	<h2>Policy and Resources Committee</h2> <h3>20 April 2023</h3>
<p style="text-align: right;">Title</p>	<h2>Great North Leisure Park and the Finchley Lido Leisure Centre</h2>
<p style="text-align: right;">Report of</p>	Chair of Policy & Resources Committee- Cllr Barry Rawlings
<p style="text-align: right;">Wards</p>	All
<p style="text-align: right;">Status</p>	Public with accompanying Exempt Report (not for publication by virtue of paragraph 3 of Schedule 12a of the Local Government Act 1972 as amended as this relates to information of a financial or business nature)
<p style="text-align: right;">Urgent</p>	No
<p style="text-align: right;">Key</p>	Yes
<p style="text-align: right;">Enclosures</p>	Appendix 1 Engagement Report Appendix 2 Finchley Lido Leisure Centre redevelopment Strategic Outline Case
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Summary

Regal London's recent acquisition of the Head lease of Great North Leisure Park (GNLP) from LandSec Plc has created an opportunity for the Council to explore options for a new Finchley Lido Leisure Centre.

The Council undertook some initial public engagement between December 2022 and February 2023 about the potential leisure centre re-provision and the findings illustrated a strong preference for the new leisure centre to remain at GNLP. This report highlights the commercial negotiations that have taken place between the Council and Regal London with

regard to a proposed headlease extension and it makes preliminary recommendations with regard to the future of the Finchley Lido leisure centre in the context of those discussions.

Officers Recommendations

The Committee is asked to:

- 1. Approve the final Heads of Terms (HoTs) for:**
 - **a proposed Conditional Development Agreement at GNLP with Regal London; and**
 - **Entering into negotiation with Regal to finalise the Development Agreement. As per relevant requirements, it is proposed that the draft Development Agreement and the financial arrangement contained therein will be brought back to Cabinet at the relevant time for approval.**

- 2. Note the leisure centre facility mix options (at 1.15) that have emerged for consideration and are subject to further assessment through public consultation and engagement and business case development.**

- 3. Provide authority to serve a suitably worded VEAT notice post Committee as per regulatory requirements with regard to LBB entering into a Development Agreement on GNLP with Regal.**

1. Why this report is needed

- 1.1 Great North Leisure Park (GNLP) occupies an 11.2-acre (4.40 ha) site in a prominent position on High Road (A1000), North Finchley. It is in proximity to amenities at North Finchley Town Centre. The site has been allocated for redevelopment within the emerging local plan.

- 1.2 The freehold of the site is owned by London Borough of Barnet (LBB); and Regal London, a development company and LBB's development partner in North Finchley Town Centre, has recently completed the purchase of the two long leasehold interest (c121 years remaining) of GNLP from the previous head lessee, Landsec Plc, with the intention to redevelop for a residential-led mixed use scheme subject to planning.

- 1.3 The current headleases have covenants contained within them that restrict the tenant's ability to redevelop or change the use of the property without the Landlord (LBB)'s consent. In addition, with 121 years remaining, the leases are too short to facilitate a build-to-sell residential scheme on the site. Therefore, in order to pursue a residential led redevelopment of the site, Regal London have approached LBB to amend the terms of the headleases, including removing the relevant restrictive covenants and to extend the lease term to improve the commercial attractiveness of the investment.

- 1.4 The proposals set out in this report are twofold – to highlight the commercial negotiations that have taken place between LBB and Regal with regard to a proposed headlease extension, and to make preliminary

recommendations with regard to the future of the Finchley leisure centre in the context of those discussions.

