

To: Paul Osborn (Chairman)	Claire Holland	Mary Sartin
Derrick Ashley (Vice Chairman)	Ross Houston	Syd Stavrou
David Andrews	Heather Johnson	Simon Walsh
Ken Ayling	Denise Jones	Claudia Webbe
John Bevan	Christopher Kennedy	John Wyllie
Frances Button	Graham McAndrew	3 x Vacancies
Osman Dervish	Valerie Metcalfe	Debbie Jones (EA)
Ricki Gadsby	Gordon Nicholson	Sam Anderson-Brown (C&RT)
Mike Garnett	Nigel Quinton	
Christine Hamilton	Keith Rayner	

A meeting of the **AUTHORITY** (Quorum - 7) will be held in the **BOARDROOM** at **MYDDELTON HOUSE** on:

**THURSDAY 17 OCTOBER 2019 AT 14:00**

at which the following business will be transacted:

## **AGENDA**

### **Part I**

1 To receive apologies for absence

2 **DECLARATION OF INTERESTS**

Members are asked to consider whether or not they have disclosable pecuniary, other pecuniary or non-pecuniary interests in any item on this Agenda. Other pecuniary and non-pecuniary interests are a matter of judgement for each Member. (Declarations may also be made during the meeting if necessary.)

3 **MINUTES OF LAST MEETING**

To approve the Minutes of the meeting held on 4 July 2019 (copy herewith)

4 **PUBLIC SPEAKING**

To receive any representations from members of the public or representative of an organisation which concerns any area of the Authority's business. Subject to the Chairman's discretion a total of 20 minutes will be allowed for public speaking and the presentation of petitions at each meeting.

**5 WORK PROGRAMME: PROGRESS UPDATE**

**Paper A/4274/19**

**Presented by Shaun Dawson, Chief Executive**

**6 BIODIVERSITY**

**Presentation by Cath Patrick, Conservation Manager**

**7 DATE OF NEXT MEETING OF THE AUTHORITY**

**To note that the next meeting of the Authority will be held on Thursday, 23 January 2020 at 2.00pm at Myddelton House.**

**8 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.**

**9 Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part 1 of Schedule 12A of the Act as are listed on the Agenda.**

**A G E N D A  
PART II  
(Exempt Items)**

**10 LEISURE SERVICES CONTRACT TENDER PROCESS UPDATE** **TO FOLLOW**

**Presented by Dan Buck, Head of Sport & Leisure**

**[Not for publication following the principles of the Local Government Act 1972, Schedule 12A, Part I, Section 3]**

**11 MANAGEMENT ARRANGEMENTS FOR THE NON LEISURE SERVICES CONTRACT VENUES** **Paper A/4273/19**

**Presented by Shaun Dawson, Chief Executive**

**[Not for publication following the principles of the Local Government Act 1972, Schedule 12A, Part I, Section 3]**

**12 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.**

**9 October 2019**

**Shaun Dawson  
Chief Executive**

**LEE VALLEY REGIONAL PARK AUTHORITY**

**ANNUAL AUTHORITY MEETING  
4 JULY 2019**

**Members Present:**

Paul Osborn (Chairman)	Christopher Kennedy
David Andrews	Graham McAndrew
Derrick Ashley	Valerie Metcalfe
Ken Ayling	Gordon Nicholson
John Bevan	Nigel Quinton
Frances Button	Mary Sartin
Osman Dervish	Syd Stavrou
Mike Garnett	Simon Walsh
Christine Hamilton	Claudia Webbe
Heather Johnson	Ian Kemp (Deputy for John Wyllie)
Denise Jones	Nick Draper (Deputy for Ross Houston)
	Sam Anderson-Brown (Canal & River Trust)

