

Gurnell Leisure Centre Redevelopment London Borough of Ealing (LBE) & Be

Frequently Asked Questions Document

Spring 2018

(Includes questions asked at all 2016, 2017 & 2018 meetings)

Answers to questions asked at March 2018 consultation

Consultation

Have local resident's feedback to date been positive?

Generally the response has been positive but LBE are aware that the development will impact local residents more than others and that the consultation has highlighted some key concerns. Many residents do not want the centre to be out of use for circa 24 months, however understand that with the current centre being past its operational life and with government funding running low, there may not be a later opportunity to redevelop the leisure centre.

As there are mixed opinions on the development, do The London Borough of Ealing (LBE) have plans to hold a ballot on the proposals, in order to determine whether or not the project continues?

The borough's Sports Facility Strategy 2012-2021 demonstrates a need for a 50m swimming pool and also validates the location of Gurnell being important, which other borough provision sited in Northolt (North West) and Acton (East).

The decision to embark on this project has been made by LBE's Cabinet, therefore there will not be a ballot to determine whether or not the project continues. As part of the planning process the scheme must be assessed via the Local Planning Authority and will also be referred to the Mayor of London, both processes giving residents and users the option to comment in support of, or object to, the scheme.

Financial & legal

What is LBE's contribution to the project?

The demand on core council service has risen whilst funding is being cut, therefore we have to be proactive in securing our services via alternative avenues. Since 2014, revenue support grant has been cut by 64% (a cut of circa £143m) therefore we cannot afford to complete the redevelopment without enabling development (housing) being provided, as the government will not allow LBE borrow money to redevelop the centre ourselves, hence the need to use enabling development as a driver for the scheme.

LBE have negotiated a contribution from development partner *Be*, of circa £25m in the form of a land transfer receipt in exchange for a long term lease; this circa £25m will fund the cost of constructing the shell & core of the leisure centre. The leisure centre will then receive an already approved £12.5m cabinet contribution for its fit-out. This will meet the anticipated leisure centre cost of circa £37.5m.

A contribution of £10m stemming from recycled Right-To-Buy receipts has now also been confirmed to help fund on-site affordable housing. This money can only be used for re-providing affordable housing, any other use of this money is against the law.

What sort of reassurance are we getting in terms of finances and project programme?

Our programme at the moment is indicative. LBE & *Be* have embarked on pre-application discussions with both the Local Planning Authority (LPA) and the Greater London Authority (GLA), and the speed and efficacy of this process plus the additional time required for determination of the planning application will impact on the programme.

As part of the contract between *Be* and LBE, LBE are able to scrutinise *Be's* figures/calculations, having them individually validated, ensuring LBE get the most financially beneficial deal for the borough's residents. This transparency will strengthen the foundation of the project and should ensure financial changes and further delays should be minimised.

What legal protection do LBE have if the flats get built and developer can't afford to deliver the leisure centre?

Our Development Agreement with *Be* states that the Shell and Core of the leisure centre must be provided prior to housing on the site; this is sealed within our legal agreement and will also be noted under any S106 agreement attached to the planning permission. The financial risk of this delivery model sits with *Be*, the developer, entirely, therefore if they are unable to deliver housing, there will be no risk to the already constructed leisure centre.

What will the implications be if the developer *Be* lose money after leisure centre Shell and Core is complete and claim they need to build more housing to generate profits to offset these losses?

Through the Agreement for Lease, there is open book accounting which means LBE are able to scrutinise the viability and accuracy of *Be*'s figures both themselves and through independent real estate consultants Lambert, Smith & Hampton (LSH), to ensure *Be* are not claiming a need to increase the quantum of housing to meet their targets, nor making extortionate profits through the project. The financial viability will also be scrutinised by the GLA and LBE's planning department to ensure there is not unreasonable development on the Metropolitan Open Land (MOL), and there is only housing delivered to offset the cost of the leisure centre, not for excessive financial gain.

Planning & Design

Will there be encroachment onto floodplain and how with this affect flooding?

Parts of the development will be in areas at risk from flooding. As the detailed design progresses, we will work hard to mitigate this risk. Under consideration will be the layout of the proposals, the use of Sustainable Urban Drainage Systems, the provision of duplex flats at ground floors, and entrances being at or above the flood level, amongst other measures. The Environment Agency will review the proposals, and their comments will be provided as part of the planning application process.

