



Briefing for:		Item number	
Title:	Leisure Centre Refurbishment and White Hart Lane Improvements		
Lead Officer:	Andy Briggs – Head of Direct Services		
Date:	25th September 2014		

## 1. Purpose

- 1.1 This briefing seeks to update the panel about Fusions progress in completing the refurbishment of the leisure centres and the transfer of White Hart Lane Community Sports Centre to Fusion and the planned improvements on that site.

## 2. Fusion 20 year Leisure Management contract

- 2.1 In February 2011, Cabinet approved the Council seeking an alternative management solution for three of the five leisure facilities then operated by the Council and that the remaining 2 should be leased.
- 2.2 The rationale for the different approaches was mainly based upon an options appraisal exercise that informed the Cabinet report and which identified that White Hart Lane, as a mainly outdoor focused facility requiring considerable investment, should be considered for an alternative approach to that recommended for the majority of the main stream leisure centres.
- 2.3 As part of the award of contract Fusion committed to investing £14.7m to refurbish the centres and enhance the facilities at Broadwater Farm, Tottenham green Leisure Centre and Park Road Leisure Centre.
- 2.4 Works at Broadwater Farm Community centre included the conversion of existing rooms into a state of the art fitness facility, improvements to the reception and other minor improvements around the centre. These were completed in October 2013 and the usage of the new gym has grown



steadily over the last year. It has also provided opportunities for some groups displaced by the works at White Hart Lane to relocate to the Broadwater Farm site.

2.5 At Tottenham Green works commenced in February 2014 and has generally run to programme. The works includes the following elements:-

<b>Refurbishment</b>	<b>Progress</b>	<b>Open(ed)</b>
Sports Hall	Completed	March
Main Pool	Completed	May
Kitchen and Offices	Completed	May
Reception	Completed	July
Studio 4	Completed	August
Teaching Pool	Completed	September
Wet Changing Village	Completed	September
Health Suite	Completed	October
Fitness Suite	On track	October
Squash Courts	On track	October
New Dry Changing Rooms	On track	October
Studio 3	On track	October
Spin Studio	On track	October
Studio 2	On track	October
Function Room	On track	November
Cafe	On track	December
Soft Play	On track	December

2.6 At Park Road works commenced in February 2014 and have been delayed due to a number of reasons which have combined to mean that the opportunity to use the lido during the summer and close the main pool was lost. This means that currently all pools at Park Road are closed. Fusion are working hard to open the lido as soon as possible and when it does open, it will remain open during the mornings and weekends whilst the main pool is closed at Park Road. It is anticipated that all the pools and new facilities will be open for the beginning of January.

**Schedule to completion**

<b>Refurbishment</b>	<b>Progress</b>	<b>Open(ed)</b>
Café	Completed	August
Reception and Offices	Completed	August
Lido	On track	October
Dry Changing Rooms	On track	November
Fitness Suite	On track	November



Health Suite	On track	November
Soft Play	On track	November
Studios 1-4	On track	November
Teaching Pool	On track	November
Wet Changing Village	On track	November
Main & Diving pool	On track	January

2.7 All the completed works are of a very high standard and despite the delays are being well received.

2.8 Displaced users from Park Road have several options available to them. If they are a monthly direct debit customer they are able to make use of either Tottenham Green's refurbished facilities or they are able to use any of Fusion's centres in Enfield. If they do not wish to travel they can freeze their membership until January when the centre fully reopens.

### 3. Disposal of White Hart Lane Community Sports Centre and award of a 50 year lease to Fusion

3.1 On 9 July 2013, Cabinet authorised the disposal of White Hart Lane Community Sports Centre (WHLCSC) to Fusion Lifestyle by way of a 50 year lease starting from 1 April 2014

3.2 Key potential benefits identified with this leasing are:

- White Hart Lane Community Sports Centre secured as a sports/recreational facility for the next 50 years
- An annual saving of £490k in revenue subsidy compared with the costs of operating the facility in February 2011
- Full risk transfer to Fusion from lease commencement date
- £3.6m investment in the Centre via a repayable loan from the Council

3.3 White Hart Lane Community Sports Centre closed the majority of its activities on 21st July 2014 to the general public to focus on the redevelopment works.

3.4 The council have allowed Fusion the use of the Enterprise building (Glass building in the grounds of Woodside School) during the refurbishment of the grandstand and old pavilion, thereby providing continued service delivery of a range of indoor and outdoor activities

3.5 The outside areas under refurbishment will include:

- A newly resurfaced full sized MUGA,



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- A new four court indoor tennis dome,
- A new full size stadium 3G pitch,
- Refurbished athletics track
- Ten 5 a side 3G pitches

3.6 These areas are expected to be open by 1st November 14, subject to good weather conditions.

3.7 In addition, the main buildings (the grandstand and old pavilion) are expected to reopen in March 2015 following modernisation and refurbishment.

3.8 The new site name will be New River Sport and Fitness and the football brand (10 x 5 a side pitches) will be called Total Football.

## 4.0 Conclusion

4.1 It is anticipated that, following the transfer of leisure centres to Fusion Lifestyle in December 2012, that by March 2015 Haringey's leisure centres will have received in the region of £19m of investment and be amongst the best in London.