

## Cabinet

29 March 2009

### Streatham Hub

Wards: St Leonards, and Streatham area.

#### Cabinet Portfolio:

Cabinet Member for Housing and  
Regeneration: Councillor Lib Peck

Cabinet Member for Culture and Communities:  
Councillor Rachel Heywood

#### Report authorised by:

Interim Executive Director for Housing,  
Regeneration and Environment: Dorian  
Leatham

Executive Director for Adults' and Community  
Services: Jo Cleary

#### Executive Summary

The Council is pleased to announce that through its tenacity and determined negotiations with Tesco agreement on a high quality regeneration scheme has been secured.

The Council has clearly set out its vision for the development of the Streatham Hub for mixed use development including new sports and leisure facilities, continuity of ice provision, new housing and retail development. This has been pursued via a Development Agreement with Tesco. Negotiations with Tesco to agree the detailed scheme and its delivery have been going on for several years.

Earlier this year, Tesco reviewed its position and indicated that it was now keen to develop Streatham Hub based on the original approved scheme but with a larger amount of retail floorspace (an increase from 40,000 to 60,000 square feet). Tesco has also given an undertaking to provide the new leisure centre, swimming pool and ice rink facility. Following negotiations, Tesco is also proposing to ensure continuity of ice through provision of an off-site temporary rink which will enable construction of the whole Streatham Hub site to be undertaken in a single phase and without which the scheme could not go forward. This revised proposal is now considered acceptable to officers, subject to the Council agreeing the final details of the scheme and undertaking the necessary amendments to the Development Agreement.

With regard to the existing facilities, in November 2009 the Streatham Leisure Centre unfortunately was closed on grounds of public safety. The costs to restore the centre to an acceptable condition for a limited time period are estimated to be in excess of £3m and would take over a year to complete. It is the Council's preferred route to replace the leisure centre as soon as possible. Given Tesco's revised proposal and in light of new facilities coming on line, officers consider that it would be better value for money to close the existing facility permanently and provide temporary leisure facilities until the new leisure centre, to be built by Tesco, becomes operational.

This is a very important regeneration scheme for Streatham; the renewed commitment by Tesco to progress this development is welcome and should be secured by an amended Development Agreement as a matter of urgency.

## Summary of Financial Implications

The Council's total contribution to the revised scheme remains capped at £19.42m (made up of a capital budget of £19.12m and a Section 106 contribution of £300k). Tesco has undertaken to fund the budget shortfall for the development and construction of the new leisure centre. In the event that the increase in retail floorspace proposed within the revised scheme is agreed, an additional s106 contribution would be negotiated to reflect this.

Tesco has also undertaken to fund fully the provision and decommissioning of the temporary ice rink which will be located off-site from the Streatham Hub.

## Recommendations

It is recommended that Cabinet:

1. Approves in principle Tesco's revised scheme which includes additional retail floorspace, the construction of the scheme in a single phase, and the provision of a temporary ice rink to be located off-site, subject to planning and other statutory approvals.
2. Delegates authority to the Executive Director of Housing, Regeneration and Environment, and the Executive Director of Finance and Resources in consultation with the Cabinet Member for Regeneration to undertake any necessary changes to the Development Agreement and supporting documents.
3. Authorises officers, subject to further investigations and necessary permissions being obtained to grant licence to Tesco to provide, operate and decommission a temporary ice rink on Streatham Common, and ensure that the temporary ice rink is fully operational prior to the closure of the current Streatham ice rink and the commencement of any construction work in relation to Streatham Hub.
4. Approves the permanent decommissioning of the Streatham Leisure Centre with immediate effect.
5. Approves the proposal to progress consultation on options for the provision of a temporary indoor leisure facility, comprising gymnasium, activity studio and fitness facilities in Streatham as outlined in this report.
6. Authorises officers to continue to investigate the feasibility of the provision of temporary swimming facilities in Streatham.

