

**Report for:**  
**ACTION**

**Item Number:**

|  |  |
|--|--|
| <b>Contains Confidential or Exempt Information</b> | <b>NO</b>  |
| <b>Title</b>                                       | New Lido facility in the borough                           |
| <b>Responsible Officer(s)</b>                      | Peter George, Strategic Director Economy & Sustainability  |
| <b>Author(s)</b>                                   | Richard Sims, Lead Project Manager, Projects Delivery Unit |
| <b>Portfolio(s)</b>                                | Cllr Polly Knewstub, Portfolio Holder Thriving Communities |
| <b>For Consideration By</b>                        | Cabinet  |
| <b>Date to be Considered</b>                       | 13 September 2023  |
| <b>Implementation Date if Not Called In</b>        | 25 September 2023  |
| <b>Affected Wards</b>                              | All  |
| <b>Keywords/Index</b>                              | New Lido, Swimming, 50m, New-build                         |

**Purpose of Report:**

To provide an update to Cabinet on progress towards provision of a new Lido facility within the borough in line with the Council Plan 2022-2026 commitment. To seek Cabinet approval to a long list of potential sites upon which to locate a Lido facility and to further explore these sites to arrive at a shortlist. This report also seeks Cabinet approval to undertake a review of procurement strategies and to undertake soft-marketing exercises.

**1. Recommendations for DECISION**

It is recommended that Cabinet:

- 1.1 Reaffirms the commitment to provide a new Lido facility within the borough in line with the Council Plan 2022-2026 commitment and agrees to a vision statement for this facility as shown at paragraph 3.1.
- 1.2 Notes and agrees the longlist of sites which have been identified for the possible location of a Lido facility as summarised in Appendix 1.
- 1.3 Authorises the Strategic Director of Economy and Sustainability following consultation with the Cabinet member for Thriving Communities to further explore the proposed long list of potential sites identified in Appendix 1 (Lido Site Longlist) and to commission further, more detailed feasibility study work, including surveys, searches, procurement options and viability, to identify a preferred location.

1.4 Delegates authority to the Strategic Director of Economy and Sustainability following consultation with the Cabinet member for Thriving Communities to decide upon a shortlisted site.

1.5 Approves a revenue budget of up to £0.250m for the purposes of commissioning the activity outlined at recommendation 1.3 and 1.4.

1.6 Notes that a Sounding Board is to be established, with membership consisting of key stakeholders to support and assist in steering the future direction of the project.

## **2. Recommendations for NOTING**

2.1 None

## **3. Reason for Decision and Options Considered**

3.1 Provision of a new Lido facility in the borough is an objective set out in the Council Plan 2022 – 2026. This report sets out a recommended vision for the project in the context of the strategic objectives as set out in the Council Plan and seeks a basis on which to take the project forward for further feasibility work and analysis. The proposed vision for the facility would be to create a new outdoor swimming facility in Ealing which is inclusive, family orientated, promotes health and wellbeing and has sustainability at the heart.

3.2 The Ealing Indoor and Outdoor Sports Facility Strategy and Action Plan 2022 – 31, produced in line with Sport England’s latest guidance provides an accurate and robust evidence base to inform Planning policy decisions regarding the protection, enhancement and provision of existing and future indoor and outdoor sports facilities providing an understanding of the best location(s) for any new facilities. By following Sport England’s assessment process, this strategic document identifies that the current indoor and outdoor sports facility supply in Ealing, falls below the needs of the existing population as evidenced by the projects identified across the borough.

3.2.1 As with other sports facilities, swimming pool provision was reviewed and an assessment made of the existing and potential future supply and demand of indoor swimming facilities; current and future trends in participation are also considered as well as the views of National Governing Bodies of Sport and local sports clubs. The assessment showed that Ealing has a current and future need for more indoor water space, the level of which supports the need for new and enhanced swimming pool facilities at both Gurnell and Dormers Wells Leisure Centres; even with these two facilities Ealing may still have demand for more water space.

3.2.2 Although not included in the formal Sport England facility strategy swimming pool assessment process, a new outdoor swimming facility in the borough would to some extent, help meet Ealing’s need for more swimming space.

3.2.3 Swim England’s top eight benefits of swimming are: full body workout, great for general wellbeing, de-stresses and relaxes, burns calories, lowers the risk of diseases, water supports the body, increases your energy levels and allows you to exercise without sweating. There are extra health benefits unique to open and cold

water swimming, both disciplines are slightly more extreme forms of outdoor swimming than swimming in a heated outdoor pool, but still relevant to a certain extent; these four additional benefits are better sleep, increased happiness, boosted immune system and preventing and managing long term health conditions.

