

 Brent	Cabinet 27 July 2026
	Report from the Corporate Director, Neighbourhoods and Regeneration
	Lead Member(s) Cabinet for Regeneration and Planning (Councillor Matt Kelcher) & Cabinet Member for Community Safety and Public Health (Councillor Liz Dixon)
Bridge Park Complex Regeneration Proposals	

Wards Affected:	Stonebridge
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
List of Appendices:	Two Appendix 1: Bridge Park Masterplan Images Appendix 2: Leisure Centre Images
Background Papers:	None
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1.0 Executive Summary

- 1.1. This report provides an update on the wider regeneration proposals for the Bridge Park Complex and Unisys site, including the development of a new leisure centre as part of the council-led elements of the scheme.
- 1.2. The report seeks endorsement of recommendations for Cabinet consideration, including the revised leisure centre facility mix and phasing

proposals. It also sets out the proposed funding strategy and outlines the pre-tender considerations for the procurement of the main contractor and several decisions to progress the development subject to planning permission.

- 1.3. The revised leisure centre facility mix has been informed by current strategic evidence, including completed Facilities Planning Model (FPM) evidence, ongoing Strategic Outcomes Planning Model (SOPM) work, the emerging Built Facilities Strategy (BFS), independent commercial appraisal and engagement with Sport England.

2.0 Recommendation(s)

That Cabinet:

- 2.1 Note the current position on the Department for Culture, Media and Sport (DCMS) decision and awarding of the Certificate of Immunity for Bridge Park Community Leisure Centre and Technology House.
- 2.2 Acknowledges the wider Bridge Park masterplan and the planning strategy for the site and agrees for the council to submit their elements of the planning application which will include the provision as set out in paragraphs 3.2.6 – 3.2.11.
- 2.3 Agree the revised facility mix for the new leisure centre and the scheme delivery phasing proposals for the council-led development, with the leisure centre forming Phase 1 and the Adult Education and Community Building forming Phase 2, as set out in paragraphs 3.2.12 – 3.2.27.
- 2.4 Notes the creation of a Community Engagement Group to refine the design and facility mix for Phase 2 of the council's development.
- 2.5 Approves the use of a call-off procedure under the SCAPE Construction Framework for the contracts for Phase 1 of the Bridge Park Regeneration Programme on the basis of the pre - tender considerations set out in paragraph 3.2.39 of the report.
- 2.6 Delegates authority to award the pre-construction services and main works contracts to the Corporate Director, Neighbourhoods and Regeneration in consultation with the Lead Member for Planning and Regeneration.
- 2.7 Approves a revised total capital budget of £53.50m to deliver Phase 1 of the Bridge Park regeneration. The capital budget for Phase 2 (Adult Education and Community Building) will follow in a separate paper in due course.
- 2.8 Agrees the use of up to £39.00m of Strategic Community Infrastructure Levy funding for Phase 1 of the Bridge Park regeneration programme.
- 2.9 Note that the Conditional Land Sale Agreement (CLSA) is contingent upon planning and financial condition and delegate authority to the Corporate Director Neighbourhoods and Regeneration in consultation with the Lead

Member for Planning and Regeneration to finalise and complete the CLSA and enter into the final transfer agreement and any other ancillary documents that may be required.

- 2.10 Subject to planning approval, delegates authority to the Corporate Director, Neighbourhoods and Regeneration to agree to appropriate the lands under section 122 Local Government Act 1972 and thereafter, engage the powers conferred by section 203 of the Housing and Planning Act 2016 to override easements and other rights.

3.0 Detail

3.1 Cabinet Member Foreword

- 3.1.1 The Hillside Corridor regeneration proposals as set out in the June 2025 Cabinet report help to meet several outcomes within the Borough Plan.
- 3.1.2 The five sites (Bridge Park, Twybridge Way, Morland Gardens, Roy Smith House, Bernard Shaw House) will contribute towards Strategic Priority 1: Prosperity and Stability in Brent. Specifically, in addition to the new leisure centre, the sites will provide new affordable homes and training and skills opportunities through the new provision for Brent Start and new employment/work opportunities in the Affordable Workspace
- 3.1.3 The Hillside Corridor also contributes to Strategic Priority 3: Thriving Communities to allow the local community to be involved in and lead on activities for their communities. Three sites are proposed to have community facilities, and the council has sought input from the community to help shape these facilities.
- 3.1.4 At Bridge Park, a new leisure centre with enhanced facilities compared to the existing centre will contribute towards Strategic Priority 5: A Healthier Brent. The new leisure centre and public realm spaces in Stonebridge will provide greater opportunities for Stonebridge residents to access good quality facilities and open spaces to improve their physical and mental health. The new leisure centre will also support the council's wider transition from traditional leisure provision towards an Active Wellbeing approach, with facilities designed to support prevention, inclusion, swimming attainment, physical activity and long-term health outcomes. The new centre is also intended to form a key part of the integrated borough-wide Active Wellbeing model being developed for the 2031 strategic horizon.
- 3.1.5 Brent's Leisure Centres are key to the mental and physical health of residents and this proposal has a strong alignment to Brent Council's priorities for the borough. The council's most recent Borough Plan [Moving Brent Forward Together for 2023 - 2027](#), outlines Strategic Priority 5: A Healthier Brent, which aims to tackle health inequalities, particularly through co-designed approaches with communities, improve physical health and provide more accessible facilities in public spaces.