## Consultation

Name of consultee	Department or Organisation	Date sent	Date response received	Comments appear in report para:
Internal				
SLB		16.03.10	16.03.10	Throughout
Dorian Leatham	Interim Executive Director for Housing, Regeneration and Environment		19.03.10	Throughout
Lib Peck	Cabinet Member for Housing and Regeneration		19.03.10	Throughout
ACS DLT		08.03.10	10.03.10	Throughout
Sandra Fryer	Divisional Director, Strategy and Partnerships		19.03.10	Throughout
Les Brown	Divisional Director, Planning	02.03.10	05.03.10	Throughout
Peter Jones	Divisional Director, Cultural Services	18.03.10	19.03.10	Throughout
Mark Hynes	Director of Legal and Democratic Services		05.03.10	Throughout
Uzo Nwanze	VAMS		05.03.10	Throughout
Jonathan Williams	Corporate Finance		12.03.10	Throughout
Julian Ellerby	Communications	02.03.10	07.03.10	Throughout
Alison Young	Regeneration	18.03.10	18.03.10	Throughout
Derek Prentice	Cultural Services	18.03.10	19.03.10	Throughout
Anthony Wilkinson	HRE Finance	26.02.10	05.03.10	Throughout
Mike Dickens	Legal Services	26.02.10	19.03.10	Throughout including Sec 5
Frank Higgins/Tim Harlock	Corporate Finance	19.03.10	19.03.10	Throughout including Sec 4
Zbig Blonski	Planning		16.03.10	Throughout
Rob Heslop			05.03.10	Throughout
External				

## Report history

<b>Decision type:</b> Key decision General Urgency Item The decision has not been included on the Forward plan due to uncertainty of the specific nature and timescale of the decision. The tight timescales meant that there was insufficient time to include the decision on the Forward Plan and, for the reasons outlined below; the decision needs to be taken now. The decision is considered to be a key decision because of the significant community impact resulting from its implementation.		<b>Key decision: reason</b> <b>EITHER a) expenditure or savings of £500,000 or more</b> <input type="checkbox"/> <b>OR/AND: b) proposal affects significantly two or more wards</b> <input checked="" type="checkbox"/>	
<b>Authorised by Cabinet member:</b>	<b>Date report drafted:</b>	<b>Date report sent:</b>	<b>Report deadline</b>
19.03.10	19.03.10	19.03.10	18.03.10
<b>Report no.:</b>	<b>Report author and contact for queries:</b>		
405/09-10	Sandra Fryer, Interim Divisional Director, Regeneration and Enterprise 020 7926 2489 <a href="mailto:sfryer@lambeth.gov.uk">sfryer@lambeth.gov.uk</a>		

**Background documents**

Delivery of Leisure in Lambeth – Executive Committee – September 2004  
Streatham Sports Hub Construction and Leisure Operations Contract – Officer Delegated  
Decision Report – March 2005  
Streatham Leisure Centre – An Ice Rink over a Swimming Pool Feasibility Study – Ove Arup –  
May 2005  
Preliminary report into proposed budget costs Bernard Williams Associates – May 2005  
Streatham Leisure Centre and Ice Arena – A Review of the Planning Application Scheme – Ove  
Arup – August 2005  
PAC Committee Report – May 2006  
Streatham Area Committee Report – June 2006  
Streatham Ice and Leisure Centre Funding and Construction Cabinet July 2006  
Section 106 agreement

**Appendices**

None.

