

FORMER YIEWSLEY POOL SITE - PETITION TO THE COUNCIL

Cabinet Member(s)	Councillor Jonathan Bianco
Cabinet Portfolio(s)	Cabinet Member for Finance, Property and Business Services
Officer Contact(s)	Michael Naughton, Residents Services
Papers with report	None

1. