which should be provided at the centre. Accordingly, there are no legal issues which arise at the present time.
46. The provision of leisure centre facilities and their subsequent use is likely to have a number of impacts (both positive and negative) on various groups with protected characteristics. It is essential that these are fully analysed and considered as the project is taken forward.

Strategic Director of Finance and Corporate Services

47. The resource implications in paragraphs 39 and 40 above are noted. The costs associated with carrying out the consultation can be contained within existing Planning budgets. Any further developments, such as the submission of a planning application, will be dependent upon the outcome of the consultation and will be the subject of separate reports in the future

Other officers

Strategic Director of Environment and Leisure

48. The Strategic Director of Environment and Leisure notes the recommendations to approve the site identified in Appendix 1 or the development of a new leisure centre as part of the regeneration of the Canada Water area. The site has good links to public transport and is in a good location to serve the communities of both Rotherhithe and Bermondsey.
49. The allocation of a plot from within the early phase of the development of the Canada Water area means that the leisure centre will be delivered at the earliest possible opportunity. Seven Islands Leisure Centre is reaching the end of its serviceable life. The Sports and leisure service team will be investing £2m capital funding for the essential upkeep of Seven Islands to ensure service continuity until the new centre opens.
50. The Strategic Director of Environment and Leisure notes the outline specification for the new centre and is satisfied that the size of the plot is sufficient to deliver the space requirements for a community leisure centre. In comparison to the facilities at the existing centre the specification for the new centre will have the potential to provide significantly more opportunity to participate in physical activity.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Revised Canada Water Area Action Plan November 2013	http://www.southwark.gov.uk/info/200314/canada-water	Jon Abbott 02075254902

APPENDICES

No.	Title
Appendix 1	Site Plan showing preferred location for new Canada water leisure Centre.
Appendix 2	British land Indicative Masterplan December 2014

AUDIT TRAIL

Lead Officer	Eleanor Kelly Chief Executive	
Report Author	Jon Abbott	
Version	Final Version	
Dated	19 August 2015	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Strategic Director of Environment and Leisure	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team/Community Council/Scrutiny Team	19 August 2015	

Appendix A – summary of representations received and responses.

	Comment	Response
1.	<p>The council has received various comments about the way public consultation has been handled to date and the lack of specific information on the leisure centre.</p>	<p>The purpose of the report is to inform local people of preferred site status and to begin the consultation process – this is not the final decision to build the new leisure centre – and we could not have started this process earlier because we did not have a specific proposal to talk about.</p> <p>The new leisure centre will be delivered as part of a major regeneration initiative that will see the creation of a new town centre. The planning around a project of this scale and complexity, and the consultation around it, must be progressed in stages; moving from general principles, to an outline plan and eventually through to specific proposals.</p> <p>Early consultation undertaken by British Land (BL) helped the council frame its thinking around the leisure centre re-provision. Working with our partner and a team of technical specialists we have considered a number of site options. That effort has progressed sufficiently that we have a specific proposal that can form the basis for meaningful consultation with local people.</p> <p>Our work to date has identified that the residents around Hothfield Place, Hithe Grove and China Hall Mews will be disproportionately affected by the proposal, hence the decision to undertake targeted consultation with them. The council and BL will continue to consult the wider local community as the regeneration masterplan progresses, including issues arising from the building of the new leisure centre. There will also be consultation as part of the formal planning consent process.</p>
2.	<p>The report reads like the site was the only one that British Land was prepared to sacrifice to community use on its vast 50-acre redevelopment, and that the council worked backwards from this point to justify this afterthought.</p>	<p>The council considered a number of site options before confirming the preferred location. Some of the reasons for the selection are set out in the report and will be discussed with local people during the consultation.</p> <p>When preferred site status is confirmed that will trigger a number of work streams, including:</p> <ul style="list-style-type: none"> • A detailed technical assessment of the site. • Discussions with TfL in relation to the Overground tunnel. • Detailed design and further consultation with local people prior to making a planning application. • Negotiation with BL on commercial terms for making the site available. • Appointment of a construction partner and agreement of a tender price. <p>Ultimately all of this work will be pulled together into a detailed business case that will be considered by the council prior to making the final decision to invest in a new facility. The next key decision point will be in early 2016 when the council will consider final terms for the commercial deal with BL, which will confirm the location and delivery mechanism for the new</p>