GLA have sent out a letter noting their objections to the scheme, so are they not supporting the project?

The GLA's comments have been around the design and layout of the proposals and in particular encroachment into the Metropolitan Open Land. The GLA have also commented on the viability of the proposals and the need to robustly justify the quantum of residential development required as enabling development for the construction of the Shell and Core of the leisure centre. The project team are in constructive dialogue with the GLA to resolve these issues. It is important to note that the GLA are generally supportive of the principle of the proposal.

Will the indicative picture in the website change?

The designs currently shown on the website [as of March 2018] are preliminary. The imagery will be updated as the design of the proposal progresses.

Leisure

Why were residents not consulted on the decision to redevelop rather than refurbish the leisure centre?

The leisure centre has already exceeded a typical facility's operational lifespan of 35 years. Whilst originally the refurbishment of the centre was seen as viable, it would only prolong the facility for a short term, eventually resulting in another closure and further future investment required. It is estimated that refurbishment would be circa 80% of the cost of redeveloping. In addition, the major refurbishment work would be the stripping of the roof and replacement which would take almost as long as redevelopment so would mean a similar closure period, as well as only being a temporary solution based on the leisure centre's age. Members and Officers have a duty to council taxpayers to make sure taxes are spent sensibly and efficiently, therefore a redevelopment recommendation was given to members. This decision was taken through LBE's transparent Cabinet decision making process.

The Ealing Labour Party's manifesto stated Gurnell Leisure Centre would be refurbished prior to the last election, not redeveloped. Why has this changed?

Despite the manifesto originally proposing to refurbish the leisure centre, with the project evolving as set out above, officers made the recommendation to proceed with redevelopment rather than refurbishment.

During swimming galas and competitions, there are 200 children competing per weekend, how are you going to provide parking for this amount of people?

The same quantum of parking will be provided as currently, as the pool will be a replacement 50m pool, as we are expecting a similar level of usage. We are working closely with Ealing Swimming Club and local schools around their usage and needs, to ensure during peak times, there is parking provision for all users.

Where will the coaches drop-off swimming clubs and school users?

There has been a significant amount of work carried out to provide suitable coach waiting zones and drop off areas, all informed through the Transport Impact Assessments which are being completed. This will take into account the movement of traffic, coach parking and car usage will all be taken into account as part of this work.

What guarantee do we have that centre won't be shut down prior to the commencement of redevelopment, due to the staff leaving and condition deteriorating?

We are managing the facility through current operators Greenwich Leisure Limited (also as GLL/Better) as best we can at the moment, keeping all major stakeholders updated on the progress and working with operators on changes which will be implemented over the forthcoming months, regarding redevelopment and closure dates. Implications of the centre staying open for a further 18 months are being considered to ensure the centre remains open for residents until closure is required?

Was there ever a quote for the roof repairs?

In 2007/08 EC Harris estimated the roof repairs would cost in the region of £3m; Noting inflation and further deterioration, this has now been calculated at circa double that cost. The most recent leisure centre condition survey was carried out in 2012, which noted significant issues which needed to be addressed, one of which being the roof.

Housing

More residents will surely mean a greater strain on the areas doctor's surgeries, schools and dentists. How many more residents are expected to live on the Gurnell site?

Although it is difficult to give an exact figure, it is expected that there will be between 1,000-1,200 residents living in the housing on the site. It is important to remember that this development is vital in funding the leisure centre's redevelopment and securing future provision.

All population growth is all factored into LBE's strategy/approach for both healthcare and education provision. Facilities such as doctor's surgeries, schools and dentists are not calculated against individual developments, they are rather calculated on longer term projections, in which the additional housing at the Gurnell's site has been included.

Will housing be delivered prior to the leisure centre being replaced?

No. The leisure centre shell and core will be the first completed element of the project before LBE use Willmott Dixon Construction to fit out the leisure centre. Some housing will be delivered in unison with this (most likely any units delivered on top of the leisure centre), with the subsequent housing will be delivered afterwards, whilst the leisure centre is in use, minimising any disruption to users. Construction of the leisure centre will start immediately after the existing leisure centre is demolished. As stated above, this will be controlled by legal agreement.

How much affordable housing will there be on the site?

We do not know at this stage. This is because the split between 'for sale' units and 'rented' units is not yet established, nor are the overall unit numbers. However as previously mentioned a contribution of £10m stemming from recycled Right-To-Buy receipts has now also been confirmed to help fund on-site affordable housing, in the form of the Discount Market Rent model. Prices are being aimed at as being affordable (circa 40% of a full time salary) for key borough workers, such as teachers, nurses and firefighters. The assumption is that the Discount Market Rent rate will be up to 80% of the market rent.

How big will each unit be?

We cannot confirm final unit sizes yet, but we can confirm that the mix of unit types will be studio, 1-bed, 2-bed and 3-bed flats.

What percentage of private sale units will be owner occupied and are they being offered to investors?

The sales strategy has not been confirmed and cannot be drafted in detail at this early stage in the process.

What are the sale units going to cost?

We are not able to give exact figures at the moment, as they are not going to be on sale for quite some time.

How close is the edge of Block G to the boundary of Peal Gardens, in the current iterations?

As per current design iteration the edge of Block G sits approximately 20m from the boundary of Peal Gardens. The impact on the residents of Peal Gardens will be carefully considered in the design of the proposal. In addition, sunlight, daylight and overshadowing, noise studies and modelling, and other assessments will accompany the planning application, assessing the impact the development would have on local residents.

Will the building sizes/storeys increase?

It is unlikely the overall sizes of the buildings or quantum of units will increase, as the GLA have been clear on their stance on the current quantum of building on the Metropolitan Open Land only being accepted if it demonstrates it is needed to offset the cost of the leisure centre. However, there may be some variations to the layout, heights and massing across the development as part of design development.

What factor will influence on how many people will live in each flat?

A fairly accurate assessment of the likely occupancy of the development can be calculated based on the proposed unit mix and the location of the development. In addition, *Be* will manage the rental units and will not allow overcrowding of those units.

Parking & Transport

How many more people are going to be driving in and what is the impact? The roads are already being narrowed for bicycle lanes. How will congestion be managed? Can the road be widened?

Ruislip Road East is unlikely to be widened. LBE are looking into cycleway/quietway needs to be made clearer so it can be used more effectively by cyclists, as it seems that not all cyclists are aware of the designated cycle quietway. The impact on traffic movement in the area resulting from the proposed development will be modelled and assessed as part of the planning process.

Significant contributions will be made towards local infrastructure, which could help to fund such transport improvements. These contributions will be managed by LBE and put towards those areas of highest need. In addition, *Be* are considering providing a minibus shuttle service for residents to local stations at peak hours.

Will there be more bus services to and from the leisure centre as part of the project?

TfL are being consulted as part of planning process, who we will work with to ensure there is

adequate public transport servicing the leisure centre. Significant contributions will be made towards local infrastructure, which could help to fund such transport improvements. These contributions will be managed by LBE and put towards those areas of highest need. In addition, *Be* are considering providing a minibus shuttle service for residents to local stations at peak hours.

How will displacement parking be managed/mitigated?

The number of parking spaces provided for the leisure centre parking will directly be replaced with circa 175 leisure centre spaces provided. Levels of car ownership versus parking will be scrutinised during the planning process and therefore this will determine exact numbers related to parking. Considerations around the impact to Gurnell Grove and Peal Gardens will be made as part of the planning process. LBE will look at management measures for displacement, and will also be guided by the planning process as to how many spaces are needed.

How are you going set your parking pricing policy?

Parking prices will be set at a rate similar to the current car park. The pricing will enable short term parking for swimming, with more expensive rates for longer stays to deter commuter parking.

Answers to questions asked at October 2017 consultation

Closure of existing centre

When will the leisure centre close?

As it stands, the current plans will see the centre close late-2018 and reopen early-2021.

Why not refurbish the existing leisure centre?

Gurnell Leisure Centre has been open since 1981 and was the borough's first 'leisure water' facility alongside the standard competition pool provision. The industry standard lifespan for similar facilities is 30 years and Gurnell Leisure Centre has already been open 35 years.

If refurbishment to the existing leisure centre was offered as the only option, LBE would not be able to deliver the full mix of facilities needed to meet the projected future demand.

LBE would need to spend considerable amounts of money to refurbish the existing centre. It is difficult to estimate this cost, but it could be as much as 80% of the cost of a complete replacement. The level of refurbishment required to the structure, roof and plant areas would also result in a significantly lengthy closure period for the facility.

What alternative provisions will be offered during reconstruction?