- 1.5 The existing Finchley Lido Leisure Centre is a Council owned facility within the GNLP. It occupies the site by way of an underlease from Regal (LBB are therefore both the freeholder and the underlessee on that part of the site).
- 1.6 Whilst the facility is a popular family friendly leisure centre, it is aging, and has been subject to a programme of remedial and lifecycle repairs over recent years, resulting in closures and a loss of service to residents.
- 1.7 Finchley Lido Leisure Centre plays an important role in supporting a range of health, community, social and economic outcomes. In 2015, the Council completed a Feasibility Study that provided an assessment of all Council owned leisure facilities. This appraisal sought to understand building condition, usage, facility mix and performance information.
- 1.8 At that stage, replacing Finchley Lido Leisure Centre with a new wet and dry centre at GNLP or an alternative site was identified as a medium-term priority, following the prioritisation of Barnet Copthall Leisure Centre and Church Farm Leisure Centre. The replacement Barnet Copthall Leisure Centre and replacement for Church Farm Leisure Centre (now New Barnet Leisure Centre) opened in September 2019 following Council investment.
- 1.9 An updated appraisal (located at Appendix 2) provides an overview of the existing condition of the Finchley Lido Leisure Centre, alongside strategic information, demand analysis and public engagement undertaken between 12 December 2022 – 6 February 2023. The study also examines opportunities which have been presented through the prospective sale of the lease at Great North Leisure Park (GNLP) to deliver a series of outcomes; and it confirms the need to continue to provide a leisure offer within the Finchley catchment area, which is evidenced through Sport England Planning Models, Leisure Database Demand Reports and existing usage information.
- 1.10 For the existing leisure facility at GNLP to continue to deliver the Council's Plan for Barnet outcomes, major investment is required to bring the existing facility up to modern and more environmentally friendly standards, however refurbishment alone will not overcome the inherent problems of upgrading the building fabric and management systems (such as plant machinery) or deliver greater operational efficiencies.
- 1.11 Through the engagement activities, feedback demonstrated that whilst the facility is valued by users and the local community; there is a need for redevelopment. The recent disposal of the GNLP head lease therefore presents an opportunity for the Council to explore a means of re-providing the existing leisure facility.
- 1.12 A series of public engagement activities were co-ordinated between December 2022 and February 2023 to further inform the best outcome.

1.13 The engagement activities were both a combination of qualitative and quantitative research and included a total of 3,129 respondents, who were asked a series of questions pertaining to potential refurbishment, redevelopment or relocation option. The following facilities were most important for a future facility mix within a new leisure centre, which also coincided with the results from the supply and demand analysis. These were;

- swimming pool
- health and fitness suite
- leisure water
- thermal spa
- learner pool

*respondents were able to select more than one facility option.

1.14 The survey also asked respondents to provide their preference on future refurbishment, redevelopment or relocation options which resulted in more than 50% of the 2,585 total respondents, many of whom are existing users, supportive of a leisure facility remaining at GNLP. The full findings from the engagement can be found in Appendix 1 and Section 5.9 of this report.

1.15 As a result of the strategic review, customer insight and demand needs assessment, and in addition to the results of the engagement activities, a range of facility mix options have emerged for future consideration. This includes provision of;

- Health and Fitness
- Studios
- Swimming Pool (25m x 6 lanes)
- Learner Pool (13m x 10m)
- Leisure Water
- Soft Play
- Thermal Spa
- Adventure Zone
- Café

1.16 These facilities would be subject to further assessment through public consultation and engagement alongside the development of a business case, to determine an overall recommended facility mix for any new leisure facility. Any future proposal would also need to be factored into delivering a viable business case.

1.17 The Council's study has examined the results for future replacement of the leisure centre (Appendix 2), which has concluded at this stage that the preferred option is to retain the leisure facility at GNLP having taken the following into consideration.

- Review of the current building condition and results from feasibility.

- Assessment of supply and demand, providing an indication of facility mixes based on evidence collated.
- Completion of initial public engagement activities to further assess current usage, views of facility mix and relocation opportunities.
- Examination of the GNLP site and Town Centre location as options for the relocation of Finchley Lido.
- High level review of revenue business plans for GNLP and Town Centre locations;
- High level capital cost estimates for the GNLP and Town Centre locations.