		<p>leisure centre.</p> <p>The council considers it essential to involve local people meaningfully in this process; hence the decision to confirm the preferred site now and to start the consultation process.</p>
3.	There is little evidence that any alternative site has been seriously looked at – no specific alternatives have been named.	There has been preliminary investigation of a number of sites and the report includes information on some of this work. The purpose of the report is to authorise consultation, during which further information on all of the options will be shared with local people.
4.	The report makes absolutely no mention of the impact on wildlife, in spite of the “ecological led approach” promised in the latest masterplan for the area.	<p>A full ecological audit will be undertaken as part of the design process and will form part of the public consultation. The information will feed into the environmental impact assessment needed as part of the planning process.</p> <p>Once preferred status is confirmed the leisure centre will be identified within the BL masterplan and ultimately will form part of the planning application for the scheme. At that stage a detailed environmental impact assessment will be prepared.</p> <p>Local people will continue to be involved in developing the masterplan and will be consulted as part of the planning application process.</p>
5.	There is a presumption that some kind of building has to go on the site of the wildlife area – why? They aren’t planning to build on Southwark Park are they? The wildlife area was to be left untouched in the previous version of the masterplan.	The wildlife area is part of a site identified for a major regeneration project and its future must be considered in that context. Protection of the environment and creating a top quality public realm are import considerations for the council, but they are only two of many factors that will shape the design for the new town centre. The council and its development partner must have the freedom to find the best overall solution, including the optimum provision of open space within the masterplan area.
6.	The report neglects to mention that the swimming pool the council plans is 25m long – 8m shorter than the 33m Seven Islands pool it is supposed to be improving on.	Guidance from Sport England is that municipal pools should be either 25m or 50m in order to meet school and club competition requirements. It should also be remembered that the length of a pool, its capacity and its suitability for different activities, are related but different matters. This means that for many customers a reduction in pool length will not, of itself, spoil their enjoyment of the new facility – and for some user groups it will be an advantage. Adopting a standard size for the new pool offers greater flexibility in use which ultimately will be to the benefit of all users of the facility.
7.	The option of prolonging the life of Seven Islands for the medium term, or doing a much more thorough long-term refurbishment, is dismissed abruptly.	<p>The council has previously decided that refurbishment of Seven Island does not represent value for money. It was therefore agreed to invest limited money in the centre to give it a five year life while a new facility is built.</p> <p>Details of this decision can be found at the following link.</p>

		http://modern.gov.southwark.gov.uk/documents/s49973/Report%20Qtr%20202014-15%20Capital%20Monitor.pdf
8.	The council says it only wants a leisure centre on a site to which it owns the freehold but gives no compelling reason why it can't be accommodated on another part of the Surrey Quays shopping centre site or Harmsworth Quays, whose freehold it does own.	As noted in the report maintaining the freehold of the site will ensure the council retains control over the future use of the facility. As noted in the report the council has taken an investment decision to invest £2m in 7 islands to extend its operational life for a further 5 years while a new centre is developed. It is therefore important that the preferred site can be developed within this period so that a new centre can be completed to replace 7 islands. The site also has to be accessible to the catchment area and be well served by public transport. As noted in the report only plots immediately around the Canada water basin meet these criteria. The preferred site is within this area.
9.	The report skates over the difficulty of siting a swimming pool so close to a London Overground tunnel – there is almost no evidence cited that this is actually possible.	This will be considered during further detailed design work, but does not preclude undertaking consultation.
10.	The upgrading of Deal Porters Way would leave residents of Hothfield Place, Hithe Grove and China Hall Mews unhealthily sandwiched between two major bus routes.	This will be considered during further detailed design work and there will be an opportunity for local people to comment as part of consultation on the masterplan later this year.