LBE provide a wide range of sports and leisure facilities, many with swimming pools and gyms. There are several facilities across the Borough, and LBE are working with existing operators to find alternatives, in the lead up to any closure period, to actively promote alternative options and are already in advanced discussions with neighbouring boroughs and school based facilities to encourage members to continue their usage at other facilities.

Alternative gym facilities available include: Greenford Sports Centre, Twyford Sports Centre, Reynolds Sports Centre, Southall Sports Centre, Elthorne Sports Centre. Alternative swimming and gym facilities are available at Northolt Leisure Centre, Everyone Active Acton Centre and Dormers Wells Sport Centre.

LBE will continue to look at all their options with other pool operators to ensure they have a sustainable programme to see them and local pool users through the two-year building programme. The swim club are fully aware that this project and they are fully supportive of the new building which they understand will bring many exciting long term opportunities for the club.

What will happen to the staff whilst the building is closed?

GLL operate facilities in a large number of London and neighbouring boroughs and will wherever possible provide their staff with other employment opportunities.

The new leisure facility

How will the phasing of the redevelopment take place? Will the leisure centre or housing provision be provided first?

The reconstruction has been phased in such a way to ensure the downtime of the leisure facilities are as minimal as possible. The new leisure centre will be provided first, followed by all the residential blocks in alphabetical order. The likely, but not confirmed, construction timescales should see the leisure centre provided in 2021, and the residential units to be completed from 2022 to 2026.

What improvements will be made to the landscape?

The proposals are to be on the existing footprint of the leisure centre and car park so as to ensure that there will be no loss of green space. The proposals seek to enhance the outdoor amenities by re-landscaping and enhancing the park, including a new playground, skate park, BMX track, grass areas for informal ball games and outdoor activities, trim trail and distance marker routes.

Will the development impact MOL? Is there a map available to show the footprint of the redevelopment?

The development remains within the existing footprint of previously developed land within the MOL and will only improve the landscape of the surrounding area. The map can be found on the resources page of www.futureofgurnell.co.uk

What facilities will be provided as part of the new leisure centre?

The new leisure centre will include a wider, 10-lane Olympic 50 metre pool (the existing pool is only 6 lanes), improved pool viewing area with increased seating area, fun/leisure pool, larger fitness gym, a spin bike studio, two large studios, soft play areas for young people, and sauna and steam rooms.

As well as the leisure provision, LBE are committed to providing a community facility that will serve the needs of both local residents and users. The proposals will therefore include café and bistro facilities, as well as commercial space.

Will there be parking and cycle provisions for leisure users?

Yes, 175 car parking spaces for the non-residential development will be re-provided. 15 will be disabled parking, which is an increase of 11.

There will be 84 cycle spaces for customers and six spaces for staff. Currently there are only 15 cycle spaces for the leisure centre so this represents a significant increase.

Will the new leisure centre accommodate those with disabilities?

Yes, the leisure centre will be fully DDA compliant and wheelchair accessible. It will also include:

- Gym fit out with accessible gym equipment for disabled persons
- Open studios with easy access
- Landscaping footpaths accommodating easy travel for those who are disabled
- Wheelchair accessible parking spaces, lifts and corridors in housing and leisure centre

Will residents be able to afford membership to the new leisure facility?

LBE approves fees and charges for leisure activities during its budget setting process each year and will continue to endeavour that memberships and pay & play will remain competitive and affordable. Fees and charges are consistent across Ealing's leisure facilities and will continue to be so when the new facility opens.

Existing teams and clubs

Will there be alternative provisions for the skate park or BMX club during redevelopment?

LBE fully intends to re-provide an enhanced Skate park, BMX track and playground as part of the redevelopment programme and are in continued discussions with the clubs and users groups of those areas to look at the feasibility of providing these facilities at alternative locations during the re-development.

The Skate park and playground area will need to be relocated as part of the project. Landscape designers and members of Ealing Skate park Association (ESA) have been working together to look at how a move could be facilitated and where best to place facilities.

The programme of works is also being looked at in the hope that the project can be phased to minimise disruption to users of the above facilities, ensuring they are kept open for as long as possible.

Are alternative provisions for Ealing Swimming Club being considered?

Ealing Swimming Club has been fully engaged and has met with Ealing Council's other swimming pool operator; Everyone Active, to discuss use of alternative sites for their existing Gurnell programme. LBE will continue to look at all of their options with other pool operators to ensure they have a sustainable programme to see them through the two year building programme.

The swim club are fully aware that this project will create many short term challenges but they are fully supportive of the new building which they understand will bring many exciting long term opportunities for the club.

Will the football pitches move to another site, as a result of the development?

Ealing provide football pitches across the local area including a range of FA compliant artificial grass pitches and top quality grass pitches, such as those at Pitshanger FC, in Pitshanger Park. Whilst the area of Metropolitan Open Land (MOL) is unlikely to decrease as a result of Gurnell's development, it is unlikely that the few pitches that are occasionally used on the land will be retained. Working with the FA, increased demand for use will be directed towards new 3g facilities at Rectory Park in Northolt and Gunnersbury Park in Acton.

Housing provision

How many homes will be provided?

There will be circa 608 homes provided as part of the redevelopment.

What is the dwelling and tenure mix?

The housing development will include 79 studios, 280 one bed properties, 228 two bed properties, 21 three bed properties. There will be 275 private sale properties and 333 private rental properties;

The proportion of units which would be affordable housing is yet to be determined, but the team are actively considering providing a proportion of the rental properties at a discounted rent.

How much will the private rental units cost?

The private units will model Ealing residents' average salaries and will therefore provide an affordable product for local people, as supported by the boroughs adopted housing strategy.

Has the LBE consulted around reducing specification of leisure centre so there can be less housing?

Unfortunately in order to generate the circa £37.7m of funding to redevelop the leisure centre, the number of housing provided in plans to date is necessary, and therefore won't be reduced.

Scale of housing

How many storeys will the housing development be?

The height of the residential development will be in keeping with surrounding area, which primarily comprises the Gurnell Grove Estate which includes 11-storey buildings. The tallest element of the

proposed development will be 17-storeys, stepping down through a variety of heights to the lowest block of 5-storeys.

Why is it appropriate to put in a 17 storey tower at the site?

In order to reduce the footprint of the development and ensure that there is less encroachment onto Metropolitan Open Land (MOL) the block in the centre of the development will be higher, serving as a landmark building to assist with the area's legibility. Having worked through modelling, it is considered that in order to generate enough capital to finance the leisure centre redevelopment there needs to be a certain amount of units for private rent and private sale, which is driving the overall density of the proposals.

Will the development affect the daylight sunlight of surrounding residents?

The impact to surrounding properties is still being evaluated. As part of the final application, LBE will assess the impact on daylight sunlight to surrounding properties, and this information will be available to the public for review through the application process.

Transport and parking

Will there be parking and cycle provisions for residents?

Yes, there will be 19 on-street car parking spaces and 147 podium car parking spaces. 21 spaces will be dedicated disabled parking spaces. There will also be 858 cycle parking spaces for residents and 15 spaces for visitors.

Will there be an equal parking ratio allocated for private rental and outright sale properties?

This is yet to be decided, but we can confirm that there will be parking for both rented and for sale units.

How does LBE plan on managing parking in surrounding roads?

The leisure centre will benefit from the same number of parking spaces as are currently offered on the surface level car park. The new spaces are to be within a basement with direct access to the leisure centre, which should make them more attractive. The residential properties are also to be provided with car parking, as well as significant cycle parking provision. There is therefore not anticipated to be significant additional stress on parking on surrounding roads. Detailed surveys have been undertaken of the 'parking stress' levels on surrounding streets, which have informed the parking strategy.

Will there be extra buses and trains to support the increase in residents?

Not directly, but significant contributions will be made towards local infrastructure, which could help to fund such transport improvements. These contributions will be managed by LBE and put towards those areas of highest need. In addition, *Be* are considering providing a minibus shuttle service for residents to local stations at peak hours.

The area is prone to flooding and the area around Gurnell is a floodplain, is underground parking appropriate for the development? How will you deal with the River Brent?

The entrance to the basement car parking has been set above the predicted flood levels to protect it from flooding. In addition, the entrances to all residential units have also been set above that level. All residential unit at risk from flooding are also duplex, and a comprehensive escape strategy has been formulated.

Impact on local community

Will there be funding for local infrastructure improvements?

As with any project of this size, assessments on the stress caused to local infrastructure, such as schools and hospitals, will be investigated during design development and impacts will be mitigated where necessary.

Have measures been put in place to protect residents from air pollution dangers?