- 1.18 The key objective of the commercial discussions based upon the outcome of the engagement, which took place, has been to ensure that any premium generated by granting a lease extension at GNLP delivers a new leisure facility at no direct cost to the Council. The Council has also safeguarded the existing leisure by ensuring that a new leisure facility is constructed in the first phase, thus the existing leisure centre will remain open until a new facility has been constructed. The exact quantum of the land receipt will be subject to Regal's detailed design, a positive planning outcome and detailed discussions on the specification, as well as the outcome of the ongoing consultation, but it is anticipated that the premium would be sufficient to deliver a new leisure centre.
- 1.19 Heads of terms have been agreed with Regal and authority is sought to enter into a Conditional Development Agreement to secure the delivery of the proposed scheme, including a leisure re-provision. .
- 1.20 The next stage of the leisure proposal will seek to progress a business case to ensure that any future facility meets the Councils requirements and to firm up on the viability.
- 1.21 Another aspect of Regal's redevelopment proposal at GNLP is to create synergy with the Revitalisation of North Finchley Town Centre with Joseph Partners, so there is potential for the positive impact of the town centre revitalisation to be extended to a wider area, including GNLP, to benefit more residents, and to make North Finchley town centre a destination for arts and culture in line with the goals set out in the Supplementary Planning Document (SPD) for North Finchley.
- 1.22 A key element of implementing this is to direct the entertainment and retail amenities at GNLP to the town centre and to improve the access and connectivity to the GNLP. As well as re-providing a new leisure centre, the emerging proposals at GNLP will also include ancillary facilities that meet the needs of the new community at GNLP to ensure that the area develops in a liveable and sustainable way that provides residents with access to facilities that meet their day to day convenience, wellness and service requirements.

2. Reasons for recommendations

- 2.1 The Heads of Terms at GNLP are an important precursor to agreeing a Development Agreement, and variation to the headlease to deliver the new leisure facility as part of the wider scheme.
- 2.2 The Council's leisure centres contribute to a range of outcomes beyond the immediate benefits of increased physical activity and improving health and wellbeing. They are assets that can foster community pride and cohesion, tackle health inequalities, create strong local economies and offer the potential to meet net zero targets.
- 2.3 Our leisure centres vary significantly in age. The newest facilities at Barnet Copthall and New Barnet Leisure Centres opened in 2019, followed by Burnt Oak Leisure Centre (built circa 2002/03); now Finchley Lido and Hendon Leisure Centre which are the oldest, both having been constructed in c1995. Hendon Leisure Centre is already subject to redevelopment as part of the Brent Cross South regeneration, which affirms the need for the Council to consider redevelopment options for Finchley Lido Leisure Centre as a priority.
- 2.4 On average leisure facilities generally have a lifespan which ranges between 30-35yrs before substantial investment is required. Similarly, whilst options for refurbishment are available, this only provides between 10-15yrs additional expectancy. Sport England research (Jan 2020) revealed that more than 63% of sport and leisure facilities across the UK are more than 10 years old and nearly a quarter of swimming pools have not been refurbished in more than 20 years.
- 2.5 Whilst Finchley Lido has benefited from capital investment since construction, major investment will still be required to bring the existing facility up to modern and more environmentally friendly standards.
- 2.6 In 2022, the Council declared a climate emergency. Research undertaken by the Local Government Association (2021) indicated that leisure facilities produce between 10-40% of district and unitary councils' direct carbon emissions, and that upgrading the leisure estate is crucial to achieving net zero targets.
- 2.7 It is also likely that, if Finchley Lido is not replaced, the cost of managing it for an operator will increase as the building continues to age (e.g. due to increased maintenance and energy costs and declining usage) and therefore the Council's future leisure management contract (existing contract expires 2028) will not be as attractive to the market and as financially advantageous to the Council.
- 2.8 Whilst the Councils Leisure Management Contract is currently performing at 90% of pre-pandemic levels, over the longer term, there remains a gap to generate the required revenue to support the level of capital investment required to redevelop Finchley Lido. Therefore, further development of an outline business case provides the opportunity for the Council to assess a model which seeks to significantly fund any new development.

