

RENEWAL, RECREATION AND HOUSING POLICY DEVELOPMENT AND SCRUTINY COMMITTEE

Minutes of the meeting held at 6.00 pm on 17 April 2024

Present:

Councillor Tony Owen (Chairman)
Councillor Thomas Turrell (Vice-Chairman)
Councillors Josh Coldspring-White, Will Connolly,
Christine Harris, Colin Hitchins, Tony McPartlan,
Chris Price, Alison Stammers and Pauline Tunncliffe

Tommy Velvick, Bromley Youth Council (Part 1 only)

Also Present:

Councillor Yvonne Bear, Portfolio Holder for Renewal,
Recreation and Housing

71 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

72 DECLARATIONS OF INTEREST

There were no additional declarations of interest.

73 QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC ATTENDING THE MEETING

No questions were received.

74 PRE-DECISION SCRUTINY OF EXECUTIVE REPORTS

The Committee considered the following reports on the Part 1 (Public) agenda for the meeting of the Council's Executive on 18 April 2024:

A LOCAL AUTHORITY HOUSING FUND Report HPR2024/013

The report provided details of an indicative grant allocation from the Department for Levelling Up, Housing and Communities towards housing schemes and summarised how this grant would be allocated. The report also set out how any additional funding from the Department for Levelling up, Housing and Communities could be utilised if secured.

In response to a question from a Member, the Head of Regeneration explained that the term 'transitional accommodation' had been formulated to

reflect the high quality of the planned temporary accommodation. The quality of the proposed scheme was in line with the Local Authority's permanent housing stock and would comprise separate units with integral kitchens and bathrooms, but would not be compliant with the Mayor of London's minimum size standards for permanent homes. A Member asked about the four-bed settlement unit, which was a requirement of the grant, and was advised that the expectation was that this four-bed unit would be located within the Borough which was the requirement unless it could be demonstrated that this was not possible. Another Member asked for an update on additional funding and the Head of Regeneration confirmed that the Local Authority would receive notification of the grant outcome during the week commencing 8 May 2024.

RESOLVED: That the Council's Executive be recommended to propose to Full Council the addition of Manorfields to the capital programme and to agree as follows:

- 1) Approve the acceptance of DLUHC LAHF Round 3 funding estimated at up to £27.4M (made up of an indicative allocation of £13.9M and a request for a further £13.5M) for the schemes set out in Paragraph 3.5 of Report HPR2024/013, noting some schemes will require further reports; and authorise the Assistant Director of Legal Services to sign and execute all relevant legal documents arising in connection with acceptance of the LAHF;

Based on the Council's request for funding being approved, as detailed in Paragraph 3.5:

- 2) Approve the addition of Manorfields to the Capital Programme at a value of £5.2M; officers will then proceed to procurement via an officer gateway for a multidisciplinary team to design the major repair and refurbishment of Manorfields into Transitional Accommodation. The funding for the Manorfields scheme will be met by LAHF grant of £4.313k, with the balance of £888k to come from the existing Operational Property Review (OPR) capital programme budget;
- 3) Approve the appointment of two Senior Project Managers to support the delivery of the schemes set out for a fixed term of two years. These posts will be financed by the Revenue funding in the grant of £111k supplemented by capitalised funding allocated to the relevant schemes; and,
- 4) Approve an increase in the Council's capital programme budget of £638k towards the purchase of a four-bed settlement unit. This will be funded through £284k of LAHF grant, with the balance of £354k to be met from capital programme resources. Note that this purchase is required to meet the grant

requirements, and none of the grant can be secured without meeting this DLUHC requirement. And subject to this, approve the purchase of this property, delegating any related decisions to the Director of Housing, Planning, Property and Regeneration in consultation with the Portfolio Holder for Renewal, Recreation and Housing.

**B CRYSTAL PALACE PARK REGENERATION PLAN - PROCEED TO PROCUREMENT FOR CAPITAL WORKS
Report HPR2024/015**

The report provided an update on the delivery of the Crystal Palace Park Regeneration Plan and requested approval to proceed to procurement on a 60% quality and 40% price basis for a main contractor to deliver the capital works of the next phase of the Plan.

In opening the discussion, the Chairman advised that a written statement had been received from Councillor Ruth McGregor and Councillor Ryan Thomson, Ward Councillors for Crystal Palace and Anerley, as follows:

“As ward councillors we are supportive of the regeneration plan but have some concerns which we would like to see addressed. We do not have any objection to the proposed route for procurement of contractors for the capital works; however, we do have a number of concerns regarding the detail of the plans so want to ensure that the London Borough of Bromley will continue to consult with interested parties. We would like to request an update meeting with the Regeneration Team at a convenient time. We are aware of concerns which have been raised with regard to the design of the information centre and the ongoing maintenance of the dinosaurs as well as other concerns. These concerns have been raised by the Friends of Crystal Palace Park Dinosaurs, so the Council are aware, and we want to ensure that these considerations are taken into account.”

