

WORK PROGRAMME: PROGRESS UPDATE

Presented by the Chief Executive

SUMMARY

This report updates Members on key projects and initiatives from the Authority's business plan. A detailed report and presentation for 2018/19 will be presented at the AGM meeting in July.

Procurement of the Leisure Services Contract is currently the number one priority for the Authority. Three companies were invited to tender for the 6 sports venues contract in March. Tenders will be submitted in June and following detailed analysis and negotiation a 10 year contract will be awarded towards the end of 2019.

The Ice Centre project has reached a critical stage. A report to Executive Committee on 25 April is seeking approval to take the proposed new twin Olympic rink venue on to the detailed design and planning application stage. There will be a presentation on the project at the Authority meeting.

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 major events.

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.

RECOMMENDATION

Members Note: (1) the 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 in 2019. 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 a number of Member Working Groups which are providing 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 LSC procurement process covering the Authority's 6 sports venues is well under way and on 28 March three companies were invited to tender. Bids are due in June and a period of negotiation will then take place with the shortlisted companies into the autumn with the appointment being made towards the end of 2019. The new 10 year LSC starts on 1 April 2020.

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. A decision on whether to progress a new twin Olympic pad facility to the detailed design and planning application stage will be made at the Executive Committee on 25 April.

If the Committee decides to proceed to the next stage there will be a presentation at the 25 April Authority meeting where the scheme will be outlined and timeline and process explained.

'THE WAVE' DEVELOPMENT AT PICKETTS LOCK

- 5 The inland surfing venue project at Picketts Lock is in its early stages with the current focus on site investigation works. Bore holes and trial pits are being set up across the 90 acre golf course and campsite to ascertain the extent of contamination on the site. Early results suggest that there is contamination present in some areas but the full analysis of the whole site won't be known until the autumn. 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.

HOTEL DEVELOPMENT AT ETON MANOR

- 6 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 and Lee Valley Hockey & Tennis Centre and Queen Elizabeth Olympic Park visitors) and a food and beverage outlet.
- 7 The Authority will gain financially through a capital sum and revenue stream as part of a long term lease arrangement.
- 8 The next major step for the development proposal is an informal pre-planning process discussion with senior officers, including planners at the London Legacy Development Corporation (LLDC) (the planning authority). Senior Authority officers and L3P representatives are meeting with LLDC on 18 April. It is hoped that LLDC will support the proposed development and provide guidance around

meeting the planning requirements.

THE BITTERN INFORMATION POINT (BIP)

- 9 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. A report seeking approval of the design for the new BIP is being taken to the Executive Committee on 25 April 2019.
- 10 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.

Once a design has been approved the next step will be to submit a planning application

LAND & PROPERTY PLAN

- 11 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.
- 12 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.
- 13 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 was unsuccessful 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

- 14 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.

- 15 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.
- 16 Naming rights and sponsorship are areas reserved for the Authority under the new LSC and following recent meetings with LLDC the Authority is also exploring opportunities for joint working with LLDC in this area.

COLLEGE WORLD OF SPORT AT LEE VALLEY VELOPARK

- 17 Members approved the capital budget in January 2019 to attract and secure a new tenant to Lee Valley VeloPark, the College of World Sport Holdings (the College). The College will offer undergraduate and postgraduate sports events management and related degree and post graduate qualifications.
- 18 The building project to accommodate the College will also retain an existing temporary arrangement at the venue for social enterprise Bikeworks and release a room for use as a gym or studio by the leisure operator and allow a further small room to be used for Authority staff to hot-desk. The building project requires changes and refurbishment of existing storage rooms used by the previous tenant and includes window, heating and lighting and related installations, and refurbishment and more minor modifications of former retail areas and offices. The building works contractor has been appointed and final negotiations have commenced with the contract due to start mid-April and finish mid-July.
- 19 The lease negotiations are concluding and the planning application for the change of use should be approved by May. 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 may now start in February, coinciding with the first intake. Officers are continuing to liaise and negotiate with the College. 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.
- 20 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 Queen Elizabeth Olympic Park 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.

MAJOR EVENTS

- 21 The Authority's three 2012 legacy venues continue to impress on the world stage with further major international events hosted in 2018/19 and more planned for 2019/20 onwards.
- 22 Lee Valley VeloPark hosted the Track Cycling World Cup in December 2018 and Lee Valley Hockey & Tennis Centre held the Women's Hockey World Cup in July 2018. After the Olympics this was the second biggest event to be held in Queen Elizabeth Olympic Park. In the coming year the Authority can look forward to the new international Pro League Hockey series at Lee Valley Hockey & Tennis Centre. This will see x7 GB women and x7 GB men's fixtures against the world's top hockey nations played April-June over the next 4 years. In addition Lee Valley White Water Centre will host the Canoe Slalom World Cup in June.
- 23 Looking ahead the Authority can look forward to hosting the 2020 Canoe Slalom European Championships, a possible Track Cycling World Cup in 2021, the 2022 Commonwealth Games Track Cycling event and the Canoe Slalom World Championships in 2023.

2020-25 BUSINESS PLAN AND REVIEW OF MANAGEMENT STRUCTURE

- 24 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 a financial plan and marketing plan.
- 25 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.
- 26 Draft business plan and management structure proposals will be discussed with Members in the summer and the aim is to finalise by the end of 2019.

ENVIRONMENTAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

HUMAN RESOURCE IMPLICATIONS

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

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

EQUALITY IMPLICATIONS

- 32 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