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# Gurnell Leisure Centre Project

Inaugural Sounding Board Meeting Papers



## Agenda

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**Gurnell Leisure Centre Project**  
**Sounding Board**  
**Inaugural Meeting 10 May 2022 at 6 pm**  
**Teams Virtual Meeting [Click here to join the meeting](#)**

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| 1. Welcome and Introductions  | Independent Chair   |
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| 2. Introduction to the Sounding Board <ul style="list-style-type: none"> <li>- Background papers</li> <li>- Terms of reference</li> </ul>   | Independent Chair   |
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| 3. Housekeeping, management of the meeting, use electronic hands, chance to contribute at item 6.   | Independent Chair   |
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| 4. Update on the Gurnell project <ul style="list-style-type: none"> <li>- Brief history update and project reset</li> <li>- Brief for Feasibility study</li> <li>- Appointment of consultant team, brief and programme for Feasibility Study</li> </ul> | Sandra Fryer (SF)<br>Director of Growth and Sustainability, LB Ealing |
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| 5. Introduction to the Feasibility Study  | David Mikhail (DM)<br>Director of Mikhail Riches Architects           |
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| 6. In The Round <ul style="list-style-type: none"> <li>- Opportunities for everyone to contribute</li> </ul>  | Independent Chair   |
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| 7. Date and times of next meetings – <ul style="list-style-type: none"> <li>- Tuesday 17 May 2022, Vision Workshop</li> <li>- Thursday 16 June 2022, Sounding Board Meeting</li> </ul>  | SF  |
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| 8. Closing remarks  | Independent Chair   |
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| 9. Meeting to close   | All   |
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**List of Attendees**

<b>Name</b>	<b>Organisation</b>
	Chair of Sounding Board
	Pitshanger Health & Fitness
	Drayton Community Association
	Gurnell Grove Residents Association
	Save Gurnell
	Empowering Action (EASE)
	Martin Estates
	Ealing Swimming Club
Mark Furnish	Sport England (Sports Planning)
Warren Tucker	Sport England (Sports Facilities)
Richard Lamburne	Swim England (Facilities Development)
	Pitshanger Community Association (PCA)
	Everyone Active (Operator)
	GLL (Operator)
	Featherstone School Sport Partnership
David Mikhail	Mikhail Riches Architects

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Katrina Duncan	Mikhail Riches Architects
Paul Reed	GT3 Architects
Sandra Fryer	London Borough of Ealing
Adam Whalley	London Borough of Ealing
Chris Bunting	London Borough of Ealing
Julia Robertson	London Borough of Ealing
Laura McCarthy	London Borough of Ealing
Pauline Lawrence	London Borough of Ealing
Gina Coles	London Borough of Ealing
Alex Jackson	London Borough of Ealing
Jessica Tamayao	London Borough of Ealing
Richard Sims	London Borough of Ealing

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## **Gurnell Leisure Centre Project – Feasibility Study Extract of Brief**

- **Masterplan** - the masterplan should take into account the setting of this site, the wider urban context, the leisure offer, the planning constraints, and promotes a sustainable development
- **Leisure provision** - the key priority is the new leisure provision, with particular emphasis on water provision and family friendly facilities, with the brief provided by the Council's Leisure Team, and be in keeping with the scheme previously submitted for planning approval. Unless operational and lifecycle reasons can be mitigated there is a strong preference for avoidance of building residential accommodation above the Leisure Centre. There would need to be careful consideration of a sustainable travel plan including setting out the required parking provision, there are currently 175 spaces for Leisure Centre, and coach parking for group/team visits.
- **Zero Carbon** - the Council has a key corporate objective to be zero carbon by 2030, this study should consider how this could be achieved with regard to construction and operation of both the leisure facilities and the related housing development. On other council led schemes there is an expectation of new homes being built to passivhaus standard.
- **Housing development** - there is an opportunity to develop an innovative urban solution for this site, indicating the type of housing development that could be developed here. This would need to be a planning compliant scheme, taking into account local housing need.
- **Finance** - the costs of a replacement Leisure Centre have been estimated to be in the order of £40m for a full replacement scheme, but this would need to be checked. It is hoped that this could be achieved through the capital receipts from a planning compliant housing scheme (net of any other costs such as S106). It is also vital that the long-term running and operational costs are considered.
- **Delivery models** - the Council has considered a number of delivery models and would like to explore this with the consultants team to understand short and long term financial issues and time scales for delivery. Options considered have included self-funded/self-financing, capital borrowing through to income strip and joint venture partnership. Key consideration must be short and long term financial issues and the overall timescale for delivery and the certainty re the specified leisure centre delivery.
- **Stakeholder engagement** - the Council proposes to establish a 'Sounding Board' to oversee this project through to long term operation. Members of this group would include members of local organisations, sports clubs, local councillors, LBE leisure and regeneration staff.

April 2022