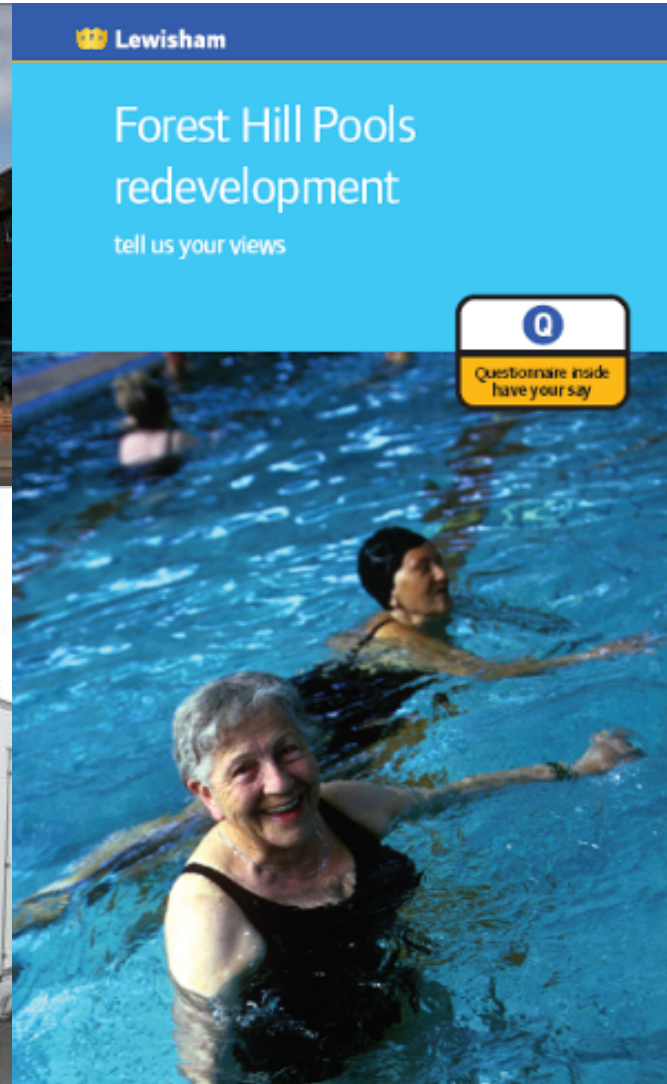


Forest Hill Pools



Stakeholder Group Update - February 2009

Briefing Content

- Scope & objectives
- Assumptions
- Feasibility work undertaken
- Delivery & evaluation
- Timeline

Scope & objectives

Scope & objectives

17th September 2008 Mayor & Cabinet mandate:

- **further feasibility work in light of Louise House listing to explore options for the project including integration of Louise House and old pool frontage into scheme**
- **examine associated cost and risks**
- **deliver new leisure centre within the available budget - £7.5M**
- **bear in mind consultation results – eg. 2 pools, modest gym space, keep Victorian frontage, build leisure centre as soon as possible**

The work has produced three options:

- **estimated construction cost of leisure centre similar for all options**
- **affordability in short to medium term relies on subsidy from an associated development**
- **two options retain the Victorian frontage**
- **two options have capacity to produce housing receipts**

The Mayor will decide how to proceed at Mayor and Cabinet on 25 February

Assumptions

Feasibility assumptions

- Louise House and laundry building retained (as per listing) and used for residential conversion or other use that does not significantly alter internal layout - does not currently fulfil criteria for demolition of listed building under PPG15
- old pool halls ('backs') to be demolished (not feasible to refurbish pool tanks as agreed at M&C Feb 08)
- key findings from public consultation remain relevant – eg. provision of a 2 pool leisure centre with modest dry fitness facilities (eg. gym) as soon as possible
- preliminary configuration of leisure centre and housing (including mix & unit sizes) is for feasibility purposes only at this stage
- no major title issues (eg. rights of way)

Feasibility work undertaken

Option 1

- Provide leisure centre & housing on Forest Hill Pools site, demolish old pool building frontage

Architect: HLM





An architectural rendering of a modern building complex. The central focus is a multi-story building with a light-colored, textured facade and large glass windows. The text 'Forest Hill Pools + Leisure Centre' is overlaid on the building's facade in two locations. In the foreground, there is a paved courtyard with a pattern of dark lines. A small, illuminated fountain with a rainbow-colored light display is situated in the courtyard. Two white figures are sitting on a bench near the fountain. To the right, there is a dark metal fence and a large tree. The sky is a clear blue with some light clouds.

Forest Hill Pools
+
Leisure Centre

Forest Hill Pools
Leisure Centre



Option 2

- Provide leisure centre on Forest Hill Pools site, integrate old pool building frontage.
- Provide commercial/ housing development on Willow Way site (subject to planning policy)

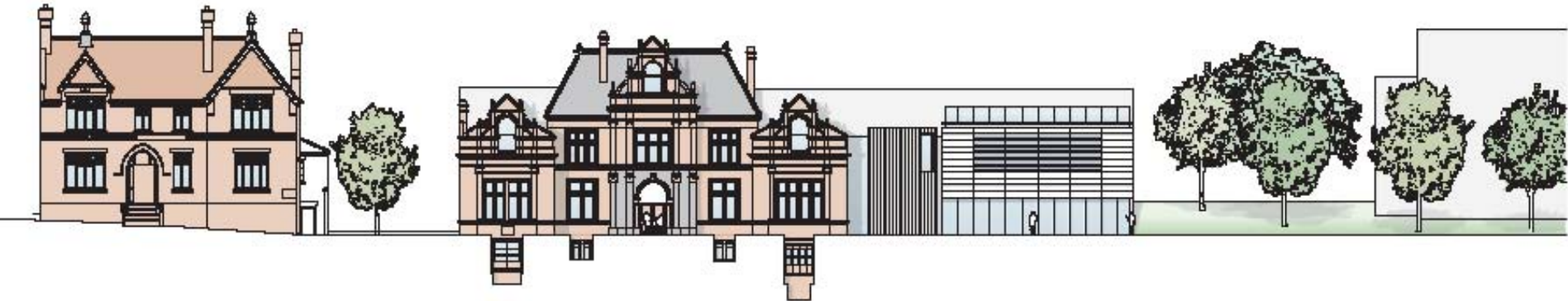
Architect: Allies & Morrison



Forest Hill Pools: Update February 09



Frontage view



Side view (from Forest Hill town centre)





Forest Hill Pools: Update February 09



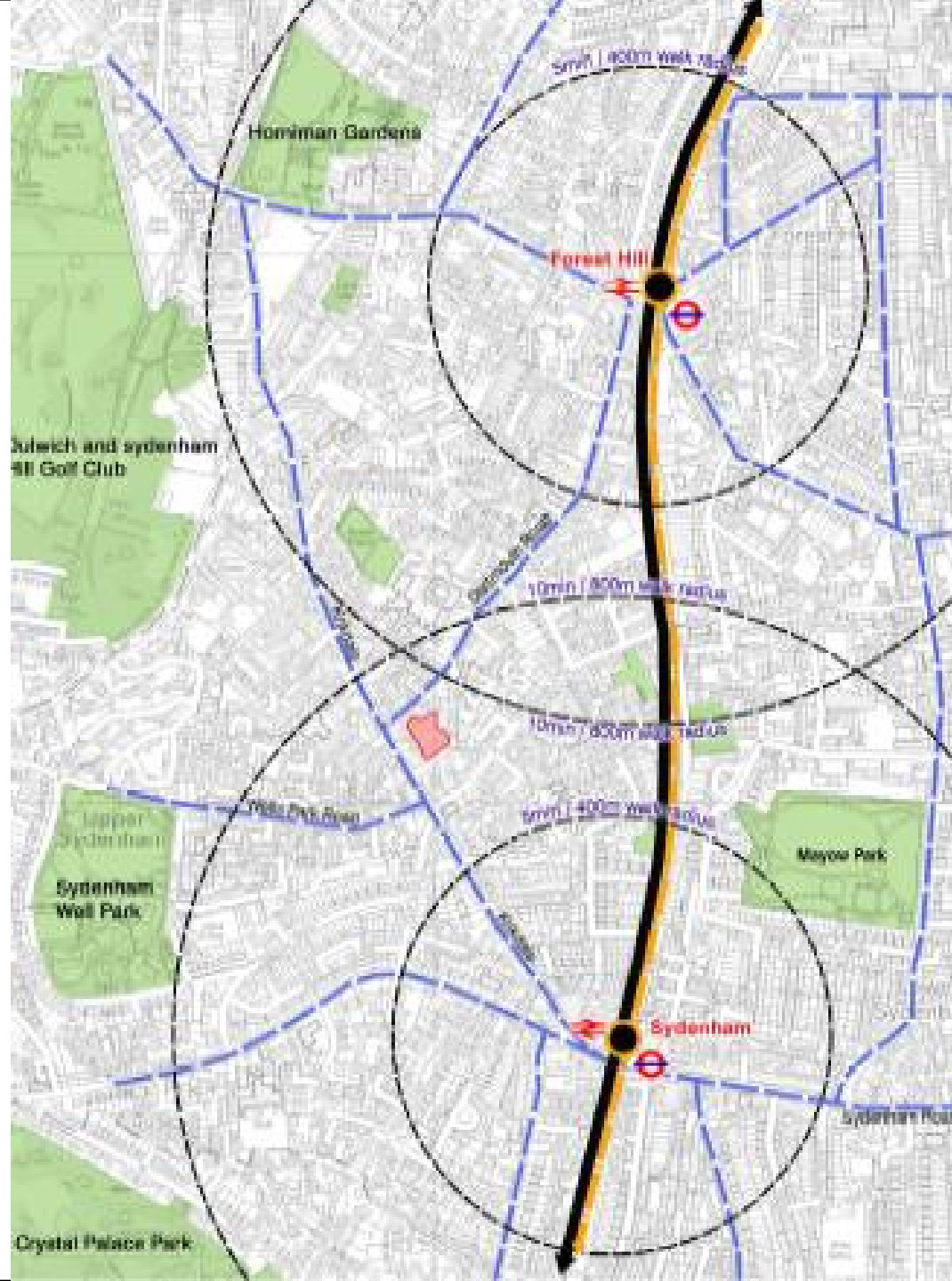
Forest Hill Pools: Update February 09

Option 3