With the A40 being in such close vicinity, there is little impact that a development would have in terms of making the pollution worse. There is a clear public health link with improving the recreational facilities at Gurnell Leisure Centre which is one of the major drivers in redeveloping the centre before the facilities become substandard and the leisure centre is closed to the public.

Joint venture agreements

What is the commercial arrangement between LBE and *be* in the development?

Be have entered into an agreement to provide enabling residential development to part-fund the provision of the replacement leisure centre. The leisure centre is to cost £37.7m, and LBE are providing £12m in direct funding, with the residential development plugging the funding gap. In addition, *Be* are part of the wider Willmott Dixon group, who have extensive experience at constructing leisure centres.

Have the plans been approved by the London Borough of Ealing?

As joint venture partners, LBE officers and councillors have been involved in the formulation of the principle behind the proposals, however a formal planning application will be submitted for determination and members will have the opportunity to discuss, approve or refuse the application.

Consultation updates

What consultation has taken place to date?

LBE held five consultation meetings between May 2016 and January 2017, details can be found here (we will include hyperlink). Information gathered from the consultation meetings, helped shape the future proposals of Gurnell Leisure Centre. Two further drop in consultation events were held in October 2017 to illustrate plans for the future of Gurnell Leisure Centre.

LBE officers have met with the centre operators GLL (www.better.org.uk) and all the other major users of the facility, clubs and the national governing bodies including the Amateur Swimming Association who support the vision. *LBe's* cabinet has also approved three Gurnell Leisure Centre redevelopment reports.

Why did I not receive notification of the most recent consultation event earlier?

In order to be in keeping with delivery deadlines, a consultation event had to be held at this date. Notification of the consultation was widespread to ensure as many residents as possible could attend.

Invitations were delivered to over 3,000 residents near the leisure centre, as well as adverts placed in the Ealing Gazette, getwestlondon.co.uk and ealingtoday.co.uk. Information regarding the consultation event was also made available via the *LBe's* website and social media accounts.

Consultation materials are available on the resources page. We encourage all residents and users to provide further feedback via email, post and telephone.

Will there be any further consultation events?

LBE have conducted five previous consultation events regarding the redevelopment proposals. Following amendments to these proposals, *be* held drop-in consultation events on 30th and 31st October to share updated proposals with the wider community.

Feedback from this consultation will support the further development of the proposals, which should lead to a planning application being submitted in 2018. Feedback will be incorporated where possible and updates will be provided via the website. Ealing Council and *Be* have both committed to hosting a further follow up consultation event in March 2018 (date TBC) to present updates/revisions to the scheme.

Information on upcoming consultation events including Dates/Times/Venues can be found via the following links:

<http://www.futureofgurnell.co.uk/>

<https://www.ealing.gov.uk/gurnell> (following link for 'Consultation & updates')

Answers to questions asked at January 2017 consultation

Will residents be able to afford membership to the new leisure facility?

LBE approves fees and charges for leisure activities during its budget setting process each year and will continue to endeavour that memberships and pay & play will remain competitive and affordable. Fees and charges are consistent across Ealing's leisure facilities and will continue to be so when the new facility opens

Will there be a library or a doctor's surgery at the centre?

Unfortunately there is no space within the footprint to include a library or a doctor's surgery. There is also adequate provision nearby which currently services the needs of users, therefore Ealing will not be pursuing this suggestion further.

How will parking be provided on site for the leisure centre and housing?

Parking will be provided underground. The current site's parking quantum, servicing users of the leisure centre, will be re-provided in its entirety underground, with parking provision for the housing on site also being provided underground; the quantum of parking provided for residencies on the site is yet to be confirmed and will be influenced heavily by planning policy, and surveys which are now being commissioned, ahead of a formal planning submission.

Will the football pitches move to another site, as a result of the development?

Ealing provide football pitches across the local area including a range of FA compliant artificial grass pitches and top quality grass pitches, such as those at Pitshanger FC, in Pitshanger Park. Whilst the area of Metropolitan Open Land (MOL) is unlikely to decrease as a result of Gurnell's development, it is unlikely that the few pitches that are occasionally used on the land will be retained. Working with the FA, increased demand for use will be directed towards new 3g facilities at Rectory Park in Northolt and Gunnersbury Park in Acton.

When will the planning application be developed and submitted?