NOTIFICATION OF KEY DECISION TO BE TAKEN

GENERAL EXCEPTION NOTICE

DETAILS OF DECISION	
Title of Report	Site for location of new Canada Water Leisure Centre.
Description/Nature of matter requiring Key Decision	To approve the preferred site for the location of the new Canada Water Leisure Centre and to instruct officers to undertake public consultation.
Decision taker	Cabinet member for regeneration and new homes.
Date by which Key Decision must be taken	August 2015
Reason why it was impracticable for decision to be on the Forward Plan	The decision was on the forward plan for decision to be taken in July 2015. It was however not possible to finalise the report to enable the decision to be taken in that period.
Reason why the decision cannot wait for inclusion in the next Forward Plan	<p>The next forward plan relates to decisions to be taken in October 2015 onwards.</p> <p>The new leisure centre is one element of a major regeneration scheme that will create a new town centre at Canada Water. The council as landowner is in detailed negotiation of a development agreement and masterplan that will bring this about.</p> <p>If consultation on the new leisure centre cannot take place as programmed in September there will be knock-on implications for delivery of the regeneration scheme.</p> <p>This would likely have significant financial implications for the council as well as putting at risk the timely delivery of a major regeneration scheme.</p>
ORIGINATING AUTHOR'S DETAILS	
Name	Jon Abbott
Contact Number	02075254902
email	Jon.Abbot@Southwark.gov.uk
Address	160 Tooley Street, London SE1 2QH

Lesley John
For Proper Constitutional Officer
Dated: 5 August 2015



INDIVIDUAL CABINET MEMBER DECISION-MAKING

RECORD OF DECISION

PART A

DETAILS OF REPORT <i>(Officers to complete this section prior to issuing to cabinet member)</i>	
Title of report	Site for location of new Canada Water Leisure Centre
Decision-maker	Cabinet Member for Regeneration and New Homes
Earliest date when decision can be taken	13 August 2015
Key decision – Yes/No?	Yes
Date published on forward plan	3 July 2015 General exception notice (issued 5 August 2015)
Date sent to cabinet member	5 August 2015
Recommendation	<ol style="list-style-type: none"> 1. That the Cabinet Member for Regeneration and New Homes; <ol style="list-style-type: none"> a. Approves the site identified in Appendix 1 as the preferred site for the location of the new Canada Water Leisure Centre. b. Approves the requirements for the new centre set out in paragraph 9 and instructs officers to work with British Land to develop proposals for a new leisure centre on the site as part of the Canada Water masterplan. c. Instructs officers to carryout targeted consultation with residents directly affected by the proposal in Hothfield Place, Hithe Grove, China Hall Mews on the western boundary of the site. d. Notes that British land will undertake significant further consultation on their proposals for the Canada Water Masterplan during Autumn 2015 and that the proposals now incorporate the Surrey Quays Leisure Park site. 2. That the Cabinet Member for Regeneration and New Homes notes that a decision on whether to proceed with the delivery of the leisure centre as part of the Canada Water Masterplan, will be taken forward as part of the development agreement with British Land the terms of which are to be considered by Cabinet.

ORIGINATING AUTHOR'S DETAILS*(Officers to complete this section prior to issuing to cabinet member)*

Lead officer	Eleanor Kelly, Chief Executive
Report author	Jon Abbott, Head of Regeneration North
Contact Number	020 7525 4902

PART B*(Cabinet member to complete this section)***DECISION(S)**

As in the recommendations with the following amendments (underlined):

1. That the Cabinet Member for Regeneration and New Homes;
 - a. Approves the site identified in Appendix 1 as the preferred site for the location of the new Canada Water Leisure Centre.
 - b. Approves the requirements for the new centre set out in paragraph 9 and instructs officers to work with British Land to develop proposals for a new leisure centre on the site as part of the Canada Water masterplan.
 - c. Instructs officers to carryout consultation including targeted consultation with residents directly affected by the proposal in Hothfield Place, Hithe Grove, China Hall Mews on the western boundary of the site.
 - d. Notes that British land will undertake significant further consultation on proposals for the Canada Water Masterplan which includes the preferred leisure centre site and how it relates to the wider scheme during Autumn 2015 and that the proposals now incorporate the Surrey Quays Leisure Park site.
2. That the Cabinet Member for Regeneration and New Homes notes that a decision on whether to proceed with the delivery of the Leisure centre as part of the Canada Water Masterplan, will be taken forward as part of the development agreement with British Land the terms of which are to be considered by Cabinet early next year.