With regard to ongoing maintenance of the dinosaurs, the Assistant Director: Culture and Regeneration was pleased to announce that Historic England had assembled an expert team to advise on the restoration of the dinosaurs and develop a longer-term maintenance plan. The Crystal Palace Park Trust would be responsible for the maintenance and conservation of the dinosaurs moving forward and there was a budget line for conservation in its business model. In response to a question from a Member, the Heritage Capital Project Manager advised that the park’s business model had been developed in comparison with parks of a similar size and character. Visitor numbers and events income had been projected using conservative estimates and had already been exceeded with respect to events income which would help ensure the long-term sustainability of the park. The Crystal Palace National Sports Centre was on a long lease to the Greater London Authority and GLL, and the Mayor of London had committed to the regeneration of the sports centre in the medium to long-term.

RESOLVED: That the Council's Executive be recommended to:

- 1) Proceed to procurement, as set out in Paragraphs 3.12 to 3.26 of Report HPR2024/015, for a main contractor to deliver the capital works at a total estimated contract cost of £17.7M; and,**
- 2) Agree and recommend Full Council increase the budget of the Crystal Palace Park Regeneration Plan already on the Capital Programme by £19.096M. The scheme will be funded through a £5M grant from the National Lottery Heritage Fund and the capital receipts from the sale of the two areas of parkland which are estimated to achieve £19.36M.**

**C LEISURE CENTRES MAJOR WORKS PROGRAMME -
APPROVAL TO PROCEED PART 1 (PUBLIC) REPORT
Report HPR2024/004A**

The report requested approval to proceed with construction works within the Leisure Centres Major Works Programme for the West Wickham and Walnuts Leisure Centres.

The Chairman welcomed the proposals which had been developed following extensive consultation with local residents and represented a significant investment in delivering high quality leisure services in the Borough into the future. The Portfolio Holder agreed, adding that the Leisure Centre Major Works Programme was being primarily funded by the Local Authority via the Operational Property Review Capital Budget with additional funds secured from other sources including the Tenant Operator and various grants and as such, it would be crucial to proceed with the works in a timely manner to de-risk against any loss of funding. Whilst the vast majority of members of the public had expressed support for the proposed improvements to the Walnuts and West Wickham Leisure Centres, a number of questions or requests for clarification had been received and a comprehensive Frequently Asked Questions document was in development and would be published shortly.

In response to a question from a Member, the Senior Regeneration Programme Manager explained that the timeframe for the planned programme of works had not changed but that an additional period had been scheduled for enabling works at West Wickham Leisure Centre in relation to identified structural issues for which additional funding had been requested. There was no reduction in the level of funding allocated for the programme of works at the Walnuts or West Wickham Leisure Centres. Another Member asked whether any part of the Walnuts Leisure Centre would be permanently closed. The Senior Regeneration Programme Manager reported that the existing learner pool would be closed, representing 3% of the on-site footprint, but that the soft play, sports hall and studio areas of the site would remain in use in their current form. A Member asked how cost escalation would be dealt with if further issues were identified at the Walnuts or West Wickham Leisure Centres and the Head of Regeneration advised that a further report

would be brought to the Committee and the Council's Executive where any such concerns were identified.

With regard to the use of the two leisure centres during the period of works, the Senior Regeneration Programme Manager clarified that West Wickham Leisure Centre had already closed due to structural issues and could not reopen until construction works had been completed. The Walnuts Leisure Centre currently remained open and works on this site would be phased between wet and dry facilities, allowing a certain degree of access during the construction period. A Member queried whether operating hours could be extended at other leisure centres during the closure periods, and the Senior Regeneration Programme Manager confirmed that discussions were ongoing with Mytime Active on how additional users could best be accommodated. Mytime Active members already had unlimited access to swimming, gym and exercise classes at all of Mytime Active's centres.

The Senior Regeneration Programme Manager was pleased to advise that accessibility had been a key area of focus in developing the Major Works Programme with Changing Places facilities at both leisure centres and Poolpod lifts to provide people with independent and comfortable access to the swimming pools. Other benefits of the programme included the installation of a competition-length pool at the Walnuts Leisure Centre and solar panels on West Wickham Leisure Centre. A Member queried plans to site the learner and main pools in the same pool hall at the Walnuts Leisure Centre. The Senior Regeneration Programme Manager explained that this was the preferred model of the operator which did not anticipate any issues. The tandem siting would also benefit families with children of different swimming abilities. Another Member asked about the plans to reduce the size of the learner pool at West Wickham Leisure Centre by 24% and was advised that the operator had confirmed that the proposal would not impact the swimming lesson offer.