Whilst we had expected a planning application to be submitted in late Summer/early Autumn 2017, this was deferred following extensive feedback from the Greater London Authority, in order to ensure the most appropriate scheme could be delivered. We now expect a planning application to be submitted in Spring 2018.

Will there social/affordable housing be in a different part of the development to the private housing? I.e. segregated housing?

Although location of affordable housing is yet to be confirmed, this will be designed to best work with the site. Early indications show that there is little/no benefit in having all affordable housing in one area and tenure is therefore likely to be mixed throughout all blocks.

Answers to questions asked at October 2016 consultation

Why does LBE want to build a new centre rather than refurbishing the existing one?

Gurnell Leisure Centre has been open since 1981 and was the borough's first 'leisure water' facility alongside the standard competition pool provision. The industry standard lifespan for similar facilities is 30 years and Gurnell Leisure Centre has already been open 35 years.

If refurbishment to the existing leisure centre was offered as the only option, LBE would not be able to deliver the full mix of facilities needed to meet the projected future demand.

LBE would need to spend considerable amounts of money to refurbish the existing centre. It is difficult to estimate this cost, but it could be as much as 80% of the cost of a complete replacement. The level of refurbishment required to the structure, roof and plant areas would also result in a significantly lengthy closure period for the facility.

What will happen to the outdoor facilities at Gurnell including the Skate Park, BMX track and playground?

LBE fully intends to re-provide the Skatepark, BMX track and playground as part of the redevelopment programme and LBE are currently in discussions with the clubs and users groups of those areas to look at the feasibility of providing these facilities at alternative locations during the re-development.

The programme of works is also being looked at in the hope that the project can be phased to minimise disruption to users of the above facilities, ensuring they are kept open for as long as possible.

Will the skate park and playground be relocated and if so, will anti-social behaviour increase?

The Skate park and playground area will need to be relocated as part of the project. Landscape designers and members of Ealing Skate park Association (ESA) have been working together to look at how a move could be facilitated and where best to place facilities.

We don't expect moving the facilities will result in an increase in anti-social behaviour.

Where will parking for the leisure centre be?

Yes, we will look to provide a similar and suitable amount of parking provision as is already available on site.

How many parking spaces will be allocated per house?

We are currently undertaking transport and traffic assessments which will give us a better understanding of the parking provision needed for residential developments. It is likely that underground parking will be provided so as not to impact on metropolitan open land.

What will be the impact of extra cars in the area?

Once we receive detailed traffic, transport and parking beat surveys we will be able to update on the anticipated impact of the number of cars using the area throughout the day.

Will there be an equal parking ratio allocated for private rental to outright sale properties?

This is yet to be decided.

How does LBE intend to manage transport pressures and waste management arising from the development?

This will be worked through by professional consultants as part of a statutory obligation of the planning application.

How will LBE manage private parking in surrounding roads?

The parking beat surveys should indicate how surrounding roads are likely to be impacted and where necessary LBE will work with residents and councillors to implement controlled parking measures to alleviate parking issues.

How many storeys will the housing blocks be?

The height of the residential blocks will be in-fitting with those of the surrounding area. The design team is working to make positioning and height of the residential blocks as aesthetically sympathetic to the site as possible. Currently there is one block of 15 storeys, comparable to the 12 storeys already on Gurnell Grove Estate opposite, and the majority between 5 – 10 storeys.

Why is it appropriate to put in a 15 storey tower at the site?

In order to reduce the footprint of the development on Metropolitan Open Land (MOL) we have opted to make the block in the centre of the development higher rather than impacting on land mass. Having worked through modelling with our development partner Wilmott Dixon, we have estimated in order to generate enough capital to finance the leisure centre redevelopment there needs to be a certain amount of units for private rent and private sale.

Will the blocks affect the daylight of surrounding residencies?

As part of a planning application LBE will be required to assess the impact on daylight of surrounding properties.

Will the leisure centre and housing accommodate those with disabilities?

Yes, both the housing and the leisure centre will be fully DDA compliant and wheelchair accessible spaces and lift. Also included is the following:

- Gym fit out with accessible gym equipment for disabled persons
- Open studios with easy access
- Landscaping footpaths accommodating easy travel for those who are disabled
- Wheelchair accessible parking spaces, lifts and corridors in housing and leisure centre

Will Section 106/CIL (community infrastructure levy) gained from the development be spent on schools and local community? Can community groups be a part of the discussion on how this money is spent?