**Apologies Received From:** Ricki Gadsby, Claire Holland, Ross Houston, John Wyllie

**Officers Present:**

Shaun Dawson	- Chief Executive
Beryl Foster	- Director of Corporate Services
Simon Sheldon	- Director of Finance & Resources
Stephen Bromberg	- Head of Communications
Jon Carney	- Head of Parklands
Paul Roper	- Volunteer & Community Engagement Manager
Jessica Whitehead	- Volunteers Officer
Paul Coates	- Sports Development Manager
Karen Wheeler	- Youth & Schools Service Manager
Keith Kellard	- Chief Accountant
Sandra Bertschin	- Committee & Members' Services Manager
Lindsey Johnson	- Committee Services Officer

**Part I**

**35 MEMBERSHIP OF THE AUTHORITY**

**NOTED membership of the Authority:**

<b>Constituent Council</b>	<b>Member</b>
Essex County Council	Ricki Gadsby Mike Garnett Valerie Metcalfe Simon Walsh
Hertfordshire County Council	David Andrews Derrick Ashley Frances Button Nigel Quinton
Broxbourne Borough Council	Ken Ayling

# ANNUAL AUTHORITY MINUTES

## 4 JULY 2019

East Hertfordshire District Council

Epping Forest District Council

London Borough of Barnet  
London Borough of Camden  
London Borough of Enfield  
London Borough of Hackney  
London Borough of Haringey  
London Borough of Harrow  
London Borough of Havering  
London Borough of Islington  
London Borough of Lambeth  
London Borough of Newham  
London Borough of Tower Hamlets  
London Borough of Waltham Forest  
Non-Riparian London Boroughs

Gordon Nicholson  
Graham McAndrew  
John Wyllie  
Mary Sartin  
Syd Stavrou  
Ross Houston  
Heather Johnson  
Christine Hamilton  
Christopher Kennedy  
John Bevan  
Paul Osborn  
Osman Dervish  
Claudia Webbe  
Claire Holland  
Vacancy  
Denise Jones  
Vacancy  
2 Vacancies

Co-opted Members:

Environment Agency  
Canal & River Trust

Debbie Jones  
Sam Anderson-Brown

### 36 DECLARATIONS OF INTEREST

There were no declarations of interest.

The Vice Chairman took the Chair.

#### 1 (a) APPOINTMENT OF CHAIRMAN OF THE AUTHORITY

**(1) Paul Osborn was appointed Chairman of the Authority.**

The Chairman took the Chair.

#### 1 (b) APPOINTMENT OF VICE CHAIRMAN OF THE AUTHORITY

Derrick Ashley and Heather Johnson were proposed.

Vote: Derrick Ashley: 14; and Heather Johnson: 8.

**(1) Derrick Ashley was appointed Vice Chairman of the Authority.**

### 2 MINUTES OF LAST MEETING

**THAT the minutes of the meeting held on 25 April 2019 be approved and signed.**

## **ANNUAL AUTHORITY MINUTES 4 JULY 2019**

- 3      **PROPOSED COMMITTEES AND GROUPS FOR 2019/20 -**      **Paper A/4270/19**  
**APPOINTMENT OF MEMBERSHIP AND CHAIRMEN**
- (1)      **membership of Committees and Groups for 2019/20 as agreed at the meeting and set out as Addendum A to these minutes was approved; and**
- (2)      **any appointments unfilled at this meeting will be agreed through Group Leaders and reported to the next Authority meeting or Executive Committee was noted.**
- 4      **APPOINTMENT TO OUTSIDE BODIES FOR 2019/20**      **Paper A/4271/19**
- (1)      **the proposals for appointments to outside bodies and Authority led liaison groups for 2019/20 as set out in Appendix A to Paper A/4271/19 subject to the replacement on the Six Authorities Liaison Group of Syd Stavrou by David Andrews was approved.**
- 5      **CALENDAR OF MEETINGS 2019/20**      **Paper A/4272/19**
- (1)      **the calendar of meetings for 2019/20 as shown in Appendix A to Paper A/4272/19 was approved.**
- 6      **UPDATE ON KEY STRATEGIC PROJECTS/INITIATIVES**

The Chief Executive gave a presentation on Major Investment Projects Update, including:

- Ice Centre Project;
- Picketts Lock – The Wave surfing venue;
- Proposed hotel development at Eton Manor;
- Lee Valley VeloPark Investment Project; and
- Bittern Information Point Project.

In response to questions from Members, it was advised:

- the proposed hotel development at Eton Manor comprised 98 beds as this was deemed appropriate for the site by the operator. Authority considerations including planning sensitivities and impact on delivery of major events endorsed this view in preference to a denser development;
- the majority of capital funding for the highlighted projects was in place, either as a commercial proposition or funded by the Authority;
- other potential projects, including improvements at East India Dock Basin and parklands, would be considered within the next budget cycle and in line with capital receipts for land disposals and receipt of s106 and CIL monies; and
- a report on potential projects supported by s106 monies would be forthcoming.

The Chairman commended officers on the work being done to deliver a range of major projects simultaneously.

## **ANNUAL AUTHORITY MINUTES 4 JULY 2019**

### **7 THE ROBBIE LEA WATER SAFETY PARTNERSHIP**

The Youth & Schools Service Manager gave a presentation on the Robbie Lea Water Safety Partnership including:

- the Partnership engaged with a diverse range of partners;
- the Partnership had won 2 prestigious awards and was being put forward for a national award;
- Year 1 Achievements;
- Launch Event;
- In School Assemblies and Workshops;
- Year 2 Headline Achievements; and
- L&Q Foundation Partnership Project – promoting wellbeing and embedding learning outdoors.

In response to questions from Members it was advised:

- the Partnership benefited from organisations giving time in kind and that some funding had been received from Robble Lea's mother; Cheshunt Football Club; and Broxbourne Community Engagement Team; and
- a Partnership representative had been tasked with identifying additional funding which might hopefully allow the work of the Partnership to be extended into other areas.

Members praised the good work being done and commented that it would be beneficial if coverage was extended to other communities along the river.

### **8 VOLUNTEERING**

The Volunteer & Community Engagement Manager and Volunteers Officer gave a presentation on Volunteers Programme 2018, including:

- highlights, key points, statistics and outcome of the national report 'Time Well Spent';
- Volunteers Programme;
- Volunteer Hours;
- Individual Hours Highlights;
- Monetary Value;
- Other Statistics;
- Regional Spread; and
- Reward and Recognition.

On behalf of Members the Chairman expressed appreciation for the contribution made by Volunteers to the Park Authority and encouraged Members to attend the Volunteers Party on 14 October 2019 at Lee Valley White Water Centre.

### **9 COMMUNITY ACCESS FUND**

The Sports Development Manager and the Youth & Schools Service Manager gave a presentation on the Community Access Fund, including:

## **ANNUAL AUTHORITY MINUTES 4 JULY 2019**

- Overview;
- Budget Spend;
- Regional Coverage;
- Key Achievements – Sport & Physical Activity; and
- Key Achievements – Outdoor Learning.

A short video was also shown.

In response to Member questions it was advised:

- some groups who had participated in taster sessions funded through the Fund had made repeat visits to the Park funded by other external funding streams; and
- full use of the Park Authority's extensive landholdings and facilities together with curriculum led activities had encouraged groups from the more distant London boroughs, Herts and Essex to engage with the Park and many of the groups then went on to be advocates for the Park.

Members commended the video and supported its wide use to promote the Fund and further engage with hard to reach communities, groups and schools as well as suggesting that the Fund be extended to include 'looked after children' and pupil referral units.

A Member suggested that more communication with local authority Leaders and Chief Executives be undertaken to generate match-funding and to encourage stronger and firmer partnerships for corporate parenting.

The Chairman advised that the Scrutiny Review on the Community Access Fund would be considered by Executive Committee and that future funding would be considered as part of the forthcoming budget process. He highlighted that a wide range of community engagement activity was also undertaken in relation to major events held at the Authority's venues.