Amendments are underlined in the report (paragraphs 1, 2, 6, 17, and 23).

REASONS FOR DECISION

As in the report.

**ALTERNATIVE OPTIONS
CONSIDERED**

None.

REPRESENTATIONS RECEIVED

32 representations received, as summarised in Appendix 1.

ADDITIONAL ADVICE RECEIVED

Additional advice from officers on concerns received.

ANY INTERESTS DECLARED

Note: If the decision-maker has a disclosable pecuniary interest in the matter the report must be referred to the full cabinet for decision.

Where a cabinet member may discharge a function alone and becomes aware of a disclosable pecuniary interest in a matter being dealt with or to be dealt with by her/him, the cabinet member must notify the monitoring officer of the interest within 28 days and must not take any steps or further steps in the matter.

If a member is unsure as to whether an interest is a disclosable pecuniary interest they should contact the governance team for advice.

DECLARATION

I approve/~~reject~~ the recommendations set out in the report.*

or

~~I approved an alternative course of action set out in Part B.*~~

or

~~I have referred this matter to the Full Cabinet for decision.*~~

(* - Please delete as appropriate)

Signed  Dated 19/8/15.

Cabinet Member

Please return completed hard copy of the form to Ian Millichap, Constitutional Team, 160 Tooley Street, P O BOX 64529, London, SE1P 5LX – tel: 020 7525 7225 fax: 020 7525 7284.

