

## THE EXECUTIVE

13 SEPTEMBER 2005

### REPORT OF THE DIRECTOR OF REGENERATION AND ENVIRONMENT

<b>REGENERATION OF BEACONTREE HEATH (INCLUDING DAGENHAM SWIMMING POOL)</b>	<b>FOR DECISION</b>
<p><b>Summary:</b></p> <p>This report sets out a procurement approach to select a development partner for the redevelopment of Beacontree Heath to provide new wet and dry side leisure facilities together with new housing. This report seeks authority to issue a Prior Information Notice (PIN) to obtain expressions of interest from potential development partners. The Leisure and Community Services Division are in the process of commissioning a feasibility study for the new leisure facility to be located on Beacontree Heath. The study will provide leisure centre location options on the site, a detailed design brief and specification for the new leisure facility, a detailed cost plan including funding options along with a revenue model for the centre's operation. Results of the study will be used to inform the decision whether to prepare tender documentation for the selection of the development partner.</p> <p><b>Wards Affected:</b> Heath, Whalebone, Valence</p>	
<p><b>Implications</b></p> <p><b>Financial:</b></p> <p>There are no financial implications in issuing a Prior Information Notice (PIN) for the Council. The PIN is drafted and published using staff resources within the existing establishment. There is no charge for publishing the PIN.</p> <p>There is currently no capital resources allocated to this project and any consideration to proceed with a development will need to be subject to a full business case with funding identified.</p> <p><b>Legal:</b></p> <p>The issuing of a Prior Information Notice is a statement that the Council intends to procure a contract. It does not commit the Council to do so.</p> <p><b>Risk Management:</b></p> <p>None.</p> <p><b>Social Inclusion and Diversity:</b></p> <p>The Race Relations (Amendment) Act 2000 places a requirement on local authorities to make an assessment of the impact of new and revised policies in terms of race equality. Existing policies have already been subjected to impact assessments. This Authority has adopted an approach of extending the impact to cover gender, disability, sexuality, faith, age and community cohesion.</p> <p>As this report does not concern a new or revised policy there are no specific adverse</p>	

<p>impacts insofar as this report is concerned.</p>		
<p><b>Crime and Disorder:</b></p> <p>Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. There are no specific implications insofar as this report is concerned.</p>		
<p><b>Recommendation(s)</b></p> <p>The Executive is asked to:</p> <ol style="list-style-type: none"> <li>1. Authorise the Director of Regeneration and Environment to publish a Prior Information Notice (PIN) in the Official Journal of the European Union (OJEU) calling for expressions of interest from developers;</li> <li>2. Note that a further report to consider the findings of the feasibility study and proposals for an approach to the regeneration of Beacontree Heath will be presented in due course.</li> </ol>		
<p><b>Reason(s)</b></p> <p>To assist the Council in achieving all of its Community Priorities in particular, 'Improving health, housing and social care', 'Raising General Pride in the Borough', 'Making Barking and Dagenham cleaner, greener and safer', and 'Promoting equal opportunities and celebrating diversity'.</p>		
<p><b>Contact Officer:</b> Jeremy Grint</p>	<p><b>Title:</b> Head of Regeneration Implementation</p>	<p><b>Contact Details:</b> Tel: 020 8227 2443 Fax: 020 8227 5326 E-mail: jeremy.grint@lbbd.gov.uk</p>

## 1. Introduction and Background

- 1.1 A previous examination of options for the redevelopment of the Beacontree Heath sought to provide a comprehensive regeneration scheme which included sites not in the Council's ownership. These sites included the Three Travellers Public House and the petrol station. It was the opinion of Property Services that the Council would need to pursue a Compulsory Purchase Order (CPO) to successfully acquire the sites and this would significantly delay the development timetable by up to 2 years and there was no guarantee that the CPO would succeed.
- 1.2 It has been a long term objective of the Council to seek the improvement of Dagenham Swimming Pool and this has been the subject of previous reports to the Executive. The driving force behind the regeneration of Beacontree Heath is the need to invest in new leisure facilities to replace the existing ageing Dagenham Swimming Pool and the Wood Lane Sports Centre. More recently it has become apparent that there are wider issues that could be addressed in the immediate area by seeking to include the land surrounding Dagenham Swimming Pool in the redevelopment. In particular redevelopment of flats 21-91 Althorne Way will address issues of anti-social behaviour. Seabrook Community Hall will be included in the redevelopment since it was part of the

review of community halls and a replacement may be achieved within the development or a location at the lower end of the Lymington Field Site.