### **10 NEXT MEETING OF THE AUTHORITY**

It was noted that the next meeting of the Authority will be held on Thursday, 17 October 2019 at 2.00pm at Myddelton House, Bulls Cross, Enfield, Middlesex, EN2 9HG.

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Chairman

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Date

The meeting started at 2.00pm and ended at 3.40pm.

# ANNUAL AUTHORITY MINUTES 4 JULY 2019

**ADDENDUM A**

## MEMBERSHIP OF COMMITTEES AND GROUPS 2019/20

### COMMITTEES

<b>EXECUTIVE COMMITTEE – 8 Members (at least 50% to be London Members), 1 Member nominated jointly by the non-majority groups preferably from one of the London Olympic Boroughs.</b>		
<b>MEETINGS: 12 per year or as required</b>		
<b>Labour (3)</b>	<b>Conservative (5)</b>	<b>Substitutes</b>
Ross Houston	David Andrews	Denise Jones
Heather Johnson	Derrick Ashley	Mary Sartin
Chris Kennedy	Valerie Metcalfe	
	Paul Osborn	
	Syd Stavrou	
<b>Chairman: Paul Osborn</b>		<b>Vice Chairman: Derrick Ashley</b>

<b>AUDIT COMMITTEE – 7 Members</b>		
<b>MEETINGS: 3 per year</b>		
<b>Labour (3)</b>	<b>Conservative (4)</b>	<b>Lib Dem (0)</b>
John Bevan	Frances Button	
Christine Hamilton	John Wyllie	
Claudia Webbe	Simon Walsh	
	Graham McAndrew	
<b>Chairman: Frances Button</b>		<b>Vice Chairman: Christine Hamilton</b>

<b>REGENERATION &amp; PLANNING COMMITTEE – 11 Members</b>		
<b>MEETINGS: 6 weekly or as required</b>		
<b>Labour (5)</b>	<b>Conservative (6)</b>	<b>Lib Dem (0)</b>
John Bevan	David Andrews	
Christine Hamilton	Valerie Metcalfe	
Heather Johnson	Gordon Nicholson	
Denise Jones	Paul Osborn	
Chris Kennedy	Mary Sartin	
	Syd Stavrou	
<b>Chairman: David Andrews</b>		<b>Vice Chairman: Chris Kennedy</b>

<b>SCRUTINY COMMITTEE – 9 Members</b>		
<b>MEETINGS: 3 per year</b>		
<b>Labour (3)</b>	<b>Conservative (5)</b>	<b>Lib Dem (1)</b>
John Bevan	Ken Ayling	Nigel Quinton
Christine Hamilton	Mike Garnett	
Claudia Webbe	Gordon Nicholson	
	Osman Dervish	
	John Wyllie	
<b>Chairman: John Bevan</b>		<b>Vice Chairman: Vacancy</b>



## ANNUAL AUTHORITY MINUTES 4 JULY 2019

### TASK AND FINISH GROUPS

<b>ICE CENTRE PROJECT WORKING GROUP – 10 Members</b>		
MEETINGS: As required		
<b>Labour (4)</b>	<b>Conservative (5)</b>	<b>Lib Dem (1)</b>
Christine Hamilton	Derrick Ashley	Nigel Quinton
Ross Houston	Valerie Metcalfe	
Heather Johnson	Paul Osborn	
Chris Kennedy	Mary Sartin	
	Syd Stavrou	
<b>Chairman: Paul Osborn</b>		

<b>LAND &amp; PROPERTY REVIEW WORKING GROUP – 7 Members</b>		
MEETINGS: As required		
<b>Labour (3)</b>	<b>Conservative (4)</b>	<b>Lib Dem (0)</b>
Ross Houston	Derrick Ashley	
Heather Johnson	David Andrews	
Chris Kennedy	Valerie Metcalfe	
	Paul Osborn	
<b>Chairman: Paul Osborn</b>		

