

## Streatham Area Committee

25 April 2007

### Streatham Ice and Leisure Centre

St Leonards Ward / Streatham Area

**Report authorised by:** Robert Overall (Executive Director – Environment, Culture and Community Safety)

#### Executive summary

This report contains information sent to all members of the Streatham Area Committee in response to points raised at the Committee meeting on 7 March 2007. This information has also been sent by email to Committee members on 23 March 2007 as requested by the Committee.

#### Summary of financial implications

None

#### Recommendations

- (1) That the contents of the appendix are noted

#### Consultation

Name of consultee	Directorate or Organisation	Date sent to consultee	Date response received from consultee	Comments appear in report para:
Internal				
Mike Dickens	Head of Legal Services	12.04.07	12.04.07	None
Tony Otokito	Directorate of Finance	12.04.07	16.04.07	
Councillor Lib Peck	Cabinet Member (Environment and Culture)	27/3/07	27/3/07	
<b>Entered in Consultation and Events Diary?</b>				
No				

**Report history**

<b>Date report drafted:</b>	<b>Report deadline:</b>	<b>Date report sent:</b>	<b>Report no.:</b>
<i>27/3/07</i>	<i>12/4/07</i>	<i>28/3/07</i>	<i>431/06-07</i>
<b>Report author and contact for queries:</b>			
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**Background documents**

- Minutes of Streatham Area Committee 7 March 2007
- Email to Streatham Area Committee Councillors (23/3/07)

**Appendices**

- Information sent to Area Committee Members (23/3/07)

## **Streatham Ice and Leisure Centre**

### **1. Context**

1.1 At its meeting on 7 March 2007 the Streatham Area Committee considered a report on the Streatham Ice and Leisure Centre. This report was the latest in a series of standing items on this subject. The Area Committee requested that a response to the following points raised be sent to all Area Committee members as soon as possible:

- The history of the Streatham Ice Rink and Leisure Centre.
- The Council's interim management plan for Streatham Leisure Centre.
- The interim management plan for the ice rink.
- Why is there a nine month delay in the project and how will the time be made up?
- A clear statement of the Council's contribution to the project.
- A clear analysis of the critical path for the development.
- A statement on the non-negotiable elements of the deal for the Council.
- A clear understanding of the planning permissions in place, those expected to be needed and the Section 106 document.
- Details of how the parties interact.

1.2 A response was sent by the Executive Director (Environment, Culture and Community Safety) to all Streatham Councillors on 23 March 2007.

1.3 The Committee also requested that this information be included on the agenda for its next meeting. The text of the response is appended to this report.

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

2.1 This report does not give rise to any Financial implications

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

3.1 There are no legal implications arising from this report.

### **4. Results of consultations**

4.1 N/A

### **5. Organisational implications**

5.1 N/A

### **6. Any other implications**

6.1 N/A

### **7. Timetable for implementation**

7.1 N/A

## APPENDIX A

### Information Circulated By Executive Director (ECCS) on 23/3/07

1. The history of the Streatham Ice Rink and the Streatham Leisure Centre is important to record. I have asked the Councils Libraries and Archive Service to look into preparing a booklet of photographs and memories. In addition I have asked for consideration to be given to an exhibition - that the Friends of Streatham Library may wish to assist with – this could be used in Streatham Library.
2. The Council's new leisure contractor is Greenwich Leisure Ltd. It will take over the operation of Streatham Leisure Centre from the beginning of April 2007. Greenwich Leisure Ltd is recognised as London's leading leisure provider.
3. The Streatham Ice Rink is operated by a private, limited liability, company that lease the facilities from Tesco PLC. There is no provision within the lease for Tesco to influence the operation of the rink or the additional facilities within the building.

The Council's only formal influence is through the Licensing Arrangements for the activities. There is no provision that enables the Council to influence Tesco or the lessee (Starburst Ltd) over the management of the rink.

The Council's officers have been in contact with Mr Patric Terpening, Managing Director, Starburst Ltd - the company operating the rink – but does not have influence over the activities or the programming of the rink.

The Council is in discussions with the Ice Hockey Club in order to create a roller hockey programme on synthetic outdoor spaces – as a supporting programme of development intended to support the new rink – which the Council will own.

4. The 9 month delay can not be made up within the present constraints.
5. The Council's contribution to the development is £19.42 million capital – including the £0.3 million available through the section 106 agreement. The ongoing management costs are taken account of within the new Leisure Contract.
6. The Project belongs to Tesco. All work on the project has been brought to a close until such time as the legal agreements are completed. A new project plan and critical path analysis will be prepared for the project as soon as Tesco have agreed the resources from their own Board and indicated the renewal of development work on the scheme.
7. The Council is concerned to deliver a project of the highest possible scope and quality within the constraints of the available resources.

The non negotiable elements of the arrangement with Tesco are continuing access to Ice Skating until the new ice pad is operational; and that the new leisure centre has the same size specification as those laid out in the original plans.

The original specification, developed with PMP, Strategic Leisure et al is the output specification for the project. There is a detailed environment specification and an, as yet, incomplete set of room data sheets (in that the Development Agreement allowed for further development of these to take into account the developing advice from Organisations, Users and the Council's Leisure Contractor – also the cross referencing of these spaces to create a consistent 'look and feel' to the building.

All the detailed documents will be reviewed by the Council's advisors, before the build contract is signed, to ensure the facility will be fit for purpose.

The Council had gained space during technical discussions, (over and above that specified in the original output spec) in the Ice and Leisure Centre. This space may need to be surrendered in favour of completing the project.

8. The Planning Permissions that are in place are appropriate to the scheme that went before the Planning Committee. It was developed in a different climate of planning law, also strategic advice. As a consequence some of the flexibility that would have enabled Tesco to make improvements to the scheme is no longer available.

As a consequence the intention is to build the scheme as identified in the existing set of plans and elevations submitted in support of the Planning Application, by Tesco.

9. The details of how the parties interact from this point on are to be discussed on the 26<sup>th</sup> March 07.

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