- 2.9 The potential of funding the new leisure centre through development as part of regearing the GNLP Head Lease provides an opportunity for investment and to think about what our communities will need from our facilities and services in the future, and how we help our communities to be active and stay healthier for longer.
- 2.10 Leisure is a permitted use class at the GNLP in the Local Plan. Regal's redevelopment proposal envisages a residential led mixed use development that provides new connections to the existing public open space and it delivers a high quality and sustainable neighbourhood on a brownfield site. The site provides the opportunity for high quality residential-led redevelopment with a range of tenures including affordable housing. It will also include biodiverse public realm drawing the landscape of Glebelands into the site. The redevelopment will improve the physical and visual links between the High Road and the public open space of the Glebelands Nature Reserve and will improve the safety and quality of the existing connections. Commercial amenities including a new leisure centre will complement the residential setting and offer a focus on health and well-being and improved family play spaces.

3. Alternative options considered and not recommended

- 3.1 To enter into a pure land agreement with Regal, rather than a Development Agreement. However, it is considered that this would not incur as many obligations on the developer, which may mean that the Council's key objectives (particularly the delivery of a new leisure centre) may not be able to be achieved.
- 3.2 Not to extend the headleases or vary the terms. This would mean that no new housing (including affordable housing) could be provided at the GNLP, and that any leisure centre re-provision could not be funded from the redevelopment.
- 3.3 The Association for Public Service Excellence (APSE), the Local Government Association (LG) and Sport England research highlights that a significant number of Councils have reported that the state of repair of their facilities has now reached a point where it is no longer possible to keep them open safely. With an increasing number remaining closed also due to the impact of the Covid19 pandemic.
- 3.4 Any closure of Finchley Lido Leisure Centre severely restricts the Council's ability to deliver a range of health outcomes which would consequently have a negative effect on local communities and could create risk to physical health and mental wellbeing. Finchley Lido Leisure Centre generates a contribution to the Councils annual payment received by GLL (the Councils contracted leisure management operator), which, if closed, would impact the commercial position. Through the updated appraisal (Appendix 2), both the research base and evidence collated has presented this is an option which should be dismissed.

- 3.5 The public engagement exercise included questions in relation to the potential relocation of leisure to North Finchley town centre. A significant proportion of respondents preferred retaining a leisure facility at GNLP. Relocating to an alternative and suitable size site such as at the town centre would potentially restrict meeting current and future demands of the leisure facilities.

4. Post decision implementation

- 4.1 The Greenspaces and Leisure team will work in partnership with Regal to develop further consultation activities and business case for a new leisure facility within GNLP.
- 4.2 Subject to approval of the Heads of Terms, the negotiations on the proposed Development Agreement will be concluded in order to bring the proposed Development Agreement back to Cabinet at the appropriate time.
- 4.3 To serve a VEAT notice (a voluntary ex ante transparency notice: a notice to be published which will include, among other things, the reason why the authority considers that a contract may be awarded without prior publication of a contract or concession notice) in relation to the development arrangements at GNLP at the appropriate time, in line with regulatory requirements.
- 4.4 It is anticipated that Regal will proceed to detailed design and liaise with the LBB planning department with a view to submitting a planning application for a residential-led mixed use scheme in due course.
- 4.5 To support the development of an Outline Business Case, the next stages of the proposal should further investigate the viability of redeveloping the existing leisure facility at the GNLP. This includes developing a high-level schematic site plan for the site.
- 4.6 To conclude the negotiations on the proposed Development Agreement and seek approval from the elected members of the new cabinet once finalised.
- 4.7 Council officers (from both Leisure and Growth Teams) will liaise with key stakeholders to progress a range of outputs, including but not limited to the following. The outcome will be reported to a future cabinet meeting.
- Finalising a preferred facility mix option
 - Site options appraisal
 - Revised capital cost and business plan estimates
 - Procurement and delivery strategy
 - Identification of risks, constraints and opportunities.
 - Financial modelling
 - Consultation and Engagement

