

*Clw Smith
for inf.*

Your Ref:

Our Ref:

To Members of the Cabinet

Cc Chair of PAC, Councillor Smith

ED of Environment and Culture

Lambeth

STREATHAM HUB

Dear Councillors

The last meeting of the Planning Applications Committee held on 30 May 2006 considered changes to the S106 agreement associated with the development in Streatham High Road to redevelop the site to provide a leisure complex, residential units, a food store, bus layover and public square.

The Committee considered the changes to the S106 which included a recommendation that would allow Tesco to build and manage the whole development. The proposal was that the Council would then purchase the leisure centre from Tesco at a fixed price. This would allow for substantial cost savings as only one contractor would be required on site to build the Tesco food store, the residential flats and the leisure centre. It was noted the project was complex because of the ownership of the land and that for instance the Council would not get full title to the land needed to build the leisure centre until the interchange for London Buses had been built.

The Committee noted that the proposed changes to the Development Agreement and the S106 would mean that Tesco would be responsible for fitting out the leisure centre except for signage and moveable furniture and equipment which would be the Council's responsibility. There will be a three-month commissioning period towards the end of the construction period to enable the Council to install the signage and moveable furniture. The Committee was informed that this was adequate time as the signage and fitting out with moveable furniture and equipment was only likely to take 2 months.

Concern was expressed by members of the Committee that with the revised arrangements there was a danger that there would not be the continuity of ice skating provision that had previously been guaranteed. The Planning Applications Committee therefore urged the Cabinet to ensure that the

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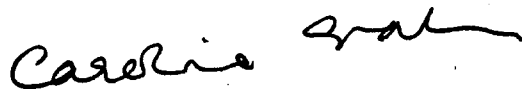


INVESTOR IN PEOPLE

project was progressed and that continuity of ice skating provision in Streatham was guaranteed, by the Council taking the necessary steps to ensure that the leisure contract is in place and the contractor is ready to complete the fit out within the two months available.

The Planning Applications Committee looks forward to a positive response.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Caroline Strallen', with a stylized flourish at the end.

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