

## LONDON BOROUGH OF WALTHAM FOREST

Meeting / Date	<b>CABINET</b> <span style="float: right;"><b>22 March 2016</b></span>	
Report Title	<b>Coronation Square – the redevelopment of The Score Centre and Ive Farm</b>	
Cabinet Portfolio	Councillor Khevyn Limbajee Portfolio Holder for Housing	
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Wards affected	Leyton	
Public Access	Open except for Appendix 3 which is Exempt in accordance with Section 100(A-H) of the Local Government Act 1972 and Schedule 12A as amended, on the grounds that it involves the likely disclosure of exempt information as defined in Part 1, paragraph 5, as it contains information which is legally privileged and disclosure is not in the public interest.	
Appendices	Appendix (1)- Site Plan Appendix (2)- Equalities Impact Assessment Appendix (3) – Additional Legal Implications	

### 1. SUMMARY

- 1.1 This report seeks in principle Cabinet approval to progress redevelopment of the Score Centre and Land at Ive Farm, Leyton, to create a new housing led development, to be known as Coronation Square, in addition to a range of new sporting facilities.

### 2. RECOMMENDATIONS

- 2.1 For the reasons set out in the report Cabinet is recommended to:
- 2.1.1 Approve the principle of redeveloping The Score Centre and Ive Farm to facilitate a new development scheme which will include the provision of new homes and new leisure facilities.
- 2.1.2 Approve proceeding with the detailed design works for the development of Ive Farm and delegate the approval of the planning application submission for Ive Farm to Director of Regeneration and Growth in consultation with Portfolio Lead Member for Housing and Directors of Finance and Legal.

- 2.1.3 Note that further design work will be undertaken for the redevelopment of the Score Centre and that recommendations for delivery will be part of a future Cabinet report.
- 2.1.4 Note an enabling budget of £500k to undertake the Ive Farm element through to Planning permission in preparation for implementation, subject to further Cabinet approval.
- 2.1.5 Delegate approval to the Director of Regeneration and Growth in consultation with the Portfolio Lead Member for Housing and Directors of Finance and Legal to enter into legal agreements to novate or assume the existing liabilities under the terms of Sport England grants.

### **3. PROPOSAL**

#### **3.1 BACKGROUND**

- 3.1.1 The Score Centre and Ive Farm (please see site plan at Appendix 1) both currently sit outside the Council's leisure contract with Greenwich Leisure Ltd (GLL) but the Council retained the right to include the management of The Score Centre in the contract. The Score Centre currently does not have the quality of leisure facilities that have been secured elsewhere in the Borough.
- 3.1.2 The Score Centre was originally built and managed by an "arm's length" organisation under the umbrella of Sports Club Orient. The centre build was funded by various partners, including Sport England. The Score Centre provided accommodation for The Leyton Orient Trust, O-Regen, Nappy Gang Nursery and the Primary Care Trust.
- 3.1.3 However, Sports Club Orient was placed into administration in May 2011. Following this, both the liquidators and administrators failed to provide sufficient funding to support the long-term maintenance and repair of the Score Centre.
- 3.1.4 The Score Centre building is, by current standards, poorly designed and is not fit for purpose when compared with the rest of the Borough's sport and leisure offer. Ive Farm has similarly fallen into disuse and is an area frequently used by rough sleepers, one of whom tragically died on the site recently.
- 3.1.5 The sites sit on a strategic location on the edge of Leyton, adjacent to the Lea Valley and within the borough's designated Housing Zone. Adjoining the Score Centre site is a waste processing plant known as the Bywaters site, as well as a site known as the PHS site. The owners of the Bywaters site have undertaken extensive pre-application discussions with the planning authority and an outline planning application is expected to be submitted imminently for a scheme that could deliver in excess of 700 new homes.