3.2.4 Whilst there is abundant evidence for the physical and mental health benefits of swimming, social connection is arguably as beneficial as the physical exercise for participants' health, particularly their mental health. Designing environments that enable people to connect with others and live well is vital to improving the health and wellbeing of local people and achieving the ambitions set out in the manifesto. It is therefore vital that the Lido is inclusive, actively working to break down social, cultural and financial barriers to bring people together. In addition, a new Lido facility would support the Council's plans for Good Growth by creating employment and enhancing green spaces.

3.3 Work to date has focussed on reviewing sites across the borough to identify those which would suit the accommodation of a new Lido facility. Various sites have been considered and assessed to arrive at a longlist based upon the following criteria:

- Deliverability
- Sustainability, energy, transport links, active travel
- Accessibility for all of borough residents
- Financial attractiveness to operators, proximity to existing leisure facilities.

3.4 The potential sites are included at Appendix 1 to this report and constitute the longlist of options. To move the proposals forward, it is necessary to carry out further analysis to determine from this longlist:

- optimal location
- projected current and future demand
- commercial viability and financial return including capital and revenue projections
- scope of facility and design brief.

3.5 Cabinet approval is sought to establish a budget for further feasibility work to be completed on the longlist of sites and to determine a recommended site through an officer delegation.

## **4. Key Implications**

4.1 As part of consideration of a potential site for a new Lido facility it will be necessary to thoroughly investigate the recommended location from an ecological and environmental perspective.

4.2 Searches will be required to determine restrictions, land designation and planning opportunities, easements, covenants and wayleaves.

4.3 Thorough consultation will also be undertaken to determine support from user groups, residents, the relevant sports governing bodies and the appetite of operator organisations to manage a new Lido facility within the borough.

## **5. Financial**

### **5.1 Capital Implications**

5.1.1 Cabinet approval is requested to undertake further feasibility work on a new Lido facility to arrive at a preferred site location and defined design brief. Cabinet should note that the capital costs of constructing a new Lido is not known at this stage of the project and will be refined at the next stage of design development and will form the basis of a business case and future report to Cabinet. At this stage costs and until a site is identified, costs will need to be met from revenue.

5.1.2 It is anticipated that contributions towards the capital cost of implementing a Lido project could be secured from various external sources including CIL, S106 monies and external grant funding. Officers will investigate routes to securing capital funding from external sources at the next stage of the project, however any shortfall in costs would need to be funded through borrowing, the revenue costs of which would need to be met from related leisure income. Where this is not sufficient, additional revenue costs would need to be incorporated into the Council's Medium Term Financial Strategy.

5.1.3 Subject to completing further feasibility work and arriving at a shortlisted preferred site, Cabinet will receive a further report on the overall capital funding position for the project.

### **5.2 Revenue Implications**

5.2.1 The new Lido project is anticipated to be funded through capital, although any borrowing required to fund any shortfall in capital financing will have a revenue implication for the Council, for example for every £5m of borrowing, revenue savings or additional income will need to be made of £350,000 per annum. The full impact of this will be assessed as part of a future report to Cabinet.

5.2.2 The estimated cost of up to £0.250m for carrying out feasibility study will initially be funded by revenue, the expectation being that these costs may latterly be capitalised when a business case is approved and capital budget approved. Cabinet is asked to approve a revenue funding allocation of up to £0.250m in recommendation 1.5.

## **6. Legal**

6.1 The Council has the power to provide indoor and outdoor recreational facilities including swimming pools under section 19 of the Local Government (Miscellaneous Provisions) Act 1976.

6.2 The further feasibility work proposed will be procured in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015 (as amended).

## **7. Value For Money**

7.1 If successful, this scheme will result in a brand new sports facility with new changing and training facilities that will be accessible to the community at affordable cost.

7.2 Further reports will be submitted detailing overall project value for money as the scheme develops.

## **8. Sustainability Impact Appraisal**

8.1 As a referable application, the scheme will be required to meet a number of sustainability requirements under the new London Plan. The brief for this project is evolving and as such the targets set for the new Lido will be further developed at the next stage.

## **9. Risk Management**

9.1 An initial project delivery risk register has been developed. This will continue to be reviewed and monitored as the project progresses.

