

# **BROCKWELL PARK LIDO**

## **PRELIMINARY SUMMARY OF PROPOSALS**

### **INTRODUCTION**

Three proposals intended to secure the future of Brockwell Park Lido were received on Tuesday 4<sup>th</sup> February 2003. The following summarises the main elements of each proposal. In view of the time between receipt of these proposals and issuing this summary it must be realised that this is a factual summary only. It is not intended to identify the strengths and weaknesses of any proposal nor infer at this stage that any proposal has preference. There are a number of issues that require clarification on each of the proposals, and this will be done both through the public meeting on 15<sup>th</sup> February and detailed consideration of the proposals by the Brockwell Park Lido Steering Group. The summary of proposals is listed in alphabetical order by the name of the organisation submitting the proposal.

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### **BAYLIGHT**

#### **The Organisation**

Baylight Properties is a development company that has been operating for 20 years developing a range of schemes with a focus on regeneration. Examples given by the company include redundant land behind the Peckham Library, Walworth Methodist Church and Wandsworth Workshops. Their design partners are Caruso St. John architects.

#### **Lido and Site Proposals**

The scheme has two main elements: a Wellbeing Centre and new facilities within the Lido itself.

The Wellbeing Centre will comprise a three-storey building located on the site of the existing car park. The car park itself will be removed except for six underground spaces, two disabled spaces and a drop off point. Within the Wellbeing Centre will be a 900m<sup>2</sup> GP's surgery, 300m<sup>2</sup> nursery/crèche, 800m<sup>2</sup> child guidance clinic, and other clinics including sports injury, family planning etc.

Adjacent to a new pool entrance located on the side of the existing car park will be a two storey building constructed as part of the existing Lido boundary wall. On the ground floor will be a 180m<sup>2</sup> café serving both the park and the Lido. The existing café area will be converted to a "Kidzone".

On the ground floor the Lido development will include resurfaced pool surrounds, a cloister giving circulation around the pool, a new 300m<sup>2</sup> spa with therapy rooms, 500m<sup>2</sup> of new and refurbished studio space, and new changing rooms. On the first floor there will be a 500m<sup>2</sup> gym or fitness suite, and an 80m<sup>2</sup> aerobics studio.

There will also be changes to the Park. The playing pitch changing rooms will be removed and there will be a children's play area and some landscaping.

## **Lido Management**

Baylight state that the existing Manager, Casey McGlue will continue to be involved in the “evolution of the space” and that Fusion (see below) will manage the Lido. The detailed Method Statements on how the Lido will be managed appear to be the same as Fusion’s own proposal below (which is to be expected if Fusion is to manage the Lido) although the two schemes are different.

## **Financing and Lease Arrangements**

Baylight estimate the total capital cost of the scheme to be £6.08 million, to be funded through a combination of equity and bank loan. They will require a 99 to 125 year lease of the site at a peppercorn rent. The payback of capital and developer profit will be funded through sub leasing the different elements of the scheme, including the GPs surgery and nursery, the Café, and an area for Whippersnappers. Fusion will sub lease the Lido for a period of 25 years and pay a rental to Baylight. Responsibility for the Lido, including trading, maintenance and repair will then rest with Fusion. Baylight state that they will pay a percentage of developer’s net profit to Fusion to help sustain the pool.

## **Involvement of Local Stakeholders**

The Method Statement for this is as per Fusion’s proposal below. Baylight state that they will contribute £10,000 per annum for the first five years to a local Trust set up to advise on the Lido.

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## **FUSION**

### **The Organisation**

Fusion is community based “not for profit” organisation (meaning that any surpluses are not distributed to shareholders but are invested in improving services and facilities), that manages Southwark Council’s sports and leisure facilities and other facilities that its constitution permits. Its facilities include the Peckham Pulse, Camberwell Leisure Centre, and Dulwich Leisure Centre (the latter two are both grade II listed buildings).

### **Lido and Site Proposals**

Externally Fusion proposes to rebuild the entrance gates and steps from Dulwich Road and undertaking soft landscaping. The car park will be resurfaced and include marked spaces for disabled drivers. Footpaths will be repaired. The rest of the development will take place within the existing boundary of the Lido.