## **Streatham Hub**

### **1. Context**

#### **Streatham Hub**

- 1.1 The Council has a clear vision for the development of the Streatham Hub for high density, well designed mixed use development. This is clearly set out in the Council's Unitary Development Plan, the draft Core Strategy for the Local Development Framework and the Streatham Masterplan. The Streatham Town Centre Masterplan clearly sets out the vision for the regeneration of this part of Streatham. The vision is for a mixed use development that will redevelop the out-moded bus depot, run down business area and generally underused land. Regeneration in this area would have a strong economic development impact bringing employment opportunities in development and from the permanent investment on the site. There will also be additional benefits from development including a more vibrant local economy, new employment opportunities and increased shopping in other parts of Streatham High Street.
- 1.2 In pursuit of this vision the Council entered into a Development Agreement with Tesco for the mixed use development of the Streatham Hub. In December 2007, planning consent was granted for the site and includes the provision of housing, a supermarket, new leisure centre (including a new ice rink), public square, town centre parking, and TfL bus stand. The Development Agreement which was signed in December 2007 requires Tesco to develop the leisure centre, inclusive of swimming pool, sports hall, ice rink, gym and dance studio amongst other spaces.
- 1.3 The proposals were developed in consultation with the Council, but not all issues were resolved. In 2009, Tesco received construction tenders on the consented scheme but decided not to pursue them. Towards the end of the year Tesco indicated that it wished to revise the scheme, which was to be significantly reduced. Tesco was advised that this revised scheme was likely to be unacceptable to the Council in view of its low density, poor design and the lack of provision for the continuity provision of ice facilities.
- 1.4 Alternative options to delivering the scheme were actively considered by officers and discounted as it would significantly delay the comprehensive redevelopment of the Streatham Hub site. Also, alternative options to redevelop leisure facilities were considered but budget limitations would have resulted in a significantly reduced leisure offer.
- 1.5 Given the importance to the regeneration of the Streatham Hub in terms of leisure provision and the gap between the Council's expectations and Tesco's revised offer the Council met again with Tesco in January 2010 setting out the concerns and suggested that the Council might be minded to end the Development Agreement. Tesco were given a deadline in which to respond. The revised scheme was subsequently amended by Tesco and closely reflects the Council's aspirations.
- 1.6 Tesco has now made a renewed commitment to the scheme which was ratified at its Board meeting on 17 March 2010.
- 1.7 The package now on offer from Tesco is based on the approved scheme, i.e. includes housing, leisure centre and ice rink, town centre car park and TfL bus stand, but also includes an increased retail floor area. Tesco has also agreed to a clear timetable to develop the scheme including a joint communication and consultation plan and the provision of a temporary ice rink off-site pending the completion of the development.

- 1.8 This package of development will contribute to the holistic regeneration of the entire Streatham Hub development site and is considered the most likely way of securing a new ice rink in Streatham. In addition, Tesco's revised proposal significantly reduces the construction period from over 4 years to about 2 years, offering important respite to Streatham residents and businesses from construction related impacts.

## **The Existing Streatham Leisure Facilities**

- 1.9 Whilst different development options were being progressed by Tesco, the existing Streatham Leisure Centre was found to be in a very poor state of repair following a report from structural engineers and was closed on 25 November 2009 on public safety grounds. There is now a significant community expectation that new facilities will be provided soon.
- 1.10 A detailed structural inspection of the leisure centre has identified that in excess of £3 million would be required to address the building infrastructure needs and even then only give the centre a two to five year lifespan. This is considered to be extremely poor value. Consequently, it is recommended that the centre is immediately decommissioned pending the development of the site for the Streatham Hub.
- 1.11 In order to mitigate the impact of the closure of the leisure centre upon the provision of leisure facilities in the Streatham area, officers have been working to develop a range of options to meet the needs of users displaced from the centre. In the short term, all schools use of the centre has been transferred to alternative sites and this programme is operating well. In addition, every effort has been made to ensure that other centre users have been made aware of alternative facilities in the borough and in neighbouring boroughs where appropriate. In the longer term, the feasibility of providing temporary facilities in Streatham itself has been investigated. A consideration of those options is outlined below.
- 1.12 In the light of a revised offer by Tesco which will provide new, fit-for-purpose leisure facilities (including swimming pool, learner pool, sports hall, dance studios, gym and ice rink) it is considered prudent to close the existing leisure centre permanently and consult widely on the provision of temporary leisure facilities whilst new state of the art facilities are constructed.