A Member asked whether it would be the Local Authority or tenant operator's responsibility for delivering future improvements across the two leisure centres once the major works programme had been completed. The Senior Regeneration Programme Manager reported that the Local Authority proposed entering into a Full Repair and Insurance Lease with the tenant operator. Both the tenant operator and the Council would continue to pursue grant applications to further enhance the leisure centres, with a view to ensuring that those who lived, worked and studied in the Borough benefitted from the highest quality leisure services. A Member asked about heating and the Assistant Director: Culture and Regeneration confirmed that the heating infrastructure across the Walnuts estate was being updated and would move away from the District Heating model with all units having a dedicated heating system and a further update would be provided to Members following the meeting.

RESOLVED: That the Council's Executive be recommended to:

General Recommendations

- 1) Delegate authority to the Director for Housing, Planning, Property and Regeneration, in consultation with the Renewal, Recreation and Housing Portfolio Holder, to enter into a Full Repair and Insurance Lease, up to a period terminating no later than March 31st 2059, with the tenant operator named in the Part 2 report, after works are completed for both West Wickham and the Walnuts Leisure Centres, as set out in paragraphs 3.2 to 3.6 of the Part 2 report (Report HPR2024/004B);**
- 2) Approve the acceptance of £296k grant funding from Sport England to fund solar panels and pool covers at West Wickham Leisure Centre;**
- 3) Subject to plans remaining within budget at the end of RIBA 4, delegate authority to the Director of Housing, Planning and Regeneration, in consultation with the Director of Corporate Services, to enter into a Development Agreement with Alliance Leisure Services to deliver the works and services (project management and quantity surveying) contained within this report for both the West Wickham and Walnuts Leisure Centres;**
- 4) Approve the release of £640,750 from the Section 106 Carbon Offset Fund scheme, as accrued through developer contribution, for air handling units and building energy management systems to support additional carbon reduction and improved energy efficiency of both the Walnuts and West Wickham leisure centres;**
- 5) Delegate authority to the Director of Environment and Public Protection, in consultation with the Portfolio Holder for Environment and the Director of Housing, Planning and Regeneration, to approve the allocation of additional Section 106 Carbon Offset Funding, up to 20%, should there be an overspend on the installation of air handling units and building energy management systems;**
- 6) Delegate authority to the Director of Environment and Public Protection, in consultation with the Portfolio Holder for Environment and the Director of Housing, Planning and Regeneration, to approve the allocation of additional Section 106 Carbon Offset Funding, up to £150k, for further identified carbon reduction projects during the leisure centre major works programme;**

- 7) Approve the acceptance of a £1M contribution from the tenant operator towards the major works;

Walnuts Leisure Centre

- 8) Approve £10.949M from the Operational Property Review's (OPR) budget for leisure centres to fund the proposed works and services at the Walnuts Leisure Centre;
- 9) Approve an additional budget of £232,310 above the OPR allowance, funded from OPR Contingency (see Paragraph 6.4 of Report HPR2024/004A), required to deliver the major works;
- 10) Approve the plans for the Walnuts Leisure Centre as set out on pages 30-32 of the Part 1 Appendices and laid out in paragraphs 3.38-3.55 of Report HPR2024/004A;
- 11) To note that any Planning Applications required will be submitted;

West Wickham Leisure Centre

- 12) Approve £402,390 from the OPR's budget for leisure centres to fund the proposed enabling works package at West Wickham Leisure Centre;
- 13) Approve £15.374M from the OPR's budget for leisure centres to fund the proposed works and services at West Wickham Leisure Centre;
- 14) Approve an additional budget of £550,000, above the OPR allowance, funded from OPR Contingency (see 6.4 of Report HPR2024/004A), required to deliver the major works as a result of the major structural issues at this site;
- 15) Approve the plans for West Wickham Leisure Centre as set out on pages 12-13 of the Part 1 Appendices and laid out in paragraphs 3.56-3.67 of Report HPR2024/004; and,
- 16) To note that any Planning Applications required will be submitted.

PART 2 (CLOSED) AGENDA

**75 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION)
(VARIATION) ORDER 2006, AND THE FREEDOM OF
INFORMATION ACT 2000**

RESOLVED that the Press and public be excluded during consideration of the items of business referred to below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

**The following summaries
refer to matters involving exempt information**

**76 PRE-DECISION SCRUTINY OF PART 2 (EXEMPT) EXECUTIVE
REPORTS**

The Committee considered the following reports on the Part 2 (Exempt) agenda for the meeting of the Council's Executive on 18 April 2024:

**A LEISURE CENTRES MAJOR WORKS PROGRAMME -
APPROVAL TO PROCEED PART 2 (EXEMPT) REPORT**

The Committee considered Part 2 (Exempt) information on the Leisure Centre Major Works Programme.

The Meeting ended at 6.46 pm

Chairman