<b>LEVY STRATEGY WORKING GROUP – 8 Members</b>		
MEETINGS: As required		
<b>Labour (3)</b>	<b>Conservative (5)</b>	<b>Lib Dem (0)</b>
Heather Johnson	Derrick Ashley	
Chris Kennedy	David Andrews	
John Bevan	Frances Button	
	Valerie Metcalfe	
	Paul Osborn	
<b>Chairman: Paul Osborn</b>		

<b>LEISURE SERVICES CONTRACT REVIEW WORKING GROUP – 8 Members</b>		
MEETINGS: As required (to disband in May 2020)		
<b>Labour (3)</b>	<b>Conservative (5)</b>	<b>Lib Dem (0)</b>
Ross Houston	Derrick Ashley	
Heather Johnson	David Andrews	
Chris Kennedy	Valerie Metcalfe	
	Paul Osborn	
	Syd Stavrou	
<b>Chairman: Paul Osborn</b>	<b>Vice Chairman: Derrick Ashley</b>	

### APPOINTMENT TO OUTSIDE BODIES

Waltham Abbey Town Partnership	Syd Stavrou
Six Authorities Liaison Group (Formerly Enfield, Essex & Herts Border Liaison Group)	Ken Ayling Valerie Metcalfe Gordon Nicholson David Andrews
Lee Valley Leisure Trust Ltd	Linda Haysey Gwyneth Deakins

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## **WORK PROGRAMME: PROGRESS UPDATE**

Presented by the Chief Executive

### **SUMMARY**

This report updates Members on key projects and initiatives from the Authority's work programme.

Procurement of the Leisure Services Contract is currently the number one priority for the Authority. Two companies submitted tenders in June and the process of assessing the tenders will conclude with a report to the Authority on 17 October 2019.

The Ice Centre project has reached a critical stage. The project team has spent the past few months refining the scheme's design following extensive dialogue with the planning teams at the London Borough of Waltham Forest and the GLA. In addition an extensive community engagement programme was carried out between June and September and this process demonstrated overwhelming support for the new Ice Centre. The planning application for the new Ice Centre will be submitted in November.

The report also updates Members on other major projects such as 'The Wave' (inland surfing venue), a potential hotel development at Eton Manor and the Bittern Information Point redevelopment. Other important work areas reported include commercial partnerships and the London Legacy Development Corporation's transition plan for Queen Elizabeth Olympic Park.

A new business plan for 2020-25 is currently being developed along with a review of the management structure. Members will be engaged on this work over the next few months.

### **RECOMMENDATIONS**

- Members Note:
- (1) the report; and
  - (2) that the Chairman will write to the London Legacy Development Corporation Chair regarding its transition plan as set out in paragraph 25 of this report.

## **BACKGROUND**

- 1 The work programme that officers are currently delivering reflects the Authority's 2016-19 business plan. This business plan is currently being reviewed and a new 2020-25 business plan will be produced at the end of 2019/early 2020. In addition the management structure is being reviewed with the aim of ensuring that the organisation is efficient and has the capacity, skills and structures needed to successfully deliver the business plan.
- 2 There are a number of Member Working Groups which provide oversight and Member input for a number major/complex projects and initiatives: Ice Centre, Leisure Services Contract (LSC) procurement, Land & Property Strategy.

## **THE LEISURE SERVICES CONTRACT (LSC)**

- 3 The procurement of a contractor to operate the Authority's six sports venues from April 2020 is nearing its conclusion. A report to Authority on 17 October will recommend a preferred bidder with whom, if approved, the Authority will enter into contract negotiations. The intention is that these negotiations will be completed by January 2020. A report to the Authority in January 2020 will seek approval for the final ten year management contract and associated building leases.

## **NEW ICE CENTRE PROJECT**

- 4 This project has reached a critical stage. The existing Ice Centre is showing its 34 plus years and is coming towards the end of its productive life. At its meeting on 25 April the Executive Committee approved progression to the detailed design and planning application stage.