- 3.1.6 Similarly, the [Joint Health and Wellbeing Strategy 2022-2027](#) provides a further detailed breakdown of health and wellbeing priorities, including Healthy Lives, Healthy Places, Staying Healthy and Healthy Ways of Working, and includes a comprehensive set of action plans for how each priority will be achieved.
- 3.1.7 The council needs to provide and future proof its leisure facilities to allow Brent's residents to have access to as many opportunities as possible to improve their health. The new Bridge Park Leisure Centre will contribute to this by providing modern, accessible and publicly available facilities within a part of the borough where the evidence identifies significant health, activity and deprivation-related need.
- 3.1.8 The council and its development partner SRED are proposing to redevelop the area and create a thriving, inclusive neighbourhood for generations to come. The council has been developing its current plans for Bridge Park for more than a decade. In 2013 the council consulted on the different options for the Leisure Centre. The least preferred option, supported by approximately 5% of respondents, was to leave the site as it was. In 2017 the council entered into a Conditional Land Sale for Bridge Park in order to replace the converted bus garage with a new purpose-built leisure centre. Following a further public consultation, the vision for Bridge Park was agreed by Cabinet in 2019. The scheme has stalled due to the legal proceedings regarding the land ownership. Now that this has been resolved, the council is keen to move forward to deliver the vision with enhanced facilities for the community.
- 3.1.9 The council recognises and appreciates the role that Bridge Park has played in an important chapter in Black British history and the community's achievements in creating this space in the 1980s to empower local Black residents. We are committed to working with the community to ensure this history is celebrated within the new development.

3.2 Background

- 3.2.1. Since the last Cabinet report in June 2025 regarding the redevelopment of Bridge Park, there has been significant developments relating to the progress of the redevelopment proposals for the Bridge Park complex and the neighbouring Unisys site. This report provides an update to Cabinet and requests several decisions to continue the progress to provide the redevelopment.

Historic Building Application Update

- 3.2.2. As per the Cabinet report in June 2025, Harlesden People's Community council have commenced a Save Bridge Park Campaign and submitted listing applications to Historic England to place Bridge Park Community Leisure Centre and Technology House on the National Heritage List for England. The developer, Stonebridge Real Estate Development (SRED) has also submitted Certificate of Immunity (CoI) from listed status for the same buildings and their Unisys site.

- 3.2.3. In December 2025, Historic England confirmed that the Secretary of State for Culture, Media and Sport will not list the buildings and was minded to issue a Col for the three buildings.
- 3.2.4. In January 2026, the Department for Culture, Media and Sport (DCMS) confirmed that an appeal had been lodged against these decisions and at the time of drafting this report, DCMS has not confirmed the outcome of this appeal and review. However, they did state that unless or until the original decision is overturned, the original decision not to list stands however the COI will not be issued until a decision has been reached on the review.
- 3.2.5. Cabinet is asked to note this update and officers and SRED are in touch with DCMS to obtain an update on when the appeal process will be concluded.

Bridge Park Complex and Unisys Site Masterplan

- 3.2.6. The council development sits as part of a wider development plan for the Bridge Park Complex and Unisys site. Appendix 1 provides some images of the entire development and the following are included as part of the proposals:
- 234 room hotel
 - Restaurant
 - Retail spaces
 - Community spaces
 - 1,157 homes
 - Public realm including squares, open space and a Bridge Park legacy garden
 - New Leisure Centre with a main pool and learner/teaching pool
 - Adult Education and Community Building
- 3.2.7. The hotel, restaurant and retail will provide employment opportunities for the local community as well as community spaces to hire and use. The public realm, including the squares and open spaces will be available for all Stonebridge residents so increasing the public open spaces available in this part of the borough.
- 3.2.8. The Bridge Park Legacy Garden will recognise that Bridge Park is a valued place for many local residents and that it was a symbol of community togetherness for many years. It is proposed the legacy garden will be co-designed with the community steering group to do justice to the site's history and legacy.
- 3.2.9. The council's developer partner, Stonebridge Real Estate Development (SRED) are proposing a hybrid planning application with some elements submitted as detailed and other submitted as outline. The planning application is expected to be submitted this autumn.
- 3.2.10. The parts of the development that SRED will be responsible for that will be submitted as detailed include accommodation blocks C, D, E and F, the main

open space in the centre of the site and the access road. The remainder will be submitted as outline and delivered in future phases. Reserved matter planning applications will be required to submit the detailed requirements of the outline elements.

- 3.2.11. This means that there will be homes and public realm delivered in phase 1. The elements the council will be responsible for delivering will also be in a phased approach and is detailed in the paragraphs below.