- Scheme benefits
- 4.8 Following the above, in consultation with the public and the Council, Regal London will progress with the design activities in earnest in preparation for the planning application submission within the extended exclusivity period,

5. Implications of decision

5.1 Corporate Priorities and Performance

5.1.1 The recommendations within this report support the Council's priorities of 'People, Place and Planet' seeking to support the regeneration and economic vitality of the Borough and to modernise leisure provision through regeneration.

5.1.2 Key benefits include;

- Ensure that regeneration is supported by local businesses and residents.
- Improve Town Centres and connect places.
- Meeting the needs of a growing population.
- Creating a family friendly attraction.
- Supporting Barnet to be a 'Borough of Fun'.
- Helping people to lead happy and healthy lives.
- Providing fit for the future services and sustainable infrastructure.
- Providing environments that support active lifestyles.
- Supporting Climate resilience and reducing carbon footprint.

5.1.3 A Sustainability Strategy is currently being developed, which will provide the overarching sustainability goals for the council and will pull together strategies and activities that support and promote sustainability. The Sustainability Strategy Framework was approved by Policy and Resources Committee on 9 December 2021 and lays the groundwork for the forthcoming Sustainability Strategy. It is anticipated that the developer partner will incorporate many such proposals in their proposed development.

5.1.4 The Councils plays a leadership role in creating active places, connecting plan objectives through planning, active travel schemes, parks and playground provision, and leisure facilities.

5.1.5 The Strategy has links to other council documents:

- Capital Strategy
- Medium Term Financial Strategy
- Treasury Management Strategy

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 The proposed Development Agreement will adopt the formula set out in the Heads of Terms for calculating LBB's land receipt and overage arrangements in return for amending the Headlease at GNLP. It will also set out the cost of the works that will be required in order to facilitate the construction of a new leisure centre. It is proposed that the agreed draft of the Development Agreement will be reported back to Cabinet at the appropriate time.

5.2.2 The estimated costs of the leisure redevelopment/ relocation will require further detailed investigation once a preferred facility mix, site location and specification has been confirmed. This will be progressed as part of developing an outline business case, which will detail the following;

- Develop a financial model that sets out the net financial position including capital costs and funding, lifecycle costs, equipment replacement provisions, estimates of income and the net operational position for a range of model scenario.
- To understand the level of investment and the financial viability of modelled options, in terms of capital, revenue, Internal Rate of Return (IRR) and overall cashflow against each scenario.
- To consider the level and timing of capital receipts / funding that can be used to finance any capital investment.
- Provide a headline summary of procurement options available (construction and operational), identifying where there are any opportunities / associated risks.
- Provide a cost estimate of the Social Return on Investment based on associated capital expenditure.
- Provide an outline of non-financial benefits associated within the scheme and where relevant indicate approximate value
- Summary conclusion of the appropriate financial / funding strategy for scheme which achieves the optimum best value (finance and outcomes)

5.2.3 Procurement

5.2.3.1 Given Regal's position as the new head lessee at GNLP (and the exclusivity they already have as part of the land agreement at North Finchley town centre / Lodge Lane) the Council can discharge the onus of justifying a direct award of the contract to Regal. However, a VEAT notice will be served at the appropriate time, in line with regulatory requirements.

5.2.3.2 Entering into a Development Agreement with Regal would constitute a public works contract, and thus the starting point would be that the

Council should run a fully regulated procurement competition under the Public Contracts Regulations 2015. However, the Council identified that there were in fact only two suitable and available sites within an appropriate vicinity upon which the leisure facility could be delivered: the existing site at GNLP and the Lodge Lane site at North Finchley town centre. Because Regal now control both of these sites, the Council is entitled to enter into this arrangement directly with Regal, without running a regulated procurement process on the basis of the so called “exclusive rights” exemption set out in Regulation 32 of the Public Contract Regulations

5.3 Insight

5.3.1 Please refer to Appendix 2 Section 3.3 which details the supply and demand analysis obtained.

5.4 Social Value

5.4.1 The Public Services (Social Value) Act 2012 requires people who commission public services to consider how they can also secure wider social, economic and environmental benefits.