The period May-October has involved the following key areas of work:

- finalising the detailed design for the scheme both in terms of building and landscape. This has involved regular dialogue with the London Borough of Waltham Forest and GLA planning teams;
- an extensive programme of community engagement from June to September. This involved an exhibition at the Ice Centre, presentations to stakeholders, attending London Boroughs of Waltham Forest and Hackney community events and using a web platform, 'Common Place', for comments and ideas. A new Ice Centre has very strong support from across the local community and the key sporting bodies such as national governing bodies for the range of ice disciplines plus Sport England and UK Sport
- a socio economic impact study was commissioned by the Authority with support from the London Boroughs of Waltham Forest and Hackney. The final report is expected towards the end of October. This report will form an important part of the planning application;
- the capital funding picture for the Ice Centre has become clearer following submission of the LSC bids. The sums bid to operate the Ice Centre would potentially allow the majority of the funding to be raised through borrowing with the rest of the funding possibly coming from funding partners, such as

the local Boroughs and the London Marathon Trust.

- 5 The planning application for the new Ice Centre will be submitted to the London Borough of Waltham Forest in November.

#### **'THE WAVE' DEVELOPMENT AT PICKETTS LOCK**

- 6 The inland surfing venue project at Picketts Lock is in its early stages with the current focus on site investigation works. Works for the extra 170 trial pits required for additional investigations across the southern part of the golf course and campsite, to ascertain the extent of contamination on the site, were carried out over the course of September 2019 and have now completed and the campsite has reopened to the public. It is also anticipated that the golf course will reopen by the end of October 2019.

The full analysis of the whole site will not be known until January 2020. At this point the cost of remediation will be understood along with its impact on the scheme. If the cost of remediation doesn't undermine the viability of the development the next step will be a planning application from the 'The Wave' to the London Borough of Enfield.

In the meantime, The Wave team are progressing with the site's Ecological Survey and Transport Survey and Geo Technical Analysis.

The Wave Bristol is currently preparing for its public opening in the next month.

#### **HOTEL DEVELOPMENT AT ETON MANOR**

- 7 Following a detailed marketing exercise for a leisure development on the Eton Manor site, a hotel development proposal was chosen in March as the preferred option. The proposed development, which will complement Lee Valley Hockey & Tennis Centre and support activities and business in the north of Queen Elizabeth Olympic Park, comprises a 98 bed hotel, a significant fitness gym (for hotel guests, Lee Valley Hockey & Tennis Centre and Queen Elizabeth Olympic Park (QEOP) visitors) and a food and beverage outlet.
- 8 The Authority will gain financially through a capital sum and revenue stream as part of a long term lease arrangement.
- 9 Over the past few months the developer has been working to make the case for a hotel development on the Eton Manor site, recognising that the site is Metropolitan Open Land (MOL). It has produced a stakeholder document which sets out the case for development and outlines benefits for the Eton Manor site as a whole. It has also had informal discussions with the London Legacy Development Corporation (LLDC), in order to understand the bigger strategic picture and the planning authority's planning perspective.
- 10 In parallel to the development of the hotel scheme officers are developing the site wide plan for Eton Manor. The intention is that a detailed planning application for the hotel will be accompanied by an outline application which will cover the Authority's aspirations across the Eton Manor site. This big picture view of Eton Manor will be presented to Members in the next couple of months.
- 11 In terms of the next steps in the process, officers will continue to discuss and agree terms on a number of key documents namely, Heads of Terms,

Exclusivity Agreement and Site Investigations Licence. Member approval will subsequently be sought prior to the signing and sealing of the documents outlined.