## **2. Proposals and Reasons**

### **Streatham Hub Development: Revised Tesco Proposal**

- 2.1 Tesco has indicated its wish to pursue the original mixed use scheme including a larger supermarket. It has also made a commitment to the provision of ice facilities off site during the construction period. Tesco has agreed to a timetable and welcome the development team approach being adopted by the Council in order to bring forward the development as soon as possible.
- 2.2 The key issues to consider are:
- 2.2.1 **New supermarket and retail impact.** The revised scheme is for an increased retail floorspace from 40,000 to 60,000 square feet. This will need to be assessed as part of a new planning application and a retail impact study will be required. It should be noted that Streatham Hub is located within the town centre where retail development is generally acceptable.
- 2.2.2 **Leisure Centre and ice rink.** The scheme includes sports centre and swimming pool and ice rink in line with the Council's requirements and specification. The leisure centre

would be funded primarily by the Council through its capital programme but with a further contribution from Tesco.

- 2.2.3 **Ice rink.** As in the approved scheme the ice rink will be constructed over the swimming pool. There has been considerable discussion about this innovative design and reassurances sought that this is an acceptable, feasible and cost effective design solution.
- 2.2.4 **Temporary ice rink during construction.** Tesco wishes to develop the entire scheme in one phase. As part of this the Council requires a temporary ice rink to be provided off-site, as the continuity of ice is an essential pre-requisite for Lambeth Council.. Tesco has agreed to provide this during the construction period and until the new ice rink is opened. The Council has assisted with the site appraisals for the temporary ice rink. Streatham Common is recommended as the best site for the temporary ice rink taking into account the need to be located in Streatham and the lack of availability of alternative sites.
- 2.2.5 **Housing.** The approved scheme includes 250 new homes including 89 affordable units. Tesco has reconfirmed that it would develop the new homes in partnership with a housing association. The impact of this development on the provision of Children's Services will have to be assessed and appropriate provision for additional school places made in due course. This should be considered within the context of the wider Streatham Masterplan.
- 2.2.6 **Transport and traffic issues.** The increased retail floor space will require a new traffic impact assessment including a Green Travel Plan. This will provide an opportunity to consider a package of sustainable transport measures so reducing the traffic impact of the development. A Green Travel Plan was not required when the original application was approved. This will contribute to the overall reduction of carbon use by the scheme.
- 2.2.7 **Public realm.** The scheme still includes a new square and public realm investment which will enhance the environment. The scheme includes provision of an upgraded paving and seating scheme across the whole development area.
- 2.2.8 **Local employment.** There will be a range of local employment benefits that will arise from the scheme. It is estimated that 600 jobs will be created during the construction of the scheme and future jobs at the new supermarket and in the hub as a whole. This will be a welcome support to the local community where unemployment levels are currently c.4.7%. Tesco would propose to recruit local people providing a range of job types and working arrangements.
- 2.2.9 **Economic impact.** The development of Streatham hub will bring economic activity to this part of Streatham and would be expected to have spin-off benefits to the local economy.
- 2.2.10 **Community partnership and communications.** Tesco has indicated its commitment to work with the local community and key stakeholders in implementing this scheme. Tesco has agreed that there will be a jointly agreed detailed programme of community information and consultation during the development process which will achieve completion of development by summer 2013. This will include appropriate stakeholder meetings, displays and exhibitions and the use of appropriate media at key stages of the project's development.

