

## **Appendix H - Re-development Options and Capital Costs**

### Finchley re-development

There is a risk that the feasibility study / pre-procurement phase could recommend a different course of action than that envisaged in section 4.4 of the business case which may have an effect on the timescales for completion.

For example there is an option that would remove the leisure pool and extend the fitness facilities on the existing site. Some potential providers see Finchley's proximity to the David Lloyd facility as an advantage believing that a better fitness offer at Finchley could attract existing David Lloyd customers. The site is also attractive in that there is plenty of parking and well positioned in a leisure and retail destination to attract customers.

Public consultation would also need to be handled sensitively as the site has a historical significance being on the site that was used for the 1948 London Olympics. The outdoor Lido is well used in fine weather during the summer months but not during the rest of the year.

### Church Farm re-development

There is again a risk that this study could recommend a different course of action than that envisaged in section 4.4 of the business case which may have an effect on the timelines above. For example a different site, difficulties with the current lease holders, a different mix of sports and facilities etc.

Public consultation might also extend the ideal timelines and would have to be managed carefully.

### Copthall re-development

The feasibility phase is essentially underway. Discussions with Middlesex University and Saracens have been taking place over the last 6 months with a view to expanding on the initial ideas and reaching a consensus on how the re-developed site will look. The proposal for the creation of a Trust to oversee the re-development and subsequent management of the site also needs to be thoroughly investigated.

There is also a risk that the pre-planning phase might change the envisaged plan for the whole site and possibility that of the proposed leisure centre as well. The main consideration will be to construct a planning application that is achievable against the background of the site being entirely on green belt land.

### *Capital Costs*

The capital costs included in this option for the re-development of Finchley, Church Farm and Copthall leisure centres are a broad estimate from other similar developments across the country.

Leisure Site	Cost	Construction time
Selby Leisure Centre – 25m pool, learner pool, gym, health and fitness suite, multi-purpose activity hall, fitness studio, sauna and steam room.	£6,000,000	12 months
Godalming Leisure centre – 25m pool, 12m teaching pool, gym, Workout studio, cafe, sauna and steam room	£5,200,000	18 months
Crawley Leisure Centre – 50m pool, learner pool, 12 court multipurpose sports hall, gym, dedicated gymnastics training hall, indoor bowls, 400m athletics track, martial arts facility, cafe and 5 squash courts.	£25,760,000	21 months
Westminster Lodge – 25m pool, 17m teaching pool, 4 court sports hall, spa and poolside health suite, 200 station fitness gym, 2 studios, climbing wall, crèche, cafe and soft play area.	£24,700,000	18 months
Blackburn Leisure Centre – 25m pool, learning pool, 80 station gym, dance / aerobics studio with a sprung floor, sauna and steam room, 2 four court sports halls and a sports science lab.	£13,400,000	18 months

From the above:

Leisure Site	Cost	Construction time
<b>Church Farm</b> – 25m pool, learner pool, gym, health and fitness suite, fitness studio, sauna and steam room.	£6,000,000	18 months
<b>Finchley</b> – 17mx10m training pool, fitness / Gym suite, sauna and steam room, one	£5,000,000	12 months
<b>Copthall</b> – 25m pool, learner pool, 8 court multipurpose sports hall, 200 station gym, two studios, Climbing wall, cafe.	£25,000,000	18 months