Revised Leisure Centre Facility Mix and Phasing Proposals

- 3.2.12. The June 2025 report set out a revised facility mix, specifically setting out the council will deliver two distinct buildings; a leisure centre to the front of the site with the community space and adult education centre proposed to the rear in a separate building.
- 3.2.13. Since then, Officers have maintained structured engagement with Sport England as a statutory consultee at the planning stage. Sport England expects major leisure centre developments to be supported by current, comprehensive strategic evidence. This engagement has informed the revised facility mix and the ongoing design development.
- 3.2.14. To this end, the council's ongoing Strategic Outcomes Planning Model (SOPM) work has informed the review of the Bridge Park facility mix. This includes completed bespoke Facilities Planning Model (FPM) evidence for swimming pools and sports halls, the emerging Built Facilities Strategy (BFS) and other related infrastructure strategies. An independent commercial and operational appraisal has also been undertaken to test the deliverability and sustainability of the facility mix options. Together, this work provides a current and integrated evidence base against which the Bridge Park facility mix can be assessed.
- 3.2.15. The final swimming pool FPM identifies a borough-wide shortfall of approximately 650m² of water space, both at present and projected forward to 2041. Bridge Park was modelled as a specific 'what if' scenario and is shown to address part, but not all, of this unmet demand, reinforcing the importance of maximising the effectiveness of the provision delivered.
- 3.2.16. The modelling demonstrates a significant equity impact, with the proportion of residents living in areas of higher deprivation within a 20-minute catchment increasing from approximately 12% to around 80% following delivery of Bridge Park. As a local authority facility, Bridge Park will be one of the few guaranteed sources of publicly accessible swimming provision for children, families, schools and residents with lower confidence and/or additional needs.
- 3.2.17. The FPM evidence and industry guidance highlight that meeting future need is not solely a question of additional lanes, but of providing flexible water space. Learner and teaching pools enable parallel programming, different water temperatures, improved peak-time utilisation and higher learn-to-swim throughput. These factors are critical to improving swimming attainment,

supporting lifelong physical activity, and delivering long-term Active Wellbeing outcomes for current and future generations.

3.2.18. In response to the strengthened and updated strategic evidence, the facility mix has been revised to include a learner/teaching pool alongside the main pool. This addition strengthens the learn-to-swim capacity, programming flexibility and income potential without materially altering the overall building footprint. Officers will continue to work with Sport England to ensure the new centre is aligned with the borough's place-based Active Wellbeing approach and supports future programming, partnership working and community outcomes.

3.2.19. Further, the council-led development is proposed to be delivered in two distinct phases.

- Phase 1: Leisure Centre
- Phase 2: Adult Education and Community Building

3.2.20. Phase 1 will be designed to RIBA Stage 3 which will allow a detailed planning application to be submitted for this part of the wider Bridge Park redevelopment proposals.

3.2.21. Subject to a successful planning determination, the intention is to then seek to appoint a contractor to design and build the leisure centre. The revised leisure centre facility mix includes:

1. Main Pool (25m, six lane pool)
2. Learner/Teaching Pool (10 x 13m with a moveable floor)
3. 100+ station Fitness Suite
4. 4-court Sports Hall
5. Activity Space for soft play / active play
6. Three Group Exercise Studios
7. Studio Cycling Studio
8. Steam & Sauna facilities
9. Modern café facility with commercial kitchen
10. Wet Changing Village
11. Dry changing for Gym/Fitness/Sports Hall

3.2.22. The new leisure centre will be a modern, more flexible and more sustainable facility than the previous centre. The revised mix provides additional water space, improved teaching and programming capacity, enhanced fitness and studio provision, and active play space, supporting both community access and long-term operational sustainability. Images of the new centre are included in Appendix 2.

3.2.23. Table 1 below provides an updated indicative delivery timetable for the leisure centre at Bridge Park:

Table 1 – Indicative delivery timetable for the leisure centre

Milestone	Target Delivery Date
Complete RIBA 3 Designs	August 2026
Anticipated Listing Application Appeal Outcome	July 2026
Planning Application Submission	October 2026
Planning Application Determination	July 2027
Complete Contractor Procurement	August 2027
Complete RIBA 4 Designs	March 2028
Start on site	April 2028

- 3.2.24. Phase 2 will be designed to RIBA Stage 2 and will be submitted as an outline planning application for this part of the wider Bridge Park redevelopment proposals.
- 3.2.25. This allows flexibility on the scope of the facilities within this building and links to the proposal to set up a community engagement group for the Hillside Corridor and Bridge Park following consultation in 2025. It will enable the council and the local community to work collaboratively to refine the Phase 2 building, the Bridge Park Legacy Garden and the wider community facilities needed at Bridge Park, while allowing the Phase 1 leisure centre to progress through detailed planning based on the agreed evidence-led facility mix.
- 3.2.26. Subject to a successful planning determination, the council would seek to procure a design team to work collaboratively with the community engagement group and the council to refine the designs for approval and implementation.
- 3.2.27. Therefore, Cabinet is asked to approve the revised leisure centre facility mix and the phasing approach for the council led elements of the Bridge Park Masterplan, and to acknowledge the wider Bridge Park Masterplan which includes the above provision and phased delivery approach.

Leisure Centre Main Contractor Procurement

- 3.2.28. Subject to a successful planning determination, the council will require the services of a main contractor to complete the design and build of the leisure centre as phase 1 of the council's development.
- 3.2.29. Officers are proposing a two-stage design and build approach with a pre-construction contract allowing for the contractor to complete the design from the end of RIBA Stage 3 to the end of RIBA Stage 4 and a delivery agreement or works contract to build the leisure centre and handover to the council (RIBA Stages 5 – 7).
- 3.2.30. The Bridge Park Regeneration Programme will require contracts for professional services and works ('the Contracts'), and Officers recommend the use of the SCAPE Construction Framework ('the Framework') to procure the Contracts. Officers have been liaising with representatives from the

SCAPE Framework and following their proposal to the council, and the review of various framework options, it was determined that the SCAPE Framework offered the most cost-effective route to market.