## 3.2 PROPOSED REDEVELOPMENT

- 3.2.1 Against this background, the potential to redevelop the site upon which the Score Centre is located (“Score Site”) with a mixed-use development has been explored. The aim of the redevelopment is to help to meet the Borough’s housing targets whilst providing the funds to redevelop and expand the existing sports facilities to provide a state of the art sports complex with links to the Queen Elizabeth Olympic Park.
- 3.2.2 An initial concept design for the existing Score Centre facility has been prepared and envisages a redevelopment to provide a new multi-purpose sports hall and ancillary facilities, with a development of up to 550 homes, alongside complementary retail and community space. In order to facilitate this, the proposal is to re-locate the existing outdoor sports facilities to Ive Farm. This will allow for a complete redevelopment of the existing Score Centre
- 3.2.3 This scheme will sit between Oliver Road and the new Bywaters development and proposes a new public square opposite Coronation Gardens, which will provide a focus for the new developments in this area and help integrate these developments into the rest of Leyton.
- 3.2.4 To deliver the scheme, planning applications will have to be submitted for both sites. It is likely that the submission of the Ive Farm application may be contentious given its status as Metropolitan Open Land and as a designated Playing Field. Whilst this is not envisaged to be a significant problem it does require careful preparation. In addition it is important that the Council maintain service provision and that these are not withdrawn from the Score centre before re-providing them elsewhere.
- 3.2.5 To deliver the scheme, planning applications will have to be submitted for both sites. It is likely that the submission of the Ive Farm application may be contentious given its status as Metropolitan Open Land and as a designated Playing Field. Whilst this is not envisaged to be a significant problem it does require careful preparation. In addition it is important that the Council maintain service provision and that these are not withdrawn from the Score centre before re-providing them elsewhere.
- 3.2.6 Before taking the decision to implement Ive Farm we will need a degree of certainty around gaining a successful planning permission on the Score. To mitigate any risk associated with this, in parallel with the design work on Ive Farm, we will be starting further design work on the Score Centre to be in a position to make recommendations for development prior to starting on site with Ive Farm.

- 3.2.7 Some of the funding for the existing Score Centre Building and Ive Farm was provided by Sport England and so agreement from them is required, prior to any future development. Officers will also be making enquiries with regard to a range of other funding grants that contributed to the build of the Score Centre and will seek to update Cabinet as required prior to any development progressing on either Ive Farm or the Score Centre.
- 3.2.8 In order to address this specific issue, officers met with Sport England to seek their “in principle” agreement to Council intentions to prepare plans to redevelop the Score Centre and Ive Farm. Sport England received the proposals favourably and officers on both sides are now working through the process to agree the optimal facility mix.
- 3.2.9 The requirements of Sport England regarding the existing grants and the implications are set out in Appendix 3. This is by its nature quite complex and details how Sport England could “potentially” claw back grant and or seek a share of any profit on the development.
- 3.2.10 However as set out above, Officers are having detailed conversations with Sport England and to date these have been positive and there has been no indication that Sport England intend to seek financial advantage from their position. Rather they are keen to work with us to improve the Borough’s Sports provision.
- 3.2.11 Officers will continue to work with Sport England to reduce any risk and will provide more detail prior to seeking any approval to proceed with implementation.

### 3.3 CURRENT POSITION

- 3.3.1 Design Works: An outline design concept was presented to Sport England in December 2015. The meeting was positive and their representative was very supportive of the potential plans to improve the Borough’s sporting offer.
- 3.3.2 A follow-up meeting was held in February 2016 with the Sport England representative, to agree the process for accepting a formal proposal from the Council. This report seeks delegated approval for legal agreements to be entered into for the existing Sport England award liabilities to be novated/assumed by the Council. There are also a number of other funding partners who may have to consent to any redevelopment proposals of the Score Centre or Ive Farm and officers are engaged in looking for the detail of these agreements as noted above.

- 3.3.3 Meetings are on-going with Bywaters and the new owners of the PHS site, MonoPro Ltd (which sits alongside the Bywaters site) and the Council (as landowner) to ensure that the developments are designed in an integrated way to contribute toward a high quality new neighbourhood that will improve and enhance Leyton.
- 3.3.4 It is particularly important to ensure that these planned new developments positively address the proposed new public square and that the three developments complement each other. Further meetings to work on the best integration of these sites are being planned.
- 3.3.5 Planning; as part of a wider piece of work consultants have been commissioned to prepare a Masterplan/Supplementary Planning Document for the Housing Zone area concentrating on Lea Bridge, Leyton and Church Road has been issued. This was approved in principle at Economic Growth and High Streets Portfolio Lead Members meeting in January and Investment Board in February. The Score Centre and Ive Farm sit within the area of this study.

#### **3.4 NEXT STEPS**

- 3.4.1 To commence site surveys and investigations on Ive Farm.
- 3.4.2 Subject to any further Cabinet approvals that are required, to commence work on the detailed design options for the external sport facilities to be located at Ive Farm with the intention of agreeing a preferred option and submitting a planning application in July 2016. This will need careful preparation given the sites current Metropolitan Open Land and playing field status and its position within the flood plain.
- 3.4.3 To commence site surveys and investigations on the Score Centre.
- 3.4.4 To procure designers to take forward design work on the Score centre sufficient to inform procurement options.
- 3.4.5 To commence consultation with key stakeholders and members of the public.

#### **4. OPTIONS & ALTERNATIVES CONSIDERED**

- 4.1 Taking the project straight to market: This is not recommended as it would be unlikely to achieve the desired outcomes in terms of high quality design and place shaping for the site.
- 4.2 This approach would also potentially lead to reduced outcomes including pace of delivery, quality of sport provision and long term capital receipts generated from the project.