### **THE BITTERN INFORMATION POINT (BIP)**

- 12 The existing Bittern Information Point (BIP) is one of the main bird and wildlife watching/information points in the Regional Park. It is located at Fishers Green, within a Site of Special Scientific Interest (SSSI) in the north of the Park. It is 25 years old and the new Park Development Framework (PDF) has identified the modernisation/replacement of the BIP as a key project for the Authority. In September 2018 a £600k budget was approved for the project and officers agreed to bring a more accurate cost plan back to Members when final designs were agreed. A report came to members in April 2019 and the new design was approved. Planning permission was granted in August 2019 on the new design. The main design changes were due to DDA requirements and this has resulted in an increase in the structure size and inclusion of a lift in the tower. This in turn has caused an increase to the required budget if we wish to deliver this design in line with the planning approval. Current cost appraisal is projecting a range between £660,000 and £797,000. A report to release the funds is been presented to the Executive Committee on 17 October. If approved the facility is on course to be opening in June 2020.
- 13 Key features of the design include:
- better accessibility for bird/wildlife watchers, including greater disabled access;
  - introduction of a tower which will provide better views across the lake; and
  - weather proofing and a warmer and more comfortable building;
  - providing greater opportunities to engage with visitors through static interpretation, volunteer involvement and formal activities.

### **LAND & PROPERTY PLAN**

- 14 The Authority's Land & Property Strategy adopted in January 2017 has involved the Authority in disposing, or in the process of disposing, of a number of sites that are considered no longer required for Park purposes. A total of 18 sites have been identified for potential disposal since the Strategy was implemented. A total of 5 of these sites have either been sold or have had the terms provisionally agreed for their disposal approved by Members and are at contract stage together with a further site at present having an identified preferred bidder with which to finalise terms.
- 15 A number of the sites identified in the programme have a more long term time frame for disposal due to either planning or legal constraints attached to them or involve the support of adjacent third party landowners to fully realise each site's development potential. The Authority will continue to progress the disposal of the sites where Members have approved terms up to completion and prepare where possible sites that have certain constraints attached to them in order to maximise their potential value prior to marketing.
- 16 The Land & Property Strategy also involves the potential acquisition of sites as and when they become available and are considered to be of strategic importance to the Authority. Since the Strategy was adopted 2 sites that satisfy the criteria have arisen on the market which the Authority made bids for, one of

which has been accepted and the purchase is proceeding, and the other is still being considered by the vendor and their agents. The Authority will continue to monitor the market to ensure that any third party sites that become available and comply with the Authority's strategic property criteria will be considered and if appropriate Members will be asked to approve that an offer be made to purchase.

## **COMMERCIAL PARTNERSHIPS**

- 17 The Authority has been working in partnership with British Canoeing since 2018 to secure commercial partners for a package of assets across British Canoeing's and the Authority's interests.
- 18 The initiative has secured a range of commercial partner deals, in particular Jaffa as the Principal Partner for the 2019 ICF Canoe Slalom World Cup and 2020 ECA Canoe Slalom European Championships – the first ever commercial rights partner for British Canoeing events. While not securing income, or direct benefits, for the Authority immediately – the process has created relationships with a number of potential partners for Lee Valley White Water Centre itself. These are currently being pursued and officers will update Members as and when opportunities reach a firm negotiation point.
- 19 Naming rights and sponsorship are areas reserved for the Authority under the new LSC. Following recent meetings with the LLDC the Authority is exploring opportunities for joint working with LLDC in this area. The initial discussions have proved fruitful and the Authority is in the early stages of developing an approach with LLDC to jointly market some category rights across QEOP.