- 3.2.31. The SCAPE Framework has the following process that is to be followed, subject to successfully completing the previous stage to the client's satisfaction.

Step 1: Selection Process

- 3.2.32. There are two delivery partners on the SCAPE Framework at the estimated value of the leisure centre contract, Morgan Sindall and Willmott Dixon. Both contractors are leading providers of leisure centres across the country and through current early market engagement activity are very keen to be the selected partner.
- 3.2.33. The Selection Process is formed of qualitative technical questions and an interview process. This will focus on capability, proposed team, approach to delivery and understanding of the project. The council will select the highest scoring partner at step 1.

Step 2: Viability / Feasibility Report

- 3.2.34. Once a preferred contractor is selected, the SCAPE framework allows for a free of charge viability / feasibility period of eight weeks. However, as the design will have progressed to RIBA Stage 3 at the point of this step, the council will adopt an enhanced two-stage Design and Build approach which divides stage two D&B into 2A & 2B. Under this approach, the framework's permitted viability stage will be used as Stage 2A D&B of the enhanced two-stage process.
- 3.2.35. Stage 2A provides a defined alignment and assurance gateway between contractor selection and entry into a full pre-construction agreement. During Stage 2A, the council, the appointed Employer's agent and cost consultant and preferred contractor will align and agree:
- Scope and quality requirements
 - An estimated cost plan
 - Programme and key milestones
 - Governance and review arrangements
 - Design and operational requirements linked to the agreed facility mix
 - Accessibility, inclusion and customer journey requirements
- 3.2.36. No design development is undertaken during Stage 2A and there is no cost incurred by the council during this stage. The stage provides a clear decision

point, allowing the council to confirm value for money and deliverability before progressing further.

Step 3: Pre-Construction Agreement & Step 4: Main Works

- 3.2.37. Following the successful completion of the above steps, the council would enter into a pre-construction agreement and the stage 2B design development is completed. All cost proposals will be developed on an open-book basis and independently reviewed by the council's appointed cost consultant, Mott MacDonald, to provide assurance on cost certainty and value for money prior to progression.
- 3.2.38. Upon successful completion of the pre-construction agreement, the council would enter into the works contract and build the scheme (step 4).
- 3.2.39. Therefore, Cabinet is asked to approve the pre-tender considerations in table 2 below as well as delegate authority to award the contract for the professional services contract and main works contract to the Corporate Director, Neighbourhoods and Regeneration in consultation with the Lead Member for Planning and Regeneration.

Table 2: Pre-tender Considerations

Ref.	Requirement	Response	
(i)	The nature of the Goods / Services / Works.	Two-stage design and build contract for the new Bridge Park Leisure Centre	
(ii)	The value.	£35m excluding VAT.	
(iii)	The contract term.	The Contract will be for approximately four years, assuming a two-year build programme and 12 months defect liability period.	
(iv)	The tender procedure to be adopted.	The tender procedure to be adopted is a mini competition, via the SCAPE Framework	
(v)	The procurement timetable.	Stage in Procurement	Indicative dates
		Selection Period (Step 1)	Feb 27 – April 27
		Feasibility / Stage 2A (Step 2)	May 27 – July 27
		Corporate Director Approval for pre-construction contract	Aug 27
		Award pre-construction contract	Aug 27
		Commence pre-construction contract	Sept 27

Ref.	Requirement	Response	
		Corporate Director approval for main works contract	March 28
		Commence works contract	April 28
		Contract practically completes	March 30
		End of contract (end of defects liability period)	March 31
(vi)	The evaluation criteria and process.	Selection Period (Step 1) Quality / Technical 100% Bidder Capability Understanding of project Proposed team / resources Approach to delivery (programme) Relevant leisure centre delivery experience Approach to accessibility, inclusion and customer journey Understanding of operational requirements and long-term maintainability	
(vii)	Any business risks associated with entering the contract.	No specific business risks are considered to be associated with entering into the Contract.	
(viii)	The council's Best Value duties.	The use of the SCAPE Framework represents best value for the council as suppliers have been pre-vetted, possess the required experience and accreditations to execute delivery. The selection process will also test bidder capability to deliver a modern leisure centre that meets the agreed facility mix, supports long-term operational sustainability and provides value for money over the life of the asset.	
(ix)	Consideration of Public Services (Social Value) Act 2012	As this is a works contract, the Public Services (Social Value) Act 2012 does not strictly apply to the procurement although the outcome of the Contract is designed to benefit those living in Brent. Social value considerations will nevertheless be reflected through the council's procurement approach, including opportunities linked to local employment, skills, supply chain access and community benefit where appropriate.	
(x)	Any staffing implications,	There are no implications for council staff arising from the procurement.	