## **5. SUSTAINABLE COMMUNITY STRATEGY PRIORITIES (AND OTHER NATIONAL OR LOCAL POLICIES OR STRATEGIES)**

- The redevelopment of the Score Centre Site and Ive Farm will contribute a number of the Council's policies for the area set out in the Core Strategy including:
    - Policy CS2 - Improving Housing Quality and Choice
    - Policy CS3 - Providing Infrastructure (particularly the improvement
    - Policy CS4 - Minimising and Adapting to Climate Change of Green Infrastructure
    - Policy CS15 - Well Designed Buildings, Places and Spaces
- 5.1 The Council has ambitious targets for housing delivery as set out in Building for the Future: Delivering Housing for Everyone in Waltham Forest. This development contributes to meeting these targets by providing up to 550 new homes. There will also be opportunities for providing construction training, apprenticeships and jobs through the project.

## **6. CONSULTATION**

- 6.1 Initial stakeholder consultation has been carried out with Sport England, and informal discussions have been held with a number of sports clubs. The Council have also engaged "Soundings" to carry out some initial engagement work with key stakeholder and the local communities in the early Spring. Further formal consultation will be carried out during the design process and as part of the planning application for Ive Farm.

## **7. IMPLICATIONS**

### **7.1 FINANCE, VALUE FOR MONEY AND RISK**

- 7.1.1 An initial high-level assessment shows that that a scheme is viable depending on the level of affordable provision.
- 7.1.2 Until planning applications on both sites are secured the funds expended on design should be considered at risk. However, the level of this risk is relatively small when compared with the potential capital receipt from the development of the Score Centre Site.
- 7.1.3 A number of Grants were obtained to fund the original Score Centre. To mitigate any latent risk associated with these, officers are contacting the various grant bodies to understand if any conditions might affect the proposals.
- 7.1.4 The most significant grant was from Sport England. As noted above risk relating to this grant is being mitigated and officers have had detailed discussions regarding the novation of grants from defunct bodies to the Council.

- 7.1.5 At this stage the enabling budget of £500k will be funded from existing capital resources and will be returned when the main scheme is delivered, through the receipts generated from the project. Further recommendations will be brought forward at a later stage as to whether the Council should pursue an early Capital receipt or a long term income stream, or perhaps a mix of both.
- 7.1.6 Consideration is also being given as to whether some of the enabling budget might qualify for support through the Lea Bridge & Leyton Housing Zone enabling Fund.

## **7.2 LEGAL**

- 7.2.1 The decisions in these reports are being undertaken under:
- 7.2.2 Section (1) of the Localism Act 2011 the power to do anything that individuals may generally do (the general power of competence). The Council also has the power under section 111 of the Local Government Act 1972 to do anything which is calculated to facilitate or is conducive or incidental to the discharge of any of its functions. . Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 provides a broad general power for local authorities to provide such recreational facilities as it thinks fit within or outside its area, it also gives local authorities specific power to provide identified facilities such as buildings, equipment, supplies and assistance. Section 9(1) of Part 2 of the Housing Act 1985 provides power for a local authority to provide housing accommodation by the erection of houses on any land acquired or appropriated by them.
- 7.2.3 Further legal implications are included in Appendix 3.

## **7.3 EQUALITIES AND DIVERSITY**

- 7.3.1 An initial screening exercise of the equality and diversity impact has been undertaken and shows that the project will have no negative outcomes for either Equalities or Diversity. However, as part of the design development process in line with best practice we will carry out a full Equalities Impact Assessment.
- 7.3.2 It is intended that the development will contribute positively to age and disability equalities through providing housing to Lifetime Homes and Wheelchair housing standards and ensuring all commercial and retail units meet accessibility requirements.

## **7.4 SUSTAINABILITY (INCLUDING CLIMATE CHANGE, HEALTH, CRIME AND DISORDER)**

- 7.4.1 Proposals will be developed in accordance with national, regional and local standards for sustainable development and opportunities to exceed these will be explored. All homes and commercial property will be designed to meet the Council's requirement to reduce carbon emissions

by 35% below 2013 Building Regulations, Details of specific measure will be included within the final options.

## **7.5 COUNCIL INFRASTRUCTURE**

- 7.5.1 Resources: The project will be managed from within the Regeneration and Growth Directorate. Currently the Project Manager is an interim member of staff but it is anticipated that a fixed term permanent position will be created in the longer term to take the project forward. The Project Manager will be responsible for the delivery of the project working with internal and external stakeholders and external consultants.
- 7.5.2 Support services – Finance, legal and procurement: Support will be required from the Council’s legal, procurement and finance services in preparing all necessary legal agreements, undertaking procurement and assessing the financial impact upon the Council.

### **BACKGROUND INFORMATION (as defined by Local Government (Access to Information) Act 1985)**

None