5.4.2 Outcomes align with social outcomes desired in the future, as set out in the Corporate Strategy. There will be the provision of affordable housing at GNLP as part of the proposed development, and further discussions will be held with the developer on the provision of community-led uses at both GLBP and in North Finchley town centre.

5.4.3 Social benefits will principally be secured through opportunities to increase housing delivery (including affordable housing), widen the range of leisure, cultural and commercial activities, and improvements to the public realm. These activities will help to make North Finchley a more attractive and thriving destination.

5.5 Legal and Constitutional References

5.5.1 Council Constitution Article 7.5 states that the remit of the Housing and Growth Committee includes responsibility for regeneration strategy and oversight of major regeneration schemes, asset management, economic development including employment strategy business support and engagement, and development of Council land.

5.5.2 The Council Constitution, Article 10 Table A states that Housing and Growth Committee is responsible for authorising all acquisitions and disposals over £500k and disposals at less than best consideration. Accordingly, the Development Agreement will be brought back to the relevant cabinet for approval in due course.

5.5.3 Council Constitution Article 7.5 states that the remit of the Adults and Safeguarding Committee includes responsibility for all matters relating to vulnerable adults, adult social care and leisure services.

- 5.5.4 Council Constitution Article 7.5 states that “If any report appears to come within the remit of more than one committee, to avoid the report being discussed at several committees, the report will be presented and determined at the most appropriate committee as indicated by the Chair of the relevant committees in consultation with the Leader. If there is no indication from the committee chairs, then the report will be discussed and determined by the Policy and Resources Committee.” The Chairs have discussed and concluded that this decision should be taken by Policy & Resources Committee.
- 5.5.5 The Council has the power to acquire and dispose of land in accordance with Sections 120 to 123(2A) of the Local Government Act 1972, and subject to obtaining all appropriate consents and approvals.
- 5.5.6 The Council has a range of powers including the general power of competence under Section 1 of Chapter 1 of the Localism Act 2011 to do anything that individuals can do subject to any specific restrictions contained in legislation and Section 111 of the Local Government Act 1972 which provides that a local authority has power to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions.
- 5.5.7 The Council will need to consider, comply with, and obtain any statutory and legal requirements /consents to give effect to the proposed disposal.
- 5.5.8 In respect of any disposal of land arising from this decision the following provisions will apply:
- s 123 (2) of the Local Government Act 1972 states that, except with the consent of the Secretary of State, a council shall not dispose of land under this section, otherwise than by way of a short tenancy, for a consideration less than best that can be reasonably obtained;
 - Section 123(1) of the Local Government Act 1972 permits Councils to dispose of land in any way they wish subject to the remainder of section 123, including section 123 (2) mentioned above.
- 5.5.9 The following requirements are not applicable to the acquisition or disposal of land but apply where the council is to procure a service. Procurement of public works and services contracts over the relevant value thresholds must observe the requirements of the Public Contracts Regulations 2015, to include the placing of contract notices on Find a tender as appropriate where such contracts are not drawn down from a compliant framework. The Council’s procurement rules must also be observed. The Public Services (Social Value) Act 2012 requires the Council to consider how what is procured may improve the economic, social and environmental well-being of an area as part of the procurement of these services; how in procuring, it may act with a view to securing such an improvement, and whether to consult. If so, the social value objectives identified must be written into the procurement process. All of this must be achieved with regard to value for money and in a way that is compliant with existing public procurement law.