### **Temporary Leisure Facilities**

- 2.3 **Swimming.** Officers have researched the provision of a 25m x 12m six lane temporary swimming pool. The pool would need to be housed within an inflatable dome and would need to contain all of the usual facilities associated with such provision, including changing rooms, office accommodation and seats for spectators. The provision of such a pool would allow for a full programme of all of the swimming activities that took place at the Streatham Leisure Centre. However, this size pool and its housing occupy a considerable footprint and although considerable work has been done on assessing potential sites only two are considered to have any degree of viability, and both, would require an expert and detailed site survey.
- 2.4 Officers are investigating options for procuring a temporary pool. However, to date, none have been identified which give the council any degree of certainty of feasibility of fitness for purpose or of costs, both one off and ongoing revenue. Work is continuing to evaluate all the possibilities.
- 2.5 **Dry Facilities.** Work has been undertaken on the provision of a temporary single storey 390 m2 gym and activity studio, with accompanying toilet and shower units. The facility would also have access for people with disabilities and a fully equipped DDA compliant shower and toilet unit.
- 2.6 A number of potential sites have been considered for this facility, with two options considered more viable in terms of location and suitability. These comprise the Rookery car park, at the top of Streatham Common and Stockport Road playing Fields. The former, however, being part of the Common, may well present a number of planning and consultation issues. Although officers have been informed that the loss of open space might well be mitigated by the recreational and temporary nature of such a facility, the location could generate public concern. Nevertheless, a feasibility exercise undertaken on this site for the provision of the temporary leisure facility concludes that there are no major difficulties and dependent upon appropriate consultation and planning approval, a temporary leisure facility is feasible on this site.
- 2.7 Stockport Road playing fields presents different logistical and planning issues and so further examination and consultation will need to take place before a preferred site is finally selected.

### **3. Comments from Divisional Director of Planning**

- 3.1 **Streatham Hub Development.** The revised proposal would raise a number of planning issues. The introduction of a mezzanine floor within the store would require the submission of a separate planning application as the scheme would be materially different from the previously approved scheme. The Divisional Director Planning is in discussion with Tesco's agent as to the most appropriate form for such an application to take. Such an application would need to be considered in relation to the retail impact on Streatham town centre as a whole and the impact of additional potential traffic on Streatham High Road. As the store is located within the boundary of the town centre it is likely that the additional retail floorspace would be acceptable. A Green Travel Plan would be required setting out measures to reduce the transport impact of the larger store. A new section 106 agreement may be required setting out measures to reduce the impact of the additional retail floorspace.
- 3.2 The S106 agreement to the original scheme ensures that the existing ice rink cannot be demolished until the new leisure centre is completed thus ensuring continuity of ice provision on the site. Furthermore MDO 71 in the Lambeth UDP August 2007 specifies that "During development, the continuity of ice skating provision on the site must be



secured". This is taken to mean full provision for clubs and ice hockey etc as is provided for within the existing ice rink and not simply for informal ice skating. If a temporary off-site ice rink is pursued a deed of variation to the S106 agreement would be needed. As continuity of ice was a key concern of the GLA it would necessary to consult them on the changes.

- 3.3 **Temporary ice rink.** Planning permission for the temporary ice rink would be required. Whilst it is noted that Streatham Common is designated as public open space and Metropolitan Open Land (MOL) in the Unitary Development Plan (UDP) and it is thus protected from unsuitable development it is accepted that there may be very special circumstances to justify an exception for a temporary period of about 3 years after which the land would need to be reinstated. Such an application would be referable to the GLA and be a departure from the UDP requiring referral to GOL. A key concern would be access and the impact on parking on nearby residential roads. The application for the temporary rink would need to be submitted with the appropriate technical studies.
- 3.4 **Temporary Leisure Facilities** – Planning permission for the temporary leisure facility would be required. Whilst it is noted that Streatham Common is designated as public open space and Metropolitan Open Land (MOL) in the Unitary Development Plan (UDP) and it is thus protected from unsuitable development it is accepted that there may be very special circumstances to justify an exception for a temporary period of about 3 years after which the land would need to be reinstated. Such an application would be referable to the GLA and be a departure from the UDP requiring referral to GOL. A key concern would be access and the impact on parking on nearby residential roads. The application for the temporary leisure facility would need to be submitted with the appropriate technical studies. It should be noted that the temporary loss of MOL for this leisure use could raise concerns from the users of the common. Planning permission would be required for the temporary leisure centre.

