

Briefing Note

Forward Plan Select Committee

Wednesday, 26th November 2003

ES/108

Kingsbury Pool Development

- Time Frame for Decision making process

Report to Executive on 12 November 2003

An update to Members on the negotiations to secure a swimming pool for the public's use on the site of the former Kingsbury lido.

- Why Decision necessary and what prompted it

As noted in the previous briefing note to this committee, the terms on offer from Next Generation, the preferred bidder, changed from their original offer. If agreement cannot be reached with Next Generation which keeps the transaction as a property deal, then the Council will be required to re-advertise the site and procure the provision of a public swimming pool in accordance with EU regulations and Brent Council's standing orders. Options available to the Council for procuring the pool were put to the Executive in the report to the meeting on 12 November 2003. These were as noted below.

- Nature of the decision to be taken / intended outcome

A choice of 6 options were put to Members as follows:

1. The Private Sector Solution: retender with similar brief – on the off chance a new bidder would come forward prepared to operate the pool and sustain any operating losses for the entire duration of the lease : *unlikely to find such a bidder.*
2. The Private Build-Public Operated Solution : remarket the site for the development of a public swimming pool and a separate enabling private leisure facility, with the public pool and ownership returning to the Council on completion and the Council then separately tendering for the management of the pool.

3. The Private Sector Solution with some Public Subsidy : tender under EU Regs with similar brief but accept sharing of operating cost deficit between the Council and the developer.
4. The Council as Developer Solution : tenders for construction and management of the pool plus other sports facilities – eg fitness suite - to cross subsidise the pool. The Council funds the design and build itself from borrowings under the new Prudential Code.
5. The Council and School Solution : As 4. above but seek partnership with a school eg: Kingsbury High.
6. The Do-Nothing Solution : abandon the project and grass over the site.

If Option 6. is discounted, the intended outcome is to secure *as soon as possible* a public swimming pool on the site of the former Kingsbury lido or an alternative site nearby on a cost effective basis to the Council.

In the Lead Member's Motion on the report to the Executive, in the event a satisfactory transaction cannot be concluded with Next Generation which does not breach EU Regulations or the Council's Standing Orders for procuring services, then the Council should progress Option 3.

- Relevant contact details

Officers responsible for production of report: Marcus Perry of Corporate Property Services and Sue Harper, Assistant Director of Environment, Sports & Leisure in consultation with:

Richard Saunders, Director of Environmental Services
Paul May, Brent Financial Services
Terry Osborne, Solicitor to the Council
Geoff Hewlett, Brent Planning Service

- Consultation to be carried out

Notwithstanding any need to comply with EU Regs. Next Generation remain committed to the development and want to secure the site from Brent. Their planning application went to the meeting of the Planning Committee on 12 November 2003.