

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	18 November 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	10 November 2015
Recommendation	<p>That following the decision of the cabinet member for regeneration and new homes of 23 September 2015 to pause consideration of the original decision for one month for the reasons set out in his letter to the chair of overview and scrutiny committee, the cabinet member is requested to reconsider his original decision (set out below) taking into account the recommendations arising from the scrutiny call-in and subsequent recommendations of the overview and scrutiny committee contained at the end of this record of decision:</p> <p>Original decision (19 August 2015):</p> <ol style="list-style-type: none"> 1. That the site identified in Appendix 1 of the report as the preferred site for location of the new Canada Water Leisure Centre be approved. 2. That the requirements for the new centre as set out in paragraph 9 of the report be approved and officers work with British Land to develop proposals for a new leisure centre on the site as part of the Canada Water masterplan. 3. That officers 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.

	<p>4. That it be noted 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.</p> <p>5. That it be noted 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..</p>
--	--

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)

Revised decision:

1. That the site identified in Appendix 1 of the report as the preferred site for location of the new Canada Water Leisure Centre be approved.
2. That the requirements for the new centre as set out in paragraph 9 of the report be approved and officers work with British Land to develop proposals for a new leisure centre on the site as part of the Canada Water Masterplan.
3. That officers carry out consultation in line with the overview and scrutiny committee recommendations (1,3 and 4) from 7 September 2015 and recommendations (1-7) from 20 October 2015 and that this takes place alongside the British Land Masterplan consultation in the early new year, as set out in the officer advice.
4. That it be noted 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 DECISION

As set out in report and in additional advice.

**ALTERNATIVE OPTIONS
CONSIDERED**

As set out in report and in additional
advice.

REPRESENTATIONS RECEIVED

From OSC and local residents,

ADDITIONAL ADVICE RECEIVED

1. Officers have considered the recommendations made by OSC following the pre scrutiny hearing on 20th October. In recommendation 1 the committee has noted that redeveloping the existing Seven Islands site is the most "plausible" option. The presentation to OSC drew attention to a number of development, service and planning risks with this option. Officers therefore do not share this conclusion and are still of the view that the site identified in original IDM is best able to meet the site selection criteria and should continue to be adopted as the preferred site for the new Canada Water leisure centre. The OSC presentation can be found in the appendix.
2. With the exception of the above comment officers advise that the Cabinet member for Regeneration and New Homes accepts all seven OSC recommendations. The focus of these recommendations is around the detail of the arrangements and content of the public consultation. Officers advise that the recommendations can only be adequately addressed by presenting the available options for the new facility within the context of the British Land masterplan for the Canada Water town centre. Material can then be presented in a three dimensional form within context of the full emerging masterplan. Officers are of the view that without this context it will not be possible to undertake further consultation in a meaningful and an even handed way as recommended by OSC.
3. Officers therefore recommend that further consultation on the options for the new facility is undertaken as part of the British Land consultation on the masterplan for the emerging town centre. This is expected to be launched early in the New Year. A detailed programme of resident consultation around leisure centre issues will be developed to dovetail with this broader consultation programme.
4. That the programme of events and consultations of the proposed Canada Water leisure centre is shared with OSC and local residents for comment.

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.*

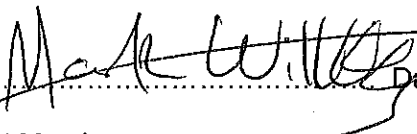
or

~~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 19/11/15
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.

**RECOMMENDATIONS OF OVERVIEW AND SCRUTINY COMMITTEE –
7 SEPTEMBER 2015**

1. The consultation takes place at the same time for all residents in the affected area of the proposed site and those in the wider area.
2. In order to reassure affected residents regarding the consultation on the proposed new site for the Canada Water leisure centre, the cabinet member should give a public commitment to review the council's decision to have a preferred site should the consultation receive overwhelming public opposition.
3. The consultation be amended to include details of the options that have been considered and rejected, including other sites within the footprint of the land where the council owns the freehold and whether or not the existing Seven Islands can be demolished and rebuilt, in addition to the preferred option of the council.
4. The consultation should include space for additional comments and suggestions to be put forward. This would include details of the options, including full costs for all options; and possible time scales for all options.

**RECOMMENDATIONS OF OVERVIEW AND SCRUTINY COMMITTEE –
20 OCTOBER 2015**

1. Noting that the most plausible option within the town centre site is the total development of the current Seven Islands leisure centre, the consultation should include a full range of options including the impact on residents of both construction and ongoing provision as to the impact of such a total redevelopment.
2. That throughout the consultation document, diagrams are better explained and pro's are listed as well as cons.
3. That the consultation document should more clearly state the reasons why plot 1 is no longer appropriate when it was considered to be the most appropriate site in 2013.
4. That the consultation should give as much information as possible on all plausible options in an even handed way.
5. That the cabinet members ensure that existing allocated funding for the maintenance of Seven Islands leisure centre is spent appropriately in order to ensure that the facility is kept up to an acceptable standard.
6. That particular effort is made to get feedback from elderly and disabled residents as part of this consultation.
7. That in order to assure affected residents regarding the consultation on the proposed new site, the cabinet member should give a public commitment to listen to the consultation.

