

LEE VALLEY REGIONAL PARK AUTHORITY

**ADDITIONAL AUTHORITY MEETING
16 JUNE 2016**

Members Present: Paul Osborn (Chairman) Gerry Lyons
David Andrews Valerie Metcalfe
Susan Barker (Deputy for Simon Walsh) Gordon Nicholson
John Bevan Mary Sartin
Gwyneth Deakins Alan Searing
Christine Hamilton Syd Stavrou
Ross Houston Mari Stevenson (Deputy for Linda Haysey)
Heather Johnson Kay Twitchen
Denise Jones Lyn White
Christopher Kennedy

Apologies Received From: Derrick Ashley, Stephen Carr, Malcolm Cowan, Linda Haysey,
John Knapman, Graham McAndrew, Sarah McDermott, Salim Patel,
Alan Smith, Simon Walsh

Officers Present: Shaun Dawson - Chief Executive
Beryl Foster - Director of Corporate Services
Simon Sheldon - Director of Finance & Resources
Dan Buck - Head of Sport & Leisure
Stephen Roberts - Head of Property
Stephen Wilkinson - Head of Planning & Strategic Partnerships
Stephen Bromberg - Head of Communications
Alex Farris - Greenspace Manager
Alan Butler - Director of Venues (Lee Valley Leisure Trust Ltd)
Alan Seabrook - General Manager (Lee Valley Leisure Trust Ltd)
Nigel Foxall - Director of Business Support (Lee Valley Leisure Trust Ltd)
Mark Rowley - Commercial Development Mgr (Lee Valley Leisure Trust Ltd)
Sandra Bertschin - Committee & Members' Services Manager
Lindsey Johnson - Committee Services Officer

Also present Guy Slade – on behalf of local residents
Celia Coram – on behalf of Save Lea Marshes Group
Laurie Elks
Juliet Gadsdon – on behalf of current users

Nick Russell – IPW
Elliot Russell – IPW
Richard Arnold - Wrenbridge

Part I

54 DECLARATIONS OF INTEREST

Name	Agenda Item No.	Nature of Interest	
John Bevan	7	Trustee of Lee Valley Leisure Trust Ltd	<i>Non-pecuniary</i>

ADDITIONAL AUTHORITY MEETING MINUTES 16 JUNE 2016

55 MINUTES OF LAST MEETING

THAT the minutes of the meeting held on 28 April 2016 be approved and signed.

56 MEMBERSHIP OF THE AUTHORITY

It was noted that:

- Kay Twitchen had been appointed to the Authority by Essex County Council;
- Kathy Bee from London Borough of Croydon had resigned; and
- Saima Ashraf from London Borough of Barking & Dagenham had been appointed to the non-riparian vacancy.

57 PUBLIC SPEAKING

Four members of the public spoke in regard to agenda item 6, Outcome of the Ice Centre Feasibility Exercise and Proposed Next Steps.

Guy Slade on behalf of local residents, including:

- this was a lose/lose situation for local residents and the wider population;
- residents living next to the ice centre objected as they had not been consulted;
- local residents wanted to protect the marshes and did not want to overlook a big building with a constant high pitched noise as presently;
- the London Borough of Waltham Forest had designated Lea Bridge Road for high density housing which could only work if there was adequate access to green space;
- the ever expanding stables together with a large new ice centre would block the view of the marshes for local residents;
- the impact on current and future residents had not been included in the feasibility study;
- further market research was required to identify where and how far people were willing to travel to access ice skating;
- the majority of people would want a new ice centre to be located on Queen Elizabeth Olympic Park because of the transport links, synergy with other sports already located there and legacy;
- the Eton Manor site was better placed for transport links;
- Appendix B to the report was misleading;
- the obvious advantages of Eton Manor had been omitted from the feasibility study and the existing site had been selected because it was the easiest option; and
- the role of the Authority was to serve the general public in protecting green space.

Abigail Woodman on behalf of Save Lea Marshes, including:

- Leyton Marsh is precious to a great many people;
- serious concerns regarding the process included:
 - the methodology used was not robust;
 - the travel survey data bore no relation to reality;
 - the lack of an environmental impact assessment given that Leyton Marsh acts as a buffer to a Site of Special Scientific Interest;
 - mixed responses to enquiries leading local people to think we will end up with a very large and ugly building;

ADDITIONAL AUTHORITY MEETING MINUTES 16 JUNE 2016

- local people had not been consulted merely invited to information sharing sessions;
- history of expansion of the riding stables over the last 12/13 years and a car wash being built on Leyton Marsh which is Metropolitan Open Land;
- call for the project to be delayed until adequate consultation is completed; and
- the Authority's role was to act as guardians of the land.

Laurie Elks, including:

- Landscape:
 - when proposed the existing ice centre was supposed to have been screened by mature trees but this never materialised;
 - the proposed development will dissect the largest green space in London;
 - the green lung should be the signature of the Authority and this vital criteria was in no way reflected in the scoring matrix;
- Accessibility:
 - expected that most people will travel by car, yet this is an incurably congested area;
 - as a regional facility for the south Eton Manor is a better choice;
 - Lea Bridge Station is a fair walk from the venue and is poorly used in the evenings;
 - it would not be impracticable to organise a mini-bus from Stratford Station to Eton Manor;
- Expansion and additional revenue income:
 - I have been told that expansion will be no more than reconfiguration whilst others have been told differently;
 - the Authority has a history of building local facilities and then closing them down;
- Scoring Matrix:
 - this is highly complex and could include double or triple counting;
 - Lea Bridge Road was not the knock-out winner;
 - the Eton Manor site would have no adverse impact on the amenity of the Park;
 - sceptical of the constraints identified for the Eton Manor site; and
- call for the project to be delayed until further work and interrogation has been completed.

Juliet Gadsdon on behalf of existing users, including:

- the ice centre enables children to learn to skate with associated social and health benefits;
- there were lots of places where you can play football or cricket but the Authority was a supporter of unusual sports;
- the information sharing sessions indicated that a fantastic venue was proposed which would go front and sideways to the existing centre and so would have no negative impact, and would host large events which would bring more people to the area;
- the ice centre would draw families and whilst the children were skating the parents could enjoy the marshes;
- a new ice centre would enhance the area;
- it was important that the new ice centre be a twin pad so that public skating could be maintained whilst competitions were being held;
- an ice centre had been on the site for 30 years so the community was used to this amenity;
- Lea Bridge Road station makes transport links easier; and
- I drive 70 miles to the existing ice centre rather than using the closer Chelmsford because Lea Bridge Road is more accessible.

The Chairman thanked members of the public for their statements.

ADDITIONAL AUTHORITY MEETING MINUTES 16 JUNE 2016

58 OUTCOME OF THE ICE CENTRE FEASIBILITY EXERCISE
AND PROPOSED NEXT STEPS

Paper A/4228/16

TABLED

- '10 reasons that the new ice centre should not be built on Leyton Marsh' from Celia Coram, Save Lea Marshes Group
- Letter from Cllr Chris Robbins, Leader, London Borough of Waltham Forest
- Letter from Cllr Jonathan McShane, Cabinet Member for Health, Social Care & Culture, London Borough of Hackney
- Letter from Geoff Newton, Executive Director, Tennis Foundation
- Letter from Sally Munday, Chief Executive, England Hockey

The report was introduced by Shaun Dawson, Chief Executive, including:

- Lee Valley Ice Centre was a popular and important regional venue;
- the current centre was 30 years old and would require £4m to prolong its life;
- stage 1 of the feasibility study concluded that there was a strong case for a new twin pad ice centre;
- of the 4 sites identified as possible locations for a new ice centre it was originally assumed that Eton Manor would be the ideal site because of synergy with the other sports already located there and transport links;
- however the robust qualitative and quantitative assessment process completed identified the current site as the preferred site;
- issues related to the Eton Manor site included:
 - capacity of the site to cater for 3 major sports, especially when major events were held;
 - insufficient car parking and the planning challenges of car parking on Queen Elizabeth Olympic Park;
 - the blast zone;
 - walking times from Stratford and Leyton stations;
 - the business plan in relation to other income generating activities such as a gym.
- the indicative footprint for a new ice centre on the existing site was within the curtilage of the existing site; and
- the next stage of the process included consultation with stakeholders on the detail.

Nick Russell of IPW responded to some of the concerns raised by members of the public, including:

- the specialised model used to determine capacity and catchment for a new ice centre had shown that Lea Bridge Road had a huge catchment area and that there was capacity within London and the South East;
- although complex the scoring matrix was a model which is used throughout the UK and across the world and did not include double counting;
- with regard to expansion, fundamentally it would be 1 building envelope within which the ability to increase capacity would be included;
- the scoring of future proofing, i.e., expansion, within the matrix makes no difference to the ranking of potential sites;
- the scoring matrix identified 3 good sites but commercial implications resulted in the existing site being the preferred site;

ADDITIONAL AUTHORITY MEETING MINUTES 16 JUNE 2016

- the draft business plan for a new ice centre on the existing site assumes that there would be strong throughput to the marshes with a complementary design;
- transport scores utilised data from Public Transport Accessibility Level (PTAL) and Transport for London (TfL); and
- in terms of budget the proposal is for a world class facility with acoustics to prevent noise break-out.