Ref.	Requirement	Response
	including TUPE and pensions.	
(xi)	The relevant financial, legal and other considerations.	Financial – See Financial Considerations in Section 5 below.
		Legal – See Legal Considerations in Section 6 below.
		Other – See other sections within this report.
(xii)	Sustainability	The scheme will be BREEAM Excellent and have a number of sustainability elements such as air source heat pumps, a connection to the site's district heat network and solar panels. The procurement will need to ensure these requirements are protected through design development and delivery.
(xiii)	Key Performance Indicators / Outcomes	Appropriate Key Performance Indicators / Outcomes will be included in the Contract.
(xiv)	Policy requirements including the National Procurement Policy Statement; prompt payment; London Living Wage; modern slavery; and carbon reduction	The potential supplier will be required to provide the works in accordance with all relevant policy requirements, to include those detailed in the National Procurement Policy Statement, to comply with a 30 day payment requirement, to provide evidence of wage compliance, evidence due diligence in supply chain (including modern slavery) and provide report on carbon emission and sustainability initiatives during contract delivery. The Contract will require the payment of the London Living Wage
(xv)	Sharing information to allow understanding of the council's procurement policies and decisions	All relevant policies and information have been shared with the potential supplier during the procurement process.
(xvi)	Steps undertaken to remove or reduce barriers for SME participation in	Officers have considered whether any steps can be taken to remove or reduce barriers for SME participation in the procurement. It is considered that the procurement process recommended is appropriate for the works required and upholds the principles of equal treatment, transparency, and non-discrimination.

Ref.	Requirement	Response
	the procurement	
(xvii)	Contract Management	The appropriate contract management provisions will be included in the Contract.

Conditional Land Sale Agreement

3.2.40. In January 2017, Cabinet approved the council entering into the Conditional Land Sale Agreement (CLSA) at Bridge Park. The CLSA had four conditions:

1. Vacant possession
2. Trust claim to land
3. Planning approval
4. Viability

3.2.41. Condition one has been successfully completed following the council acquiring the scrapyard and closing the leisure centre and Technology House. Condition two has been completed following the outcome of the legal action taken by HPCC against the council regarding their claim to a land interest in the site. The outcome of the legal action was that the council was the sole landowner.

3.2.42. Conditions three and four are intrinsically linked as a viable scheme could have implications for planning considerations and vice versa. It is expected that the proposed redevelopment as set out above will secure a successful planning determination and that the proposed redevelopment is viable for SRED and the council.

3.2.43. To this end, Cabinet are asked to delegate authority to the Corporate Director Neighbourhoods and Regeneration in consultation with the Lead Member for Planning, Regeneration and Property to finalise and complete the CLSA.

Strategic Community Infrastructure Levy (SCIL) eligibility

3.2.44. Subject to the buildings at the Bridge Park complex not being listed following the appeal review by DCMS, a successful planning determination, the satisfactory completion of the CLSA and the appointment of the main works contractor, officers are proposing using up to £39m Strategic Community Infrastructure Levy (SCIL) as part of the funding for the new leisure centre at Bridge Park. The council's Infrastructure and Regeneration Programme Board endorsed the use of SCIL for this project.

Table 3 – Proposed Investment Strategy

Contributing Funding	Amount (£m)
Minimum land sale agreement	8.5
Strategic Community Infrastructure Levy (SCIL)	39.0
Borrowing	2.50
Total	50.0

- 3.2.45. **Strategic Alignment:** There are several strategies and policies that the new leisure centre meets which supports the use of SCIL for this project. These include:
1. Brent Borough Plan 2023 – 2027: Strategic Priority 5
 2. Brent Climate & Ecological Emergency Strategy 2021-2030: Reduces carbon emissions through low carbon heat technology.
 3. Brent Local Plan 2019 – 2041: Identified as a site within the local plan (Policy BSSA7).
- 3.2.46. Brent's Leisure Centres are key to the mental and physical health of residents, and this proposal has a strong alignment to Brent council's priorities for the borough. The council's most recent Borough Plan, '[Moving Brent Forward Together for 2023 - 2027](#)', outlines Strategic Priority 5: A Healthier Brent, which aims to tackle health inequalities, particularly through co-designed approaches with communities, improve physical health and provide more accessible facilities in public spaces.
- 3.2.47. Similarly, the [Joint Health and Wellbeing Strategy 2022-2027](#) provides a further detailed breakdown of health and wellbeing priorities, including Healthy Lives, Healthy Places, Staying Healthy and Healthy Ways of Working, and includes a comprehensive set of action plans for how each priority will be achieved.
- 3.2.48. The strategic case for the new leisure centre is also informed by the council's ongoing Strategic Outcomes Planning Model (SOPM) work, completed bespoke Facilities Planning Model (FPM) evidence for swimming pools and sports halls, the emerging Built Facilities Strategy (BFS), independent commercial and operational appraisal, and ongoing technical engagement with Sport England. This provides a current evidence base for the revised facility mix and supports the new leisure centre as a key piece of community infrastructure within the wider Bridge Park regeneration programme.
- 3.2.49. **Statutory Obligations:** The proposal to utilise SCIL for the new leisure centre at Bridge Park is considered to meet the requirement for the SCIL to be spent on infrastructure to support development. The project will deliver a new leisure centre that will allow residents and wider users access to a public leisure centre providing a wide range of activities, on either a pay and play basis or membership.
- 3.2.50. **Financial Return:** The leisure centre will be part-funded through the land sale agreement proceeds and is expected to generate a management and operational surplus. This is supported by the independent commercial and operational appraisal and recent leisure procurement learning. Any future external funding opportunities, including through Sport England, will continue to be explored, but no external funding is assumed within the proposed funding strategy. Any confirmed external funding or increased capital receipt would reduce the level of SCIL required.