5.6 Risk Management

- 5.6.1 **Leisure** - Please refer to Appendix 2, Section 5 which details a complete list of risks and dependencies for the leisure re-provision. There are two high impact risks that residents do not support a recommended facility mix or proposal for relocation. The items in particular will be addressed through the next phase of public consultation and engagement.
- 5.6.2 Any future proposal is subject to achieving planning permission, further work will be conducted as part of producing detailed planning briefs for GNLP.
- 5.6.3 **Development Agreement**- As has already been described, it is considered that a Development Agreement at GNLP is the best way of ensuring that the Council achieves its dual objectives of a capital receipt and the re-provision of the leisure centre, with the proposal that the capital receipt is used to fund the construction of a new leisure centre. In order to cover any procurement risk of the Development Agreement, a VEAT notice is proposed as previously described. The Heads of Terms for the Development Agreement provide controls over the next stages of Regal's development process to ensure that the Council's objectives are met.
- 5.6.4 There is also a planning and design risk once the developer develops the scheme. We understand that they intend to undertake schematic design work on GNLP, particularly regarding massing and densities. The site is zoned for mixed use redevelopment in the emerging Local Plan. There will be engagement in the next stage with the Local Planning Authority as part of the design process to manage any planning and design risks.

5.7 Equalities and Diversity

- 5.7.1 An initial engagement has been undertaken and the feedback considered in preparing the recommendations of the report. An Equalities Impact Assessment Report (EQIA) will be undertaken at the conclusion of all consultations and engagement for the development.

5.8 Corporate Parenting

- 5.8.1 N/A

5.9 Consultation and Engagement

- 5.9.1 The Council conducted a range of public engagement activities from 12 Dec 2022 to 6 February 2023. Engagement activities were a combination of both qualitative and quantitative research, described in the table below.

Type	Approach	Date(s)	Number of responses/participants
Quantitative	Online questionnaire	13 Dec 22 – 23 Jan 23	2515

Qualitative	Community pop up events: - Finchley Lido Leisure Centre (x2) - North Finchley Town Centre (x2)	9 & 10 Jan 23	63	614
		11 & 21 Jan 23	470	
	Finchley Lido Leisure Centre user focus group meeting	18 Jan 23	8	
	Barnet Mencap service user meeting	19 Jan 23	3	
	North Finchley Community workshop	19 Jan 23	24	
	Lodge Lane N12 Resident Association meeting	6 Feb 23	46	
TOTAL			3,129	

5.9.2 The basis of the consultation was to further gauge feedback on the existing use of Finchley Lido Leisure Centre, facility mix information, in addition to exploring views on relocating a new facility to North Finchley Town Centre. A full Consultation Summary Report can be located at Appendix 1.

5.9.3 A summary of key findings from the quantitative phase (survey) includes:

5.9.3.1 All respondents were asked a series of questions pertaining to potential refurbishment, redevelopment, or relocation options.

5.9.3.2 Respondents told us that the following facilities were most important for a future facility mix within a new leisure centre;

- swimming pool (91.3%),
- health and fitness suite (54.6%),
- leisure water (51.0%),
- thermal spa (43.5%)
- learner pool (41.9%)

5.9.3.3 When asked to rank what is important in considering a potential refurbishment or re-development of a new leisure centre, results of the questionnaire found that the top 3 responses were:

- Providing facilities and activities that support my health and wellbeing.

- Opportunity to take part in targeted activities (such as GP referral schemes).
- Providing a social and community space.

5.9.3.4 The last two questions of the survey asked respondents to provide their preference on future refurbishment, redevelopment or relocation options at GNLP or North Finchley Town Centre. 78.4% of 2,515 respondents provided an answer to the question, which produced the following result;

- 64.3% of respondents would like a refurbished or new facility at GNLP
- 34.3% of respondents would like a new facility in the Town Centre or had no preference.

5.9.3.5 The same question was asked during the qualitative phase of engagement and yielded the following response from a total of 614 respondents:

- 19.% of respondents would like a refurbished or new facility at GNLP
- 80.3% of respondents would like a new facility in the Town Centre or had no preference.