In response to Member questions it was advised that:

- the Authority had a dual remit in being the guardians of green space and being responsible for built facilities of regional standing;
- the new ice centre would be of a design which would provide a gateway to the marshes with cycle hire, café and visitor information;
- a fundamental criterion in the selection of a design team will be recognition of the importance and contribution from stakeholder consultation; and
- as a consequence of the process in 2012 a high level of base environmental information was already held about the preferred site but this would be enhanced by further environmental impact assessments as required.

Member comments included:

- the importance of concerns expressed by hockey and tennis stakeholders with regard to the introduction of a third sport at Eton Manor;
- the need for a high quality design and build to enhance the marshes and provide amenities for local residents;
- commitment to involvement of local residents in the next stage of the project and no encroachment on to the marshes;
- the useful feedback from the Ice Centre Project Working Group visit to Ice Sheffield;
- the importance of car parking for disabled people unable to access public transport;
- most people would prefer the short walk from Lea Bridge Road station to the current site rather than the much longer walk to Eton Manor from Stratford even given the connectivity of Stratford station;
- the need for a comprehensive environmental/sustainable specification;
- the Authority was passionate about protecting the Green Belt as evidenced by its ongoing objections to proposed development in the Green Belt and recently concluded court action;
- thanks to the London Borough of Waltham Forest for their offer of £50K towards stages 1 and 2 of the RIBA plan of work; and
- request that redevelopment of the Picketts Lock site be considered in the near future.

POST MEETING AMENDMENT as agreed at the Annual Authority Meeting on 7 July 2016:

Following proposed resolution two assurances from the Authority were given that:

1. The development works – the new ice rink, the temporary ice rink and any associated works – will be limited to land south of the northern perimeter of the current ice rink. In other words, nothing connected with the new ice rink will encroach north, further onto Leyton Marsh.
2. There are no plans to build a building with footprint bigger than that indicated by the red and red dotted lines on the map that was presented at the meeting.

ADDITIONAL AUTHORITY MEETING MINUTES 16 JUNE 2016

The Chairman advised that he was happy to speak with local residents and groups but hoped that the forthcoming consultation would address the concerns of local residents.

Laurie Elks thanked the Authority for the courtesy extended to members of the public at the meeting.

- (1) the existing ice centre site on Lea Bridge Road as the preferred site for a new twin pad ice centre;**
- (2) the next stage of the project as outlined in paragraphs 29-35 of Paper A/4228/16;**
- (3) the release of £350k from reserves to fund stages 1 and 2 of the RIBA Plan of Work. This will involve design work and associated studies for the current ice centre site;**
- (4) that Members accept the London Borough of Waltham Forest's offer of £50k to support stages 1 and 2 of the RIBA Plan of Work and agree to a senior London Borough of Waltham Forest officer joining the Authority's ice centre project team was approved; and**
- (5) that the next stage of the ice centre project will also focus on constructing a capital funding model for the new venue was noted.**

Syd Stavrou and Gordon Nicholson left the meeting at this point.

59 A Member advised that Jo Cox MP had been attacked and seriously injured and that campaigning for the EU Referendum had been suspended. The Authority expressed their shock at this incident.

60 LEE VALLEY LEISURE TRUST

The Chairman and Managing Director of Lee Valley Leisure Trust Ltd (the Trust) gave a presentation, key points included:

- the Trust was developing an approach to achieve financial sustainability without a management fee and to increase/widen participation;
- the purpose of the Trust;
- reasons for the Trust;
- Vibrant Partnerships (trading name of the Trust) vision;
- challenges;
- first year achievements;
- continued development – year 2;
- vision and strategy 2017-2027; and
- next steps.

The Trust looked forward to welcoming Members to the venues in early July and to discussing investment plans such as catering and weather proofing to maximise revenue income.

It was advised that the Trust had accessed a small amount of EU funding for a starter/pilot cycling programme and that a summary would be included in the next monitoring report.

ADDITIONAL AUTHORITY MEETING MINUTES 16 JUNE 2016

In response to a Member's remarks about provision of catering services it was advised that a change programme to empower staff was being put in place together with working with East Herts Regional College to develop a core of seasonal staff rather than using casual/agency workers.

61 AUTHORITY 2015/16 PERFORMANCE REPORT

Paper A/4227/16

The Chief Executive gave a presentation including:

- visits to the Regional Park;
- regional usage;
- non-riparian visits to the Regional Park;
- funding picture;
- levy reduction;
- events 2015/16;
- Community Access Fund;
- Investment;
- accreditations and awards;
- parklands; and
- media coverage.

(1) the report was noted.

62 DATE OF NEXT MEETING OF THE AUTHORITY

It was noted that the next meeting of the Authority will be held on Thursday, 7 July 2016 at 2.00pm at Myddelton House.

Chairman

Date

The meeting started at 1.39pm and ended at 3.47pm.