#### **4. Comments from Executive Director of Finance and Resources**

- 4.1 **Streatham Hub Development** .The total cost of the revised leisure centre scheme is not yet finalised but the Council's contribution is capped at £19.42m. This is made up of a capital budget of £19.12m and a Section 106 contribution of £300k which can be allocated to the project once the development programme is agreed. In the event that the increase in retail floorspace proposed within the revised scheme is agreed, an additional s106 contribution would be negotiated to reflect this.
- 4.2 The ongoing revenue cost of the new permanent leisure centre has been provisionally included within the existing GLL contract at a cost of £407,819 in the first full year of operation and thereafter in the order of £300,000 per annum.
- 4.3 The provision of the proposed temporary off-site ice rink is to be provided by Tesco. In this regard Tesco has indicated that it will procure, construct and operate the temporary facility until the new ice rink is operational. In addition, Tesco will be required to decommission the temporary ice rink and will reinstate the site.
- 4.4 **Temporary Leisure Facilities.**

The provision of temporary leisure facilities as recommended for consultation in this report will be met from savings in contract payments due to the Council's leisure contractor, Greenwich Leisure Ltd (GLL), associated with the costs of operating the new permanent Streatham leisure facility which had originally expected to commence in the course of financial year 2010/11.

## **5. Comments from Director of Legal and Democratic Services**

**5.1 Streatham Hub Development** . The Council and Tesco entered into the Development Agreement on 7th December 2007. It is a very complex Agreement and as things stand, governs the current relationship between the Council and Tesco. One of the proposals before Cabinet recommends a revised scheme which would require a variation to the Development Agreement. The proposed variation would be possible with the agreement of both the Council and Tesco.

**5.1.1 Status of the current Development Agreement.** As at 23 March 2009 the Council and Tesco were placed in a position where either one of them could terminate the Development Agreement. Neither party took this option. The legal position now is quite clear. Either, the Council or Tesco seek to serve a Termination Notice on the other in accordance with the Development Agreement or both sides work together on a proposal to amend the Development Agreement to move the matter forward. With the consent of both parties, it is possible to amend the Development Agreement.

**5.1.2 Procurement.** The procurement route to be followed in this matter would be for Tesco to carry out a procurement exercise for the commission of a developer in line with the Public Contracts Regulations 2006. If a contracting authority (in this case the Council) contributes more than half the consideration to be paid under a contract, the Council should insist that the Regulations are followed when awarding that contract. Contracts for facilities intended for sports, recreation and leisure fall within these rules.

**5.1.3 Temporary Ice Rink.** Any identified sites being proposed for the provision of temporary ice facilities will require due diligence. A planning application will be required. It is noted that Streatham Common is designated as Metropolitan Open Land, there will be a requirement for a planning application as this would be a departure from the UDP. Any sites which are Registered Commons would require the consent of the Secretary of State. There are also the usual planning considerations. This will be a matter for the Planning Applications Committee advised by planning officers. As set out in Circular 02/09: The Town and Country Planning (Consultation) (England) Direction 2009 requires certain planning applications, which the council does not intend to refuse, to be referred to the Secretary of State who then has to decide whether to call the application in. One of the categories of application which must be referred is departure applications for out of town centre leisure developments of more than 5000 sqm floorspace (Article 5.1 of the Direction). The Mayor of London will be involved if the application is a PSI (potential strategic importance) application. These are defined in The Town and Country Planning (Mayor of London) Order 2008.

**5.2 Temporary Leisure Facilities.** The use of either the Rookery Car Park or Stockport Road in Streatham for the provision of a temporary indoor leisure facility, comprising gymnasium, activity studio and fitness facilities would need to go through the planning process including the granting of any relevant consents. If it is decided to progress a temporary pool then planning permission would also be required for this

## **6. Results of Consultation**

**6.1** A core team of officers has been working on this project and has consulted extensively with the appropriate officer leadership teams and appropriate divisional directors and heads of services. Issues, concerns and recommendations went through several iterations resulting in this final report.