A new main entrance on the car park side of the Lido will lead to new pool changing rooms to the right and a glazed cloister to the left that then runs the length of the southerly edge of the Lido providing access to new and improved facilities on this side of the building. These facilities include Children’s Activity Suite and Crèche; three studios for Yoga, Massage, Tai Chi and other activities; a Spa/Therapy facility; dryside change and a Lifestyle Centre comprising fitness facilities and other activities extending to the western side of the Lido and with an extension of the existing building towards the pool.

The existing café will be refurbished and improved. The pool surrounds will be resurfaced, and the mechanical and electrical equipment will be renewed or improved.

### **Lido Management**

Fusion will manage the Lido with the involvement of Local Stakeholders (see below) and the creation of partnership arrangements (to be agreed) with existing tenants such as Whippersnappers. Fusion have provided detailed proposals about ensuring a wide range of community programmes and activities will take place at the Lido. Fusion states that its primary objective is “to provide facilities and services in the interests of the social and physical welfare of people living or working in South London.”

### **Financing and Lease Arrangements**

Fusion estimate the total capital cost of the developments at £2.25 million. This will be funded through bank loans, venture capital and Fusion’s own reserves. They would require a 25 year lease on the site. Fusion will establish a sinking fund from trading surpluses to invest in future maintenance and repairs to the Lido.

### **Involvement of Local Stakeholders**

As a not for profit organisation Fusion’s Board of Management is made up of stakeholders from various groups and communities. Fusion intend to invite a representative of the Brockwell Park Lido Steering Group to sit on the main Board, giving participation in Fusion’s overall strategic decision making. They also propose that the Steering Group is established as the formal consultative body for the Lido and will be involved in service and facility development, pricing, community and other issues. A range of other local community engagement mechanisms are also proposed, including customer feedback and comment systems, outreach work aimed at harder to reach communities and individuals, user and non user surveys, and issue based consultation.

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## **WHIPPERSNAPPERS**

### **The Organisation**

The Whippersnappers are well known to users of the Brockwell Park Lido. They are a self funded community organisation who have run their children’s organisation from the Lido for 10 years. They state that over 10,000 children take part in Whippersnapper activities each year.

### **Lido and Site Proposals**

Whippersnappers are proposing to make largely internal improvements to the existing Lido. This includes converting the therapy room into a third yoga room, creating a multi function room by halving the female changing rooms, and improvements to terms of heating and hot water provision to toilets and First Aid Room.

In addition the Lido Café will have a 1930s style glass conservatory added, doubling the existing internal café area. A children’s play area with a concrete paddling pool will be developed in the eastern corner of the Lido.

The two main changes, however, will be firstly the installation of a geo thermal ground heating system to heat the pool water. The system will be installed underground beneath the car park which will be re-tarmaced. Secondly, the playing pitch changing pavilion sited close to the Lido will be converted into a nursery and part of the building will also be converted into offices for community groups.

### **Lido Management**

The Lido will be run by a new management organisation called Brockwell Park Lido Community Ltd. It will have charity status with patrons, trustees, a 14 member management committee, Council observer, and one place each for Blu, Friends of Brockwell Park, Herne Hill Forum and Thames Water. There will also be “paid member representation from the general public”. Named committee members and professional advisers are provided in the Whippersnapper proposal. The directors of this new charity will be from the Whippersnappers.

A range of community based activities will continue to take place and be developed at the Lido, and weekly craft markets, exhibitions, temporary winter ice rink and other initiatives are proposed.

### **Financing and Lease Arrangements**

A minimum 25 year lease would be required for the Lido and the Playing Pitch Changing rooms. Whippersnappers and the Yoga Centre would have sub leases. A 25 year sub lease would also be granted for the café and nursery to an individual named in the proposal. This is on the basis that the individual concerned is prepared to provide a £100,000 sinking fund for the Lido and will pay for the capital works to the café and nursery.

Detailed capital estimates for the additional works require clarification but appear to be in the region of £431,000 over the first three years. Whippersnappers state that this will be funded through grants, sponsorship and donations. Ongoing maintenance and repairs and operational costs are projected to be funded through significant increases in swimming income as a result of geo thermal heating to the pool, wedding receptions, rentals, craft market and other activities.

### **Involvement of Local Stakeholders**

The proposed Brockwell Park Lido Community Ltd. (see above) will comprise representatives of the local stakeholder groups.