- 3.2.51. **Demand and Demographic Changes:** The new leisure centre demonstrates a significant equity impact, with the proportion of residents living in areas of higher deprivation within a 20-minute catchment increasing from approximately 12% to around 80% following delivery of Bridge Park. As a local authority facility, Bridge Park will be one of the few guaranteed sources of publicly accessible swimming provision for children, families, schools and residents with lower confidence and/or additional needs. This supports the Council's wider Active Wellbeing approach by providing universal public infrastructure with particular benefit for communities facing the greatest barriers to participation.
- 3.2.52. In summary, the new leisure centre at Bridge Park is considered to meet the requirements of the Community Infrastructure Levy Regulations 2010. It will provide modern and enhanced community infrastructure, support growth and regeneration in Stonebridge, respond to identified leisure and active wellbeing need, and provide a financially sustainable facility capable of generating operational income. Cabinet is therefore requested to approve the use of SCIL for the new leisure centre at Bridge Park and agree the investment strategy for Phase 1.
- 3.2.53. The wider site regeneration proposals are anticipated to bring in significant Community Infrastructure Levy receipts for the council.

4.0 Stakeholder and ward member consultation and engagement

- 4.1 In the Cabinet report from June 2025, it set out the outcome of the public consultation completed in November 2024 and February 2025.
- 4.2 The council asked respondents whether they were interested in being part of a community / advisory steering group for the Hillside Corridor and Bridge Park. 37% of respondents answered yes and provided their contact details.
- 4.3 The council has collated the contact details and will use these to support the establishment of a community engagement group as the scheme progresses through the next stages of planning and design development, taking account of the outcome of the listing applications and appeals.
- 4.4 The intention is for this group to work with the council to assist in shaping the facilities for phase 2 of the council development, the design and content of the Bridge Park Legacy Garden as well as the future of the other sites within the Hillside Corridor. In relation to the Phase 1 leisure centre, the agreed facility mix will continue to be progressed through the planning and design process, informed by the strategic evidence set out in this report. Future engagement will also help inform how the centre is programmed, accessed and connected to local partners and communities, including through Brent Active Together and the wider Active Wellbeing approach.

5.0 Financial Considerations

5.1 The proposed total phase 1 capital budget to deliver Phase 1 is £53.50m of which £7.66m had already been spent by 31 March 2026. This is an increase of £0.18m from the budget approved by Full Council as part of budget setting.

5.2 The following table sets out the capital budget in more detail.

Table 4 – Phase 1 Capital Budget

Expenditure Type	£m
Historic Spend to end FY 21/22	3.46
Construction	38.64
Fees	6.00
Staff Capitalisation	0.50
Contingency	4.90
Total	53.50

5.3 When Cabinet first approved a £50,000,000 budget for Bridge Park in 2019, the intention was for this to cover both Phase 1 and Phase 2. However, this report was based on a high-level feasibility assessment of the buildings and since this report, the requirements and constraints of the site and buildings are better known and so the costs to deliver the scheme have increased. Further, the construction industry has seen significant cost increases due to a number of national and international events impacting on inflation and resource availability. This means that the cost for the new leisure centre will be significantly higher than assumed in 2019 and only Phase 1 will be covered by the current funding envelope. The budget request for Phase 2 will follow in a separate report.

5.4 The current budget is supported by robust estimates and have been validated by external cost consultants. They include a 10% contingency reflecting the potential for further cost inflation before the works can start.

5.5 The proposed financing for costs and future budget post 2021/22 is as follows:

Contributing Funding	Amount (£m)
Minimum land sale agreement	8.5
Strategic Community Infrastructure Levy (SCIL)	39.0
Borrowing	2.50
Total	50.0

5.6 There is sufficient SCIL available which includes a pipeline allocation of £47.9m for the wider Bridge Park / Hillside Corridor development. Therefore, there is sufficient SCIL funding available for the proposed £39.0m financing.

5.7 £39.0m is however a significant use of SCIL reducing the amount available for other projects. Therefore, officers are exploring alternative funding sources such as Sport England and potential increases in the capital receipt from the

land sale. Should other sources be available, officers will reduce the SCIL allocation.

- 5.8 The proposed financing includes £2.50m of borrowing. Assuming interest costs of 5% and minimum revenue provision (a prudent charge for the repayment of borrowing) of 4%, this will result in annual cost to revenue budgets of £0.25m. This is anticipated to be covered by the management and operational surplus. This is supported by the independent commercial and operational appraisal of the revised facility mix and recent leisure procurement learning from Vale Farm Sports Centre.
- 5.9 The current costs to secure the vacant Bridge Park Complex is approximately £0.20m per annum. There are also ongoing Business Rates liabilities for the council from the vacant site. These costs are expected to continue at least in part until such time that the demolition works take place, the CLSA completes and the part of the site being sold is no longer owned by the council.