- 6.2 At a meeting in October 2009, the Council advised local residents and stakeholders that it would provide them with an update in December 2009. This milestone was not possible and a commitment was given to report back early in the new year.
- 6.3 At a subsequent meeting of the Streatham Action Group on 10 February 2010, the Council gave a commitment to providing communication and information on the proposed scheme in the near future.
- 6.4 Whilst details of the negotiations could not be disclosed at these meetings, the concerns and aspirations of local residents, leisure and sports user groups and businesses were taken into account. Indeed, the views expressed at public meetings assisted the Council in its negotiations with Tesco.

## **7. Organisational implications**

### **7.1 Risk Management**

The assessment and management of risks associated with Streatham Hub have been approached in accordance with the Council's Corporate Risk Management Strategy and full details will be maintained on the Risk Register.

### **7.2 Equalities impact assessment:**

Equality and diversity issues have been instrumental in the development of the Streatham Hub scheme. The new leisure centre's design promotes access for all groups and takes into account sensitivities of certain minority groups. In determining the location and provision of temporary leisure facilities (including the ice rink), equalities and diversity issues were also considered and are been designed into the final designs.

### **7.3 Community safety implications:**

Community safety issues have assisted in determining a final design for the new Streatham Hub scheme. Crime and safety reviews still need to be finalised for the respective temporary facilities as the exact locations and designs have not been finalised.

### **7.4 Environmental implications:**

The new leisure centre will be in compliance with current building regulations and is envisaged to obtain a BREEAM rating of Good. The environmental implications for the temporary facilities are yet to be assessed.

### **7.5 Staffing and accommodation implications:**

The majority of the council's leisure facilities are operated by Greenwich Leisure Ltd (GLL). It is understood that all GLL's permanent staff employed at the Streatham Leisure Centre have been transferred to other sites. Clearly, the new Streatham Hub development will create future opportunities within GLL's structures.

## **8. Timetable**

- 8.1 An envisaged timetable for the delivery of the Streatham Hub scheme is outlined in the table below. This timetable is subject to change and is dependent on achieving statutory consents.

- 8.2 The Council is working closely with Tesco to refine the project's programme, but a feature of the revised proposal is that the scheme is built-out in a single phase and would be entirely completed in early 2013.

Key Milestone	Estimated Period/Date
Finalise tender specification for Streatham Hub	Q2/June 2010
Submit planning application for temporary ice rink	Q3/July 2010
Finalise Development Agreement and S106	Q3/Sept 2010
Start on site for temporary ice rink	Q1/Feb 2011
Opening of temporary ice rink	Q3/Aug 2011
Submit planning application for retail	Q2/Jun 2010
Start on site for new leisure centre	Q3/Aug 2011
Opening of new leisure centre and ice rink and completion of entire scheme	Q3/Dec 2012

## 9. Conclusion

- 9.1 Recent negotiations with Tesco have resulted in an amended scheme being proposed which appears to meet Tesco's requirements for retail development in this part of the borough, the Council's ambition for Streatham Hub and the communities' expectations, particularly around the continuity of ice provision.
- 9.2 The package of investment proposed will contribute to the long term revitalisation and regeneration of this part of Streatham.
- 9.3 The renewed commitment from Tesco to work with the Council in a development team approach to bring forward this investment to an agreed timetable and package of actions should be welcomed and it timely takes into account the future of Streatham leisure Centre.
- 9.4 Tesco's revised proposal meets the aspirations of the Council for high quality leisure facilities fit for the 21st century. Such facilities are critical in improving, for example, the health outcomes of the significant part of Lambeth's community which accesses Streatham for its leisure needs. The Tesco proposal provides a larger leisure facility for indoor sport, swimming and ice activities and is a welcome solution to the urgent need for new leisure facilities in Streatham.
- 9.5 Cabinet is recommended to agree the recommendations to take forward the proposal for Streatham Hub as set out by Tesco which would deliver a good mixed use scheme in line with local needs and that the proposal should therefore be approved as per the recommendations set out in the beginning of the report. As part of this it is also recommended that the existing Streatham Leisure Centre is closed and possible temporary facilities agreed.