## **10. Community Safety**

10.1 None.

## **11. Links to the 3 Key Priorities for the borough**

- *Fighting inequality*

11.1 The proposals would contribute to a number of Council objectives in relation to health and wellbeing benefits from leisure and recreation and would be a community facility accessible to all.

- *Tackling the climate crisis*

11.2. A new Lido facility would operate to current design standards including meeting the London Plan.

- *Creating good jobs*

11.3 The proposals would generate employment opportunities both during the construction / delivery phase as well as during the scheme's operational life.

## **12. Equalities, Human Rights and Community Cohesion**

12.1. There are no specific equalities implications identified at this stage of the project. However due regard to the Council's equality duty shall continue to be observed at all stages of the project. The scheme, if progressed, will be designed to be inclusive and fully compliant with relevant statutory requirements including the Equalities Act.

12.2 Equal parts regeneration and recreation, the Lido will have a powerful impact on the visitor economy in the right location, while increasing the borough's leisure, health and wellbeing and tourism offers. The Lido is intended to be a hub for the community with a mixed business model to support this including a food and drink offer, spaces for community use and employment opportunities. It should be a community resource for the people of Ealing and beyond as well as a unique visitor destination.

12.3 Building a Lido in Ealing has the potential to make a positive impact as follows:

**Economic**

- Job creation
- Skills training
- Increased visitor footfall
- Secondary spend in the visitor economy
- Positive reputational impact & strengthening of the Ealing offer
- Positive media coverage and social media mentions
- Positive visitor feedback
- Build community wealth

**Social**

- Increased participation in swimming
- Contribute to reducing inequalities across a range of health, educational and economic provisions
- Improved quality of life for residents of all ages and backgrounds
- Community cohesion and reduced isolation
- Staff and volunteer wellbeing
- Education and learning opportunities
- Recycling & waste capture in construction and operation
- Renewable energy generation (potentially contributing to local provision)

**13. Staffing/Workforce and Accommodation implications:**

13.1 None at this stage.

**14. Property and Assets**

14.1 The new Lido facility will be developed on land owned by the Council and redevelopment of an existing asset. Whilst a final decision on location is yet to be made, this will not be on the planned list of property disposals.

**15. Any other implications:**

15.1 None at this stage.

**16. Consultation**

16.1 High-level consultation to be undertaken with stakeholders and key user-groups.

## 17. Timetable for Implementation

| DATE           | MILESTONE  |
|----------------|--|
| September 2023 | Cabinet approval   |
| December 2023  | Appointment of feasibility consultant, following agreement of commercial strategy and tender process |
| March 2024     | Completion of further feasibility study and decision on preferred site                               |
| June 2024      | Cabinet decision on preferred site and delivery strategy   |

## 18. Appendices

Appendix 1 – Lido Site Longlist

## 19. Background Information

[Council plan | Ealing Council](#)

## Consultation

| <b>Name of consultee</b> | <b>Post held</b>                              | <b>Date sent to consultee</b> | <b>Date response received</b> | <b>Comments appear in paragraph:</b> |
|--------------------------|---|-------------------------------|-------------------------------|--------------------------------------|
| <b>Internal</b>          |   |                               |                               |                                      |
| Peter George             | Strategic Director Economy and Sustainability | 10/08/2023                    | 23/08/2023                    | Section 5.2 & throughout             |
| Emily Hill               | Strategic Director Corporate Resources        | 10/08/2023                    | 25/08/2023                    | Throughout                           |
| Chris Bunting            | Assistant Director Leisure                    | 10/08/2023                    | 17/08/2023                    | Throughout                           |
| Adam Whalley             | Assistant Director Capital Investment         | 10/08/2023                    | 16/08/2023                    | Throughout                           |
| Jackie Adams             | Head of Legal Services (Commercial)           | 10/08/2023                    | 15/08/2023                    | Section 1.4 & throughout             |
| Russell Dyer             | Head of Accountancy                           | 10/08/2023                    |                               |                                      |
| Yalini Gunarajah         | Finance Manager PLACE                         | 10/08/2023                    | 15/08/2023                    | Throughout                           |
|                          |   |                               |                               |                                      |
|                          |   |                               |                               |                                      |

## Report History

|                       |  |
|-----------------------|--|
| <b>Decision type:</b> | <b>Urgency item?</b>   |
| Key decision          | No   |
| Report no.:           | Report author and contact for queries:   |
|                       | Richard Sims, Lead Project Manager, Projects Delivery Unit – contact 020 8825 9807 |