6.0 Legal Considerations

Contractor Procurement

- 6.1 The SCAPE Framework referred to at paras 3.2.30 - 3.2.39 of the report was let before 25 February 2025. By virtue of transitional provisions (enacted immediately before the Procurement Act 2023 came into force), any call offs of services contracts and the main build contract under the current SCAPE Framework will be governed by the Procurement Regulations 2015 until it expires.
- 6.2 The Council's Contract Standing Orders provide that no formal tendering procedures apply where a contract is called off under a framework established by another contracting authority, provided the Director of Law has confirmed that participation in the Framework is legally permissible, and provided there is sufficient budgetary provision for the call off.
- 6.3 The procurement is subject to the council's own Standing Orders in respect of High Value Contracts and Financial Regulations given that the value of council's element of the procurement is £35m. Cabinet approval of the pre-tender considerations set out in paragraph 3.2.39 above and the inviting of tenders is required as recommended at the recommendation in Paragraph 2.5.
- 6.4 Express Cabinet authority is required for the delegation proposed in the recommendation at Paragraph 2.6, as the estimated contract values for the services and works proposed in the report fall outside the existing scope for the exercise of delegated authority (allowing approval for tender and award of council contracts) by the Corporate Director for Neighbourhoods and Regeneration or the Lead Member.
- 6.5 Approval of a revised total capital budget of £53.50m to deliver Phase 1 of the Bridge Park regeneration as proposed at Recommendation 2.7 requires compliance with the capital programme monitoring and decision-making

processes and limits within the Scheme of Virements for Capital Programme as set within the Financial Regulations in Part 2 of the Constitution.

- 6.6 Under Financial Regulation 27, Cabinet may make such virements within the Capital Programme as are necessary to ensure that overall spending is within the resources available, and it can bring forward, delay or stop projects as necessary to achieve this.
- 6.7 Under Financial Regulation 28, Cabinet may vire funding between both project and programme headings, to another without limit provided that reductions are not made to funding of projects below the level that is contractually committed; spending commitments in future years are not made beyond the resources already committed to the relevant projects/programmes within the Capital Programme.
- 6.8 When exercising any decision under delegated authority, the Corporate Director for Neighbourhoods and Regeneration is obliged, under Para 10 (e) of the Financial Regulations, to ensure that no function is exercised or decision taken if, in his reasonable opinion, this would or would be likely to result in discretionary spending of a capital nature significantly exceeding the approved capital budget /budgets in either the current or any future year. Where the overspend is considered unavoidable (or where not incurring it would result in breach of statutory requirements or serious failure to deliver agreed corporate priorities) it must nonetheless be reported at the first available opportunity

Section 203 – Appropriation of Land

- 6.9 s.122 of the Local Government Act 1972 allows the council to appropriate council land for planning purposes. In considering whether or not the council owned land within the sites to be appropriated for planning purposes, thereafter, engaging the powers conferred by section 203 of the Housing and Planning Act 2016, the Corporate Director of Neighbourhoods and Regeneration, in consultation with the Cabinet Member for Regeneration Planning and Growth, to consider:
- Whether the land which is to be appropriated is already owned by the council (this is a prerequisite to appropriation)
 - Whether the land which is to be appropriated is no longer required by the council for the purposes it is currently held (this is a prerequisite to appropriation)
 - Whether the purposes for which the council would be appropriating the land is a purpose authorised by Statute (in the case of land to be appropriated for planning purposes, the relevant purposes would be authorised by section 232 of the Town and Country Planning Act 1990.
 - Whether the proposed redevelopment of the relevant sites would be in the public interest. There is a compelling case in the public interest to appropriate the sites for planning purposes as developing the sites would

serve the public interest by providing new and improved leisure provision, community facilities and housing and accordingly, such development outweighs the effect of the appropriation on the private rights of individuals

- Whether the public interest benefits which would arise from the redevelopment of the relevant sites would be sufficient to justify the interference with any private rights, such that the interference was proportionate
- Whether the council could (in the alternative) acquire the land compulsorily for the purposes of the redevelopment
- Whether any related financial liabilities of the council would be indemnified and
- Whether prior consultation had taken place.

6.10 The council has the power to override third party rights in accordance with section 203 Housing and Planning Act 2016. This power is useful for the council when developing its land to ensure that third parties with certain rights over the sites are overridden. Section 203 prevents third parties from obtaining an injunction to prevent redevelopment, however, compensation may be payable. The council is required to consult with third parties prior to invoking section 203 and the officers should therefore ensure that they build in a period of consultation prior to the commencement of construction and assessing the level of compensation payable.

6.11 Therefore, subject to planning approval, Cabinet is requested to delegate authority to the Corporate Director, Neighbourhoods and Regeneration to agree to appropriate the lands under section 122 Local Government Act 1972 and thereafter, engage the powers conferred by section 203 of the Housing and Planning Act 2016 to override easements and other rights.

7.0 Equity, Diversity & Inclusion (EDI) Considerations

7.1 The Public Sector Equality Duty, as set out in section 149 of the Equality Act 2010, requires the council, when exercising its functions, to have “due regard” to the need to eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act, to advance equality of opportunity and foster good relations between those who have a “protected characteristic” and those who do not share that protected characteristic. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. Brent Council also internally recognises care experience and socio-economic status as protected characteristics.

