

MEETING NOTES

Gurnell Sounding Board – Meeting no.5
Thursday 28 September 2023, 6pm – 8pm
The Atrium, Perceval House

Attendees:

Name	Organisation / Role
Adam Whalley	London Borough of Ealing Assistant Director Capital Investment Programme
Cllr Ben Wesson	Council Member (Pitshanger Ward)
Chris Bunting	London Borough of Ealing Assistant Director Leisure
David Hibbert	Ealing Swimming Club
Harry Norman	Resident
Ignacio De Castro	Resident
Cllr Ilayda Nijhar	Council Member (Pitshanger Ward)
Jackie Ashmenall	Ealing and West London Citizens
Cllr John Martin	Pitshanger Village Traders Association
Kate Altman	Mikhail Riches Group
Kitty Eyre	Ealing Council
Libby Kemp	Ealing Matters
Lizzie la Mare	Tibbalds
Lorraine Softleigh-Moore	Ealing and West London Citizens
Louise Simmonds	Save Gurnell
Luke Bishop	Resident

MEETING NOTES

Gurnell Sounding Board – Meeting no.5 Thursday 28 September 2023, 6pm – 8pm The Atrium, Perceval House

Nic Ferriday	Brent River & Canal Society
Paul Reed	GT3 Architects
Phil Belman	Brent River & Canal Society
Cllr Polly Knewstub	Council Member
Richard Sims	London Borough of Ealing Lead Project Manager - Projects Delivery Unit
Richard Smith	Gleeds
Cllr Rima Baaklini – via MS Teams	Council Member (Pitshanger Ward)
Sir Sherard Cowper-Coles	Chair of Sounding Board
Will French	Ealing Matters

An agenda had been issued to all invitees before the meeting.

The following documents were referenced during the meeting:

- *Agenda*
- *Cabinet Reports from 22nd February 2023*
- *Presentation slides – 230928_317_Gurnell_Sounding Board 05_REV F.pdf*

1. INTRODUCTION FROM CHAIR

- a. The meeting was introduced by the Chair of the Gurnell Sounding Board, Sir Sherard Cowper-Coles, who welcomed attendees and opened a table round during which all attendees introduced themselves and outlined their role and interest in the Gurnell scheme.
- b. Apologies were received from the following:
 - i. Empowering Action;
 - ii. Sport England;
- c. Cllr Rima Baklini joined the meeting via MS Teams.
- d. Cllr Polly Knewstub, the Council portfolio holder for sports and leisure, introduced herself, stressing her commitment to and excitement about

MEETING NOTES

Gurnell Sounding Board – Meeting no.5

Thursday 28 September 2023, 6pm – 8pm

The Atrium, Perceval House

the new leisure centre project, inviting Sounding Board members to get in touch direct if there were any particular matters they wanted to discuss.

- e. Agenda and presentation
 - i. The presentation was put on screen and referred to during the Sounding Board meeting. A copy was circulated to Sounding Board members following the meeting and is appended to these meeting notes.

2. PROJECT UPDATE

- a. Adam Whalley set the scene. Since the Sounding Board had last met there had been a decision made at Cabinet in February 2023 to progress the following:
 - i. Carry out further design work based upon an 'Optimised 1' leisure brief and agreed site arrangement;
 - ii. Planning permission to be sought for a mixed-use proposal to include a new build replacement leisure centre with enabling residential development of 200-300 units (35% AH);
 - iii. A detailed analysis of procurement routes to be carried out, considering appropriate routes to secure both leisure and residential elements of the proposed scheme;
 - iv. Arrange for demolition of the existing leisure centre including obtaining any necessary consents to do so; and
 - v. Cabinet to receive further recommendations on the next steps for the project when known, including an overall funding strategy informed through further market testing.
- b. Further details can be found in the Cabinet report of February 2023: <https://ealing.moderngov.co.uk/mgAi.aspx?ID=1740#mgDocuments>
- c. Richard Sims provided an update on progress since the February 2023 Cabinet, as summarised below:
 - i. The decision had been called in for scrutiny, leading to a short period of standstill;
 - ii. Project team had been assembled and appointments finalised;
 - iii. Further design had been progressed based upon an preferred leisure brief and agreed site arrangement;
 - iv. Work had been done on gaining a deeper understanding of the site, supported by surveys – site investigation, ecological, acoustic, security, GPS sitewide, 3D modelling;
 - v. There had been progress towards planning permission;
 - vi. There had been detailed analysis of procurement routes; and
 - vii. Demolition of the existing leisure centre had been scoped out.

3. REVIEW OF PRESENTATION ON PROGRESS

MEETING NOTES

Gurnell Sounding Board – Meeting no.5

Thursday 28 September 2023, 6pm – 8pm

The Atrium, Perceval House

- a. The project delivery team led the Sounding Board through the project presentation on screen which provided further explanation of leisure brief , along with updates on residential brief.
- b. In discussion, a number of specific queries were raised and where possible responded to during the meeting. These are summarised as follows:
 - i. Concern was raised that that the new facility was being referred to as a sub-regional facility for leisure water. It was noted that, while the new leisure centre would be in Ealing and targeted to its own users, the wealth of facilities it would contain would inevitably mean that it attracted visitors from outside the Borough.
 - ii. It was requested that Community Land Trust was on the agenda going forward. The Trust was campaigning for genuinely affordable homes for local residents across London boroughs.
 - iii. There was concern raised that the Council's planning team has not requested an environmental impact assessment (EIA) for the site.
 - iv. Following the recent announcement of the council plans to build a new Lido facility within the Borough, concern was raised as to how this would be funded and would the facility be used in part to replace swimming facilities at Gurnell. Adam Whalley and Chris Bunting explained that plans for the Lido were at a very early stage and that a long list of sites for consideration had been identified. but a final decision on the location, size and cost of the facility was some way off.
 - v. The Sounding Board would like to see some progressed drawings. Adam Whalley advised that the work in progress was not substantively different from that which was presented to Cabinet in February 2023 (see link above).