## **COLLEGE WORLD OF SPORT AT LEE VALLEY VELOPARK**

- 20 The planning application for the change of use was received in June 2019. Due to ongoing negotiations on some of the lease terms, it is anticipated the lease will now commence on 1 December 2019. Once concluded, Secretary of State approval will be sought. The original plan was for undergraduate studies to begin in October 2019, but unfortunately, the College's verification partner and governing organisation cannot allow courses to be released and advertised without all of the formal agreements in place and this will delay the undergraduate intake from 2019 to September 2020. The College will advertise for post-graduate students with the first intake in February 2020. This will have an impact on the budget estimate for the current year as the rental income was anticipated to start in October and will now be received in the next financial year. Officers are continuing to liaise and negotiate with the College regarding a rent deposit to satisfy the security of the lease and a further rent free period requested by the tenant. The additional attraction of the College is an arrangement with the leisure operator for use of some of the rooms when not in use for education, at weekends and during holiday periods together with use during larger events and international events hosted by the Authority.
- 21 Securing the College, and having Bikeworks on site will offer very exciting opportunities for the students and a key area of the courses is learning through volunteering with the great opportunities on QEOP and within the Authority's other venues through the leisure contractor and Governing Body events and activities. It is expected that the new College would be bespoke and maintain a modest size, offering more teaching time to be distinct from larger Universities, and student numbers annually would be around 200-300 once established. This

will also provide direct benefits to the operator for catering income on site and sports and related bookings across venues together with the rent agreed and payable to the Authority.

## **2020-25 BUSINESS PLAN AND REVIEW OF MANAGEMENT STRUCTURE**

- 22 The Authority's 2016-19 business plan is near conclusion so officers have started the process of developing a new 2020-25 business plan. This plan will determine the organisation's priorities for the 5 year period and set out the key projects and initiatives to be delivered. In addition the business plan will comprise financial and marketing plans.
- 23 Alongside the business planning work the Chief Executive has started a review of the management structure. It is essential that the Authority has the capacity, skills and effective structures in place to deliver the business challenges over the next 5 years.
- 24 A Member briefing on the proposed new management structure and outline 2020-25 business plan will be held on 31 October 2019.

## **LONDON LEGACY DEVELOPMENT CORPORATION (LLDC) TRANSITION PLAN**

- 25 The LLDC is a sunset organisation and discussions are currently taking place between the LLDC and key stakeholders as to what the future arrangements for QEOP should be and the timescale. The LLDC will present its proposed Transition Plan to the Mayor early in 2020.

The Authority owns 40% of the land plus two major venues within QEOP, so it therefore has a significant interest in any future arrangements for QEOP's governance, management and development.

The Authority's statutory remit combined with its experience and track record suggest that it could potentially have a wider role to play in the future across the following areas:

- commissioning the management of other venues on QEOP;
- commissioning the grounds maintenance arrangements (alongside arrangements across the Lee Valley Regional Park);
- activating QEOP through events and other activities; and
- parks management - conservation management and Ranger services.

Officers are in discussion with LLDC officers and officers from the 4 local London Boroughs - Waltham Forest, Hackney, Newham and Tower Hamlets.

The LLDC Board will be discussing the Transition Plan at a Board meeting at the end of October. It is proposed that the Chairman writes to the LLDC Chair setting out the Authority's position ahead of LLDC's meeting. The letter will set out the Authority's current interests in QEOP, outline its statutory role and present the areas where it could play a wider role in the future. A proposition for the LLDC Transition Plan should be produced November/December. At this point the Authority will need to adopt a formal position. A Member session will be arranged at this time to discuss the proposed Transition Plan.



## **ENVIRONMENTAL IMPLICATIONS**

- 26 There are no environmental implications arising directly from the recommendations in this report.

## **FINANCIAL IMPLICATIONS**

- 27 There are no financial implications arising directly from the recommendations in this report.

## **HUMAN RESOURCE IMPLICATIONS**

- 28 There are no human resource implications arising directly from the recommendations in this report.

## **LEGAL IMPLICATIONS**

- 29 There are no legal implications arising directly from the recommendations in this report.

## **RISK MANAGEMENT IMPLICATIONS**

- 30 There are no risk management implications arising directly from the recommendations in this report.

## **EQUALITY IMPLICATIONS**

- 31 There are no equality implications arising directly from the recommendations in this report.

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## **BACKGROUND REPORTS**

None

## **LIST OF ABBREVIATIONS**

LSC	Leisure Services Contract
LLDC	London Legacy Development Corporation
BIP	Bittern Information Point
PDF	Park Development Framework
the College	College of World Sport Holdings
QEOP	Queen Elizabeth Olympic Park

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