5.9.4 Phase 2 of engagement commenced from 9th January through to 6 February 2023 and involved in person (qualitative) engagement via the form of four community pop up events and three focus group meetings/workshops.

5.9.4.1 35 people were engaged via the focus group sessions and 533 via the community pop up events (568 total). The purpose of the community pop up events was to raise awareness of the online questionnaire and encourage people to complete it. These events also provided the public with an opportunity to seek answers to any questions that they had.

5.9.4.2 The focus group sessions/workshops provided an opportunity to elicit more in-depth feedback in relation to the questions asked within the questionnaire e.g., current user experience and the future options.

5.9.4.3 During these engagements people were asked for their preference on the potential refurbishment, redevelopment, or relocation options. The focus group sessions provided an opportunity to understand the potential challenges and opportunities for each of these options.

5.9.4.4 Reasons that support the relocation to the town centre were:

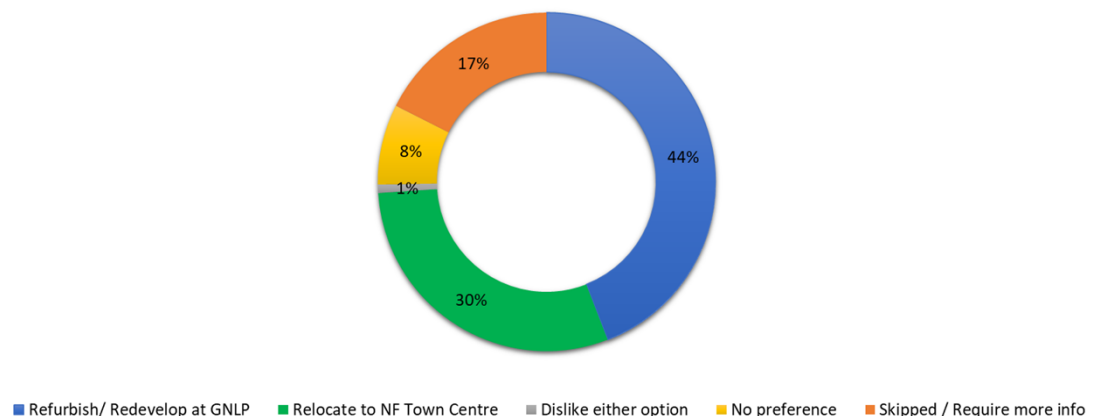
- More people visiting the town centre – increased footfall
- Good public transport links – improved access
- Brand new modern leisure centre with swimming pool

- Opens up leisure to a wider cohort of people in North Finchley
- Opportunity to help shape a new leisure facility that meets local people's needs and aspirations

5.9.4.5 Some challenges identified with the relocation to the town centre were:

- Increased traffic – added pressure to residential roads.
- Limited parking in the town centre – families and older people.
- Not enough space to provide a like for like facility.
- Sentimental (heritage and cultural) values associate with the outdoor lido at GNLP.
- Current location at GNLP works even though the facilities require improvement.

5.9.5 A total of 3,129 responses have been collected from the qualitative and quantitative engagement activities. The pie chart provides an overall summary of the engagement results on the proposed location:



5.9.6 It is important that both the quantitative and qualitative results are not viewed in isolation, whilst GNLP has emerged as the preferred site option, further consultation and engagement will still be co-ordinated to support a future business case and proposal.

5.10 Environmental Impact

5.10.1 The management and operation of leisure facilities (i.e. swimming pools) can be amongst the most energy intensive assets within the Councils estate. Research by the LGA and APSE highlights that for some councils, leisure facilities can account for over 40 per cent of their direct carbon emissions making such facilities a priority for decarbonisation. Whilst in some scenarios this can be achieved, the age and design of many leisure centres such as Finchley Lido do not necessarily lend themselves to a complete retrofit solution and that a redevelopment is more likely for consideration if

community need can be met.

6. Background papers

6.1 Not Applicable