4. DISCUSSION ON FUTURE ENGAGEMENT

- a. The meeting was split into six groups to review how future public consultation and interaction could be planned to bring maximum benefit to the scheme and engagement to the Borough's residents and stakeholders. A number of key themes were discussed which were taken away to be communicated back to the Sounding Board at the next meeting.
- b. A key issue that was raised several times during the meeting was opening up the Sounding Board to the wider public. The team took away an action to consider how to introduce this.
- c. Other matters raised of note were as follows:

MEETING NOTES

Gurnell Sounding Board – Meeting no.5

Thursday 28 September 2023, 6pm – 8pm

The Atrium, Perceval House

- i. Take inspiration from local famous name sporting people.
- ii. Engage with Ealing History Facebook page.
- iii. Reach out to some of the organisations that used to use the leisure centre before COVID, for instance the karate club and triathlon group.
- iv. Engage with each of the seven town forums.
Engage with local schools.
- v. Agree on anything in the building that could be re-used.
- vi. Competition for naming the new leisure centre.

5. AOB / CLOSE

- a. SCC stated that he was impressed with how the team was balancing the need for a new leisure centre with respect for the locale, heritage and budget.

6. NEXT SOUNDING BOARD MEETING

- a. Date to be agreed, target late November / early December. Richard Sims to confirm.

7. MEETING CLOSE – CHAIR – 7.55pm

Distribution list:

Name	Organisation / Role
Adam Towle	London Borough of Ealing Housing & Design
Adam Whalley	London Borough of Ealing Assistant Director Capital Investment Programme
Alex Jackson	London Borough of Ealing Development Planning Manager
Belinda Harrison	Pitshanger Community Association (PCA)
Cllr Ben Wesson	Council Member (Pitshanger Ward)
Bobby Birchall	Ealing Skatepark
Chris Bunting	London Borough of Ealing Assistant Director Leisure

MEETING NOTES

Gurnell Sounding Board – Meeting no.5 Thursday 28 September 2023, 6pm – 8pm The Atrium, Perceval House

Chris Sinnock	Save Gurnell
David Heathcock	Ealing Swimming Club
David Hibbert	Ealing Swimming Club
David Mikhail	Mikhail Riches Group
Debbie Edwards	PCA
Denise Colliver	Gurnell Grove Residents Association
Fidow Abdirachnid	Anti_Tribalism Movement
Gary Starkey	GLL (Operator)
Harry Norman	Resident
Ignacio De Castro	Resident
Cllr Ilayda Nijhar	Council Member (Pitshanger Ward)
Jackie Ashmenall	Ealing and West London Citizens
James Murray MP	Member of Parliament for Ealing North
James Parker	Expedition
Jennifer Ross	Tibbalds
Jessica Tamayao	London Borough of Ealing Assistant Director of Strategic Property & Investment
Cllr John Martin	Pitshanger Village Traders Association
Julia Robertson	London Borough of Ealing Sports Development Manager
Juma Abdullah	Featherstone School Sport Partnership

MEETING NOTES

Gurnell Sounding Board – Meeting no.5 Thursday 28 September 2023, 6pm – 8pm The Atrium, Perceval House

Justine Sullivan	Drayton Community Association / Stop The Towers
Kate Altman	Mikhail Riches Group
Kay Garminson	Ealing Matters
Kitty Eyre	Ealing Council
Laura McCarthy	London Borough of Ealing Leisure Contracts Officer
Libby Kemp	Ealing Matters
Lizzie la Mare	Tibbalds
Lorraine Softleigh-Moore	Ealing and West London Citizens
Louise Simmonds	Save Gurnell
Luke Bishop	Resident
Luke Willett	GT3 Architects
Maria Gull	London Borough of Ealing Research and Performance Officer
Mark Furnish	Sport England (Sports Planning)
Mark Gowdridge	GT3 Architects
Mark Leahy	Everyone Active (Operator)
Mark Lever-Green	Integrated Transport Planning Ltd
Mark Tate	Gurnell Grove Residents Association
Matthew Keown	GLL Leisure Operator
Michelle Bailey	Empowering Action (EASE)

MEETING NOTES

Gurnell Sounding Board – Meeting no.5
Thursday 28 September 2023, 6pm – 8pm
The Atrium, Perceval House

Nic Ferriday	Brent River & Canal Society
Paul Reed	GT3 Architects
Pauline Lawrence	London Borough of Ealing Leisure Operations Manager
Phil Belman	Brent River & Canal Society
Cllr Polly Knewstub	Council Member
Richard Lamburn	Swim England (Facilities Development)
Richard Sims	London Borough of Ealing Lead Project Manager - Projects Delivery Unit
Richard Smith	Gleeds
Cllr Rima Baaklini	Council Member (Pitshanger Ward)
Robin Weatherbee	Ealing Skatepark
Sir Sherard Cowper-Coles	Chair of Sounding Board
Will French	Ealing Matters

Appendices:

a/ Presentation slides – ***230928_317_Gurnell_Sounding Board 05_REV F.pdf***