- 1.3 Beacontree Heath has been designated as a housing opportunity site and the integration of housing and leisure facilities will be a key element of any future development. Any developer that is eventually appointed will be expected to work with the Council and the Council's preferred Registered Social Landlord (RSL) to develop the affordable element of the scheme. The Council will be looking for a minimum level of 35% affordable Housing.
- 1.4 The inclusion of additional sites over and above Dagenham Swimming Pool will allow for a more comprehensive approach to the regeneration of Beacontree Heath, realising both Leisure and Housing objectives.
- 1.5 The Regeneration Board considered this matter on 26<sup>th</sup> July 2005 and advised to proceed to the Executive to request permission to publish a Prior Information Notice to begin the process of identifying a development partner.

## **2. Current Position**

- 2.1 A feasibility study is being commissioned by Leisure and Community Services Division to look at options on Beacontree Heath for the new leisure facility. The study will provide a detailed design brief and specification for the new leisure facility. This work will include a cost plan and revenue model for the operation of the new facility. Results of the study will be used to prepare tender documentation for the selection of a preferred development partner.
- 2.2 The development time table will take into consideration the management arrangements that are likely to exist in the near future that all the Leisure and Community Services Division's Leisure facilities including this one will be managed by a Non-Profit Distributing Organisation.

## **3. Recommended Approach**

- 3.1 It is recommended that the Council publishes a Prior Information Notice (PIN) in the Official Journal of the European Union (OJEU) to alert potential development partners to the Council's needs.
- 3.2 A further report will be presented to the Executive outlining the results of the feasibility study and requesting a decision to either proceed or reject the current approach to the regeneration of Beacontree Heath and the replacement of the leisure facilities.
- 3.3 If authority is obtained to proceed with procuring a development partner, then the subsequent award of contract would be made by the Executive following a formal tendering process and identification of funding.

## **4. Financial Implications**

- 4.1 This report has no financial implications for the Council.
- 4.2 The PIN is produced within existing budgets and no charges are made to publish the Notice in the Official Journal of the European Union.

- 4.3 The publishing of a PIN is the first step in securing a development partner and does not commit the Council to enter into a formal contract or to any financial liability.
- 4.4 However, should the Council decide to proceed with a suggested option there may be capital and revenue implications. As part of the consideration of options, the financial consequences of these options and the means of funding them will need to be considered by Members. At present, there is no provision in the Capital Programme for this project.

## **5. Consultees**

- 5.1 The following Officers have been consulted during the preparation of this report:

### **Corporate Strategy**

Muhammad Saleem, Solicitor to the Council and Monitoring Officer  
Robin Hanton, Corporate Lawyer

### **Finance**

Alex Anderson, Head of Finance (Department of Regeneration and Environment)  
Alan Russell, Head of Audit  
David Robins, Head of Strategic Procurement

### **Regeneration and Environment**

Jeremy Grint, Head of Regeneration Implementation  
Allan Aubrey, Head of Leisure and Community Services  
Bernadette McGuigan, Group Manager (Urban Design)  
Simon Swift, Group Manager (Parks and Leisure)  
Teresa Parish, Group Manager (Leisure & Community Services)  
Colin Beever, Head of Corporate Property Services and Facilities Management

### **Housing and Health**

Ken Jones, Head of Housing Strategic Development  
Jeff Elsom, Crime Protection Unit Manager

- 5.2 The following Councillors have been advised of the proposals in this report:

### **Lead Members**

Regeneration, Councillor Kallar  
Leisure, Sport and Community Assets/Halls, Councillor Bramley

### **Ward Councillors**

Heath: Councillors Fairbrass, Kallar and B Osborn

Whalebone: Councillors Denyer, Gibbs and West

Valance: Councillors Bruce, Hemmett and C Osborn

**Background Papers Used in the Preparation of the Report:**

Draft Brief: Regeneration Framework to deliver a new Leisure Centre on Beacontree Heath August 2005  
Regeneration Board Report: Regeneration of Beacontree Heath (including Dagenham Swimming Pool) 26<sup>th</sup> July 2005  
Executive Report: Future of Leisure Centre Services 14<sup>th</sup> December 2004 (Minute 230)  
Executive Report: Future of Leisure Centres 9<sup>th</sup> March 2004 (Minute 320)  
Executive Report: Regeneration of Beacontree Heath 29<sup>th</sup> April 2003 (Minute 434)