There will be a large contribution from CIL stemming from the housing development proposed on site, the majority of which will be injected into providing a new flagship leisure centre. As with any project of this size, assessments on the stress caused to local infrastructure will be investigated during design development and impacts will be mitigated where necessary.

Has LBE consulted around reducing specification of leisure centre so there can be less housing?

Unfortunately in order to generate the circa £37.7m of funding to redevelop the leisure centre, the number of housing provided in plans to date is necessary, and therefore won't be reduced.

Has LBE considered public health or put in place measures to protect residents from air pollution dangers?

With the A40 being in such close vicinity, there is little impact that a development would have in terms of making the pollution worse. There is likely to be environmental assessments that will be included in the planning application.

There is a clear public health link with improving the recreational facilities at Gurnell leisure centre which is one of the major drivers in redeveloping the centre before the facilities become substandard and the leisure centre is closed to the public.

Will affordable housing be provided as part of the residential development?

LBE, as landowner, had previously taken the decision to work up a pure enabling development scheme, which has the primary objective of delivering a state of the art leisure centre, but following extensive consultation, members and officers have listened to the concerns of stakeholders and have now committed to providing a level of affordable housing at the site (the percentage/number of unit of which is yet to be finalised). Based upon the presentations to date, the scheme will be a mix of Private Rental units, Private Sale units and Affordable housing. It is also worth noting that Private Rental Unit rates have been modelled on Ealing resident's average salaries and therefore does offer an affordable product, as supported by the boroughs adopted housing strategy.

Answers to questions asked at May, June and July 2016 consultations

What are LBE's plans for Gurnell Leisure Centre?

LBE is investing an estimated £37.7m to rebuild Gurnell Leisure Centre and replace it with a brand new, modern, energy efficient flagship leisure facility made possible by an enabling housing development on the site. The new centre will be built on the site of the current leisure centre and offer facilities including a 50m pool, fun pool, soft play zone, fitness facilities and café as detailed on the web cover page.

When will the new facility open?

The proposal is currently at design stage and following consultation with all key stakeholders, will be submitted for planning approval. The designs and plans will be shared with the public as part of the consultation programme; details of the consultation events will be posted on the dedicated webpages; www.ealing.gov.uk/gurnell and also on the purpose built website www.futureofgurnell.co.uk once confirmed.

The current indicative timeline for the project, subject to planning approval suggests that the existing centre is likely to close in September 2018 and the new facility will open in July 2020. Updates will be given as this complex project progresses.

What consultation has taken place to date?

Council officers have met with the centre operators GLL (www.better.org.uk) and all the other major users of the facility, clubs and the national governing bodies including the Amateur Swimming Association who support the vision. LBE's cabinet has also approved three Gurnell Leisure Centre redevelopment reports.

Where can I find updates about the development project?

Updates will be posted at www.ealing.gov.uk/gurnell and also on the purpose built site www.futureofgurnell.co.uk

Where will everyone go for the period in which the centre is closed?

Ealing Council provides a wide range of sport and leisure facilities; many with swimming pools and gyms.

Alternative gym facilities are available across the following centres; Greenford Sports Centre, Twyford Sports Centre, Reynolds Sports Centre, Southall Sports Centre, Elthorne Sports Centre. Alternative swimming and gym facilities are available at Northolt Leisure Centre, Everyone Active Acton Centre and Dormers Wells Sport Centre.

LBE is working with existing operators to find alternatives, in the lead up to any closure period, to actively promote alternative options and are already in advanced discussions with neighbouring boroughs and school based facilities to encourage members to continue their usage at other facilities.

While it is appreciated that some disruption is inevitable, LBE are committed to mitigating the impact on customers as far as is reasonably possible before customers are welcomed back to a new and improved leisure facility.

What about Ealing Swimming Club based at Gurnell?

Ealing Swimming Club has been fully engaged and has met with Ealing Council's other swimming pool operator; Everyone Active, to discuss use of alternative sites for their existing Gurnell programme. LBE will continue to look at all of their options with other pool operators to ensure they have a sustainable programme to see them through the two year building programme.

The swim club are fully aware that this project will create many short term challenges but they are fully supportive of the new building which they understand will bring many exciting long term opportunities for the club.

What will happen to the staff when the building closes?

GLL operate facilities in a large number of London and neighbouring boroughs and will wherever possible provide their staff with other employment opportunities.