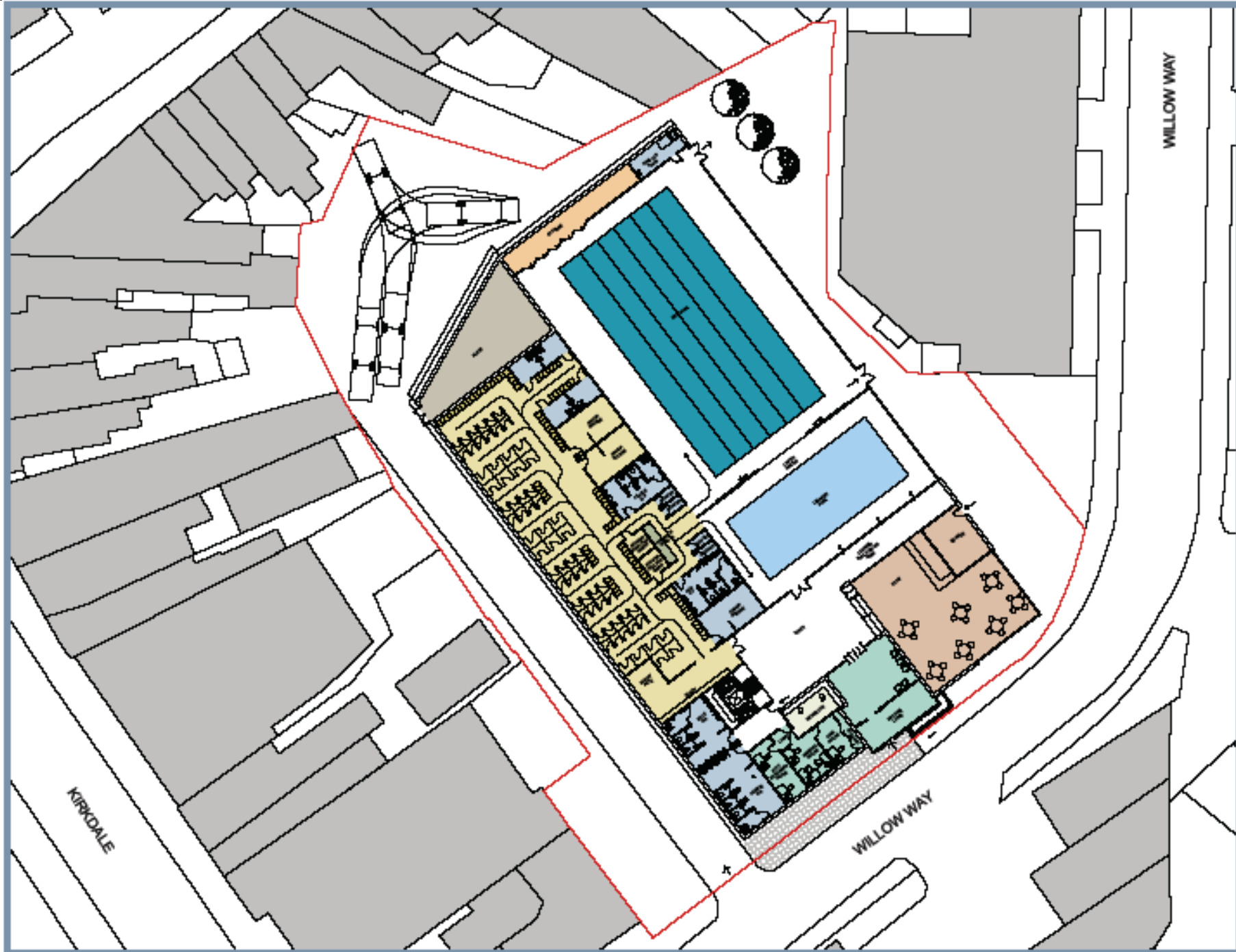
- Provide leisure centre on Willow Way site
- Develop housing on Forest Hill Pools site, integrate old pool building frontage

Architect: Pollard Thomas Edwards

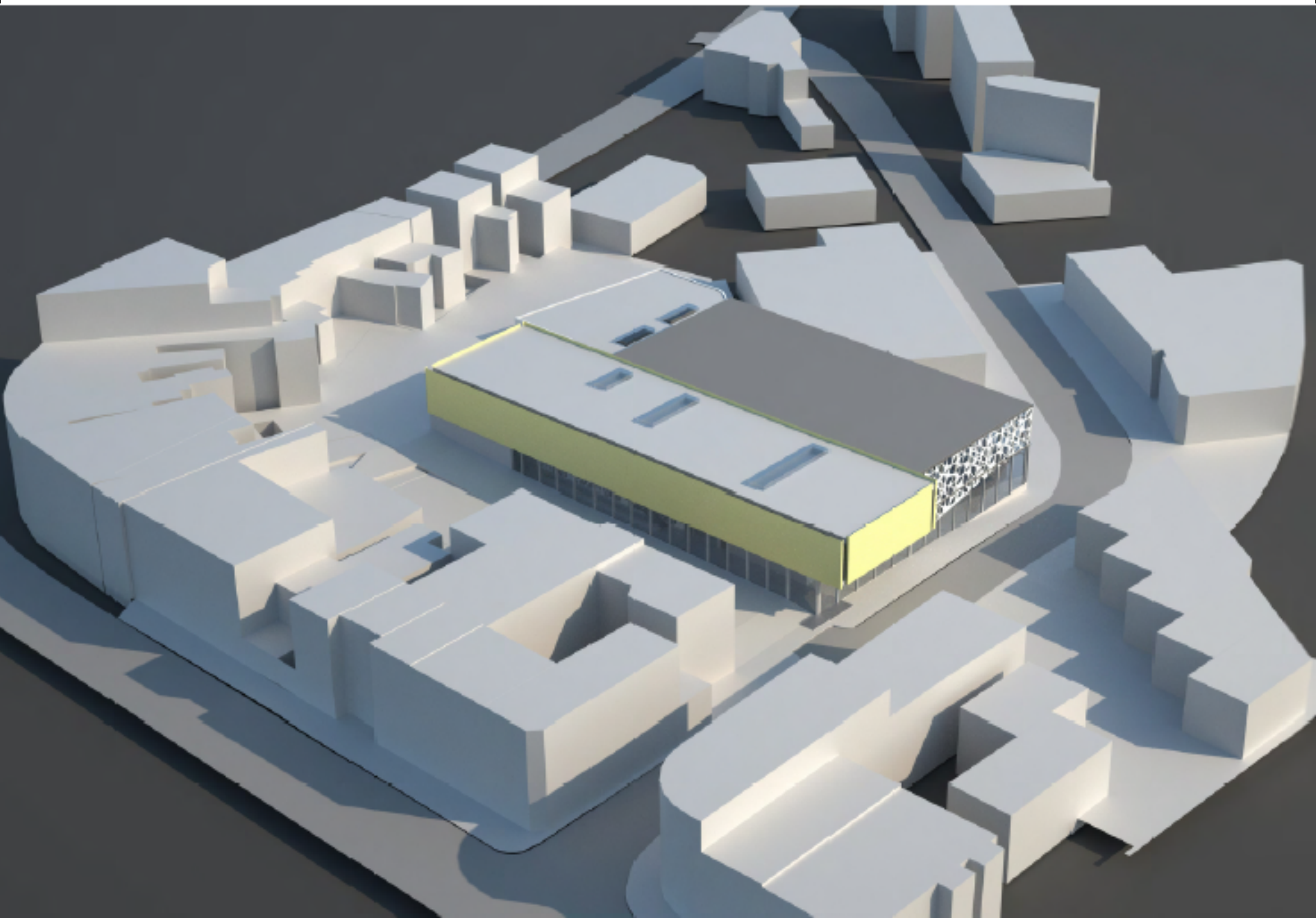
Willow Way site







GROUND FLOOR PLAN





Forest Hill Pools: Update February 09



Willow Way
Leisure Centre

Forest Hill Pools site

Forest Hill Pools: Update February 09



Forest Hill Pools: Update February 09



Forest Hill Pools: Update February 09

Feasibility work summary

Option (Architect)	Forest Hill Pools site usage	Willow Way site usage
1. (HLM)	<ul style="list-style-type: none"> • Integrated leisure centre and housing development • 4071sqm new housing (max) • Pool frontage building demolished • Residential conversion of Louise House 	<ul style="list-style-type: none"> • Commercial/ housing development (subject to planning policy)
2. (A&M)	<ul style="list-style-type: none"> • Leisure centre incorporating old pools frontage • No new housing blocks on the site • Residential conversion of Louise House 	<ul style="list-style-type: none"> • Commercial/ housing development (subject to planning policy)
3. (PTEa)	<ul style="list-style-type: none"> • Residential conversion of frontage building (1005sqm housing) • Residential conversion of Louise House • Additional housing development – 5005sqm new housing 	<ul style="list-style-type: none"> • Leisure centre

Delivery & evaluation

Cost

- Preliminary estimated figures as follows:

Option (architect)	Estimated Construction Cost	Land receipt - Willow Way	Land receipt - Forest Hill Pools site
1. (HLM)	£12 - 13M	Low	Medium
2. (A&M)	£12 - 13M	Low	None
3. (PTEa)	£11 - 12M	None	High

Planning issues

- Separate applications for sites with linked justification where feasible

Option 1 (HLM)

- Low/ Medium risk
- Pool frontage demolition (potential conservation area)
- Height & massing of housing
- Integrated building subject to housing market recovery

Option 2 (A&M)

- High risk on Willow Way site - designated employment land
- Low risk scheme on Forest Hill site – ‘conservation option’

Option 3 (PTEa)

- Medium risk
- Height and massing of housing/ retail on Forest Hill site
- Relocation of leisure centre
- Leisure use acceptable on Willow Way employment land

Evaluation Summary (indicative)

Criteria	Option 1 (HLM)	Option 2 (A&M)	Option 3 (PTEa)
Net cost	3	1	5
Planning risk	3	5	2
Delivery time & complexity	1	5	4
Stakeholder group			
Retention of Victorian streetscape	1	5	4
Overall Score (unweighted)	8	16	15
Overall Score (weighted 50% financial, 50% non-financial)	47%	60%	85%

Raw scores key:

1 = Poor

5 = Excellent

Timeline and Delivery

Estimated Delivery Timescales (Indicative - Option 3*)

	Progress existing feasibility design (Commercial Approach)	Design competition (design from scratch – uncertain outcome)
Estimated total time	30 Months	40 Months
Mayor & Cabinet decision	Feb 09	Feb 09
Public consultation (dependent on decision)	May 09	July 09
Award contract: design team	June 09	Jan 10
Planning permission	Nov 09	June 10
Appoint Principal Contractor	Jan 2010	Oct 10
Start work on site	April 2010	Jan 11
New pool opens	Nov 2011	Sep 2012

* Option 3 illustrated as development could commence in the short term.

Summary

- Key constraint - affordability

Option 1 (HLM)

- Borderline affordable
- High risk delivery
- Pool frontage demolition

Option 2 (A&M)

- Unaffordable
- Low risk delivery
- Maintains Victorian frontage building

Option 3 (PTEa)

- Affordable
- Maintains Victorian frontage building
- Medium risk delivery