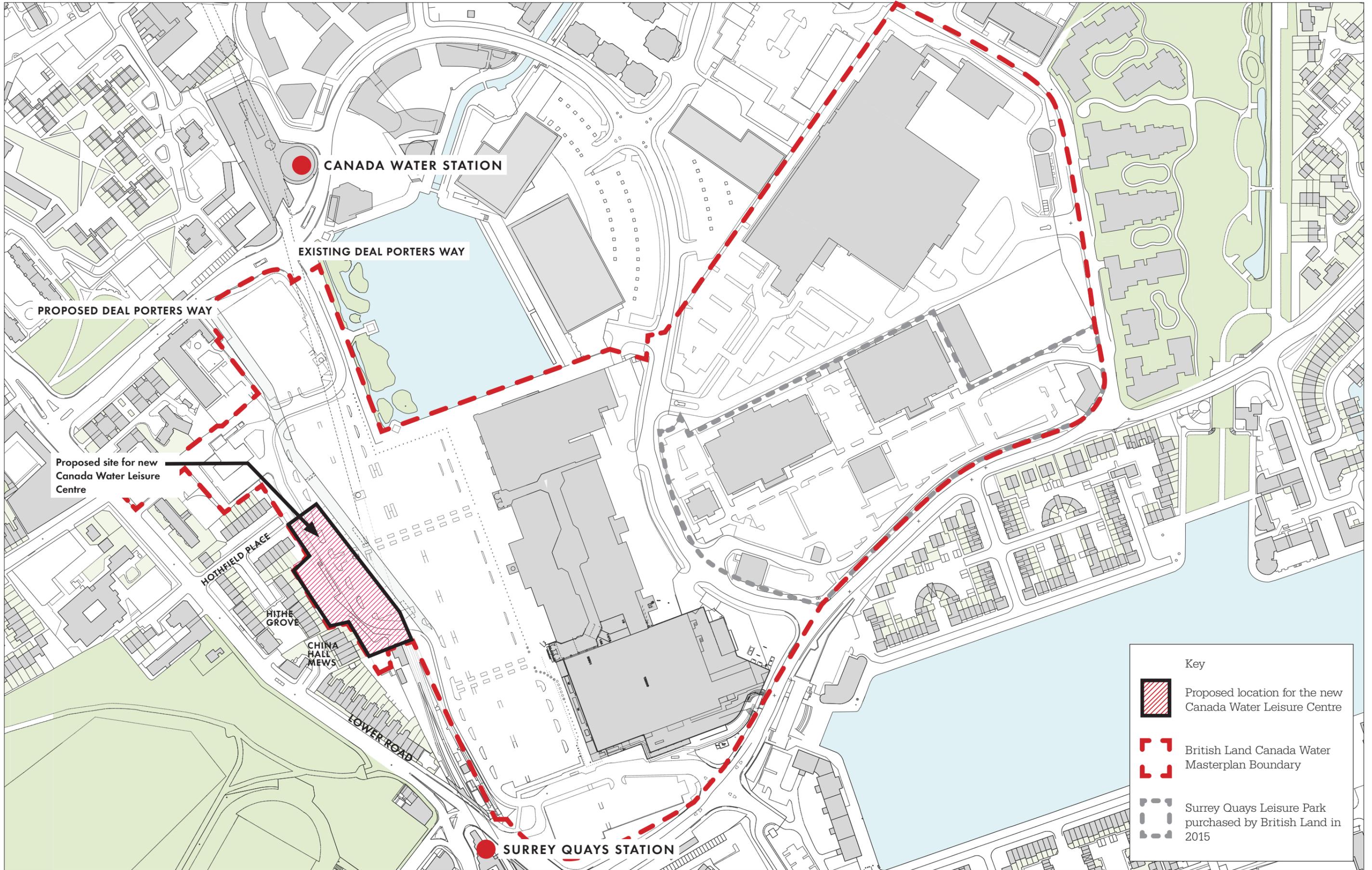
Seeking advice

You should seek advice from the relevant officer on a number of occasions:

- (a) If you wish to consider alternative options
- (b) If you are considering rejecting the proposals

Otherwise it is at your discretion when you should seek further advice and you should do so when you consider it appropriate.

Appendix 1
Existing Site Plan showing preferred location
for the new Canada Water Leisure Centre





OVERVIEW & SCRUTINY COMMITTEE**MUNICIPAL YEAR 2015-16****AGENDA DISTRIBUTION LIST (OPEN)****NOTE:** Original held by Scrutiny Team; all amendments/queries to Shelley Burke Tel: 020 7525 7344

Name	No of copies	Name	No of copies
OSC Members		Council Officers	
Councillor Rosie Shimell (Vice-Chair)	1	Eleanor Kelly, Chief Executive	1
Councillor Jasmine Ali	1	Shelley Burke, Head of Overview & Scrutiny	1
Councillor Catherine Dale	1	Norman Coombe, Legal Services	1
Councillor Paul Fleming	1	Aine Gallagher, Political Assistant	1
Councillor Tom Flynn	1	Tom Layfield, Opposition Assistant	1
Councillor Rebecca Lury	1	Niko Baar, Political Assistant	1
Councillor Lisa Rajan	1	Scrutiny Team SPARES	10
Reserves			
	1		
Councillor Evelyn Akoto	1		
Councillor James Barber	1		
Councillor Helen Dennis	1		
Councillor Nick Dolezal	1		
Councillor Eleanor Kerlake	1		
Councillor Sunny Lambe	1		
Councillor David Noakes	1		
Councillor Adele Morris	1		
Councillor Martin Seaton	1		
Councillor Bill Williams	1		
Education Representatives			
Martin Brecknell			
Lynette Murphy-O'Dwyer			
Abdul Raheem Musa			
George Ogbonna			
<u>Electronic agenda (no hard copy)</u>		Total: 37	
OSC Members		Dated: May 2015	
Councillor Gavin Edwards (Chair)			
Councillor Anood Al-Samerai			
Councillor Maisie Anderson			
Councillor Johnson Situ			