7.2 Having due regard involves the need to enquire into whether and how a proposed decision disproportionately affects people with a protected characteristic and the need to consider taking steps to meet the needs of

persons who share a protected characteristic that are different from the needs of persons who do not share it. This includes removing or minimising disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic.

- 7.3 An Equality Impact Assessment was completed as part of the June 2025 Cabinet report. The actions from that analysis were completed following the closure of the current Bridge Park Community Leisure Centre.
- 7.4 The proposals set out in this report represent a new phase of decision making, including the delivery of a new leisure centre, revised phasing, procurement arrangements and the wider Bridge Park regeneration masterplan. A new EIA is being initiated alongside the progression of the regeneration proposals, which will assess the equality impacts of the project as a whole. It will be developed and updated as the scheme progresses and will inform subsequent stages of decision-making. This will include consideration of the revised leisure centre facility mix, accessibility of the new building, the future operation and programming of the centre, and the potential impacts and benefits for children and young people, disabled residents, older residents, women and girls, residents living in areas of higher deprivation, and communities who may face barriers to participation.
- 7.5 The revised facility mix is expected to support positive equality and health equality outcomes by providing publicly accessible swimming, fitness, sports hall, studio and active play provision in Stonebridge. The inclusion of a learner / teaching pool alongside the main pool is particularly relevant to children, families, schools, disabled residents, less confident swimmers and residents with additional needs, as it increases opportunities for swimming lessons, inclusive programming and flexible use.
- 7.6 The EIA process will continue to inform the design, access, programming and operational planning for the new centre, including how the facility connects with the wider Active Wellbeing approach and local place-based partners. This will help ensure that equality considerations are embedded through the next stages of design development, planning, procurement and future operation.

8.0 Climate Change and Environmental Considerations

- 8.1 The design and construction of a new building provide an opportunity to revitalise the site with environmental sustainability as a key consideration, with the potential for installing low carbon technologies and building fabric considerations that meet the environmental sustainability expectations of the Local Plan, the London Plan and Building Regulation requirements. This is particularly important for a modern leisure centre, as swimming pools and wet-side facilities are energy-intensive assets and need to be designed to minimise long-term carbon impact and operating costs. The external roof will provide a screened External Plant area to house dedicated plant that is suitable for external environments such as Air Source Heat Pumps, Generators, AHU's etc. Additionally, solar PV arrays are proposed to be located over the Sports Hall roof.

- 8.2 It is also proposed that the leisure centre site would be a car-free development, save for parking for blue badge holders, which would also support a reduction in the site's associated carbon footprint and contribute to improved air quality in the area. The design and wider public realm proposals will also need to support safe and accessible walking, cycling and public transport access to the centre.
- 8.3 The wider masterplan proposes new green spaces so increasing the urban greening factor and biodiversity net gain of the development. This will support the wider regeneration objectives for the site by improving the quality of public realm, contributing to climate resilience and creating a more attractive environment for residents and visitors.

9.0 Human Resources/Property Considerations (if appropriate)

- 9.1 The council is still awaiting the outcome of the listing and Col applications for the buildings at Bridge Park. Although DCMS confirmed that the buildings would not be listed the appeal process is yet to be concluded so there is a risk that this position may change and the buildings become listed.
- 9.2 There are no direct Human Resources implications arising from the recommendations in this report. Property implications are addressed through the wider regeneration proposals, including the Conditional Land Sale Agreement, the proposed phasing of the council-led development and the approach to appropriation set out elsewhere in this report.

10.0 Communication Considerations

- 10.1 An external public relations company (Four Agency) has been jointly commissioned by Brent and SRED to manage the pre-planning public consultation process for Bridge Park given that is a major regeneration scheme.
- 10.2 Consultation was undertaken with the public during November 2024 – January 2025 and March – May 2025. This involved exhibition events, meetings drop-in sessions and online information and questionnaires. A further public exhibition will be held as part of the planning application requirements.
- 10.3 The council will continue to keep residents updated on progress against key project milestones through a community advisory group once established, who will be involved in shaping the future of the Hillside Corridor and/or the development of the Bridge Park site.
- 10.4 Future communications will need to explain clearly that the proposals form part of the wider Bridge Park and Hillside Corridor regeneration programme. This includes the new leisure centre as Phase 1 of the council-led development, alongside future proposals for the Adult Education and Community Building, the Bridge Park Legacy Garden, public realm and wider community infrastructure.

- 10.5 Communications on the new leisure centre should explain that the revised facility mix is evidence-led and has been informed by current and ongoing strategic work, technical engagement and the need to provide modern, accessible and financially sustainable leisure provision. Communications should also manage expectations by making clear that any future external funding opportunities will continue to be explored but are not assumed within the proposed funding strategy.

Related document(s) for reference:

- June 2013: [Decision - Bridge Park redevelopment proposals](#)
- February 2014: [Decision - Bridge Park](#)
- July 2015: [Decision - Bridge Park Redevelopment - Bridge Park - to enter into Heads of Terms](#)
- January 2017: [Decision - Bridge Park - Approval to Enter into the Conditional Land Sale Agreement](#)
- February 2019: [Decision - New Bridge Park Centre](#)
- June 2022: [Decision - Future of Bridge Park Community Leisure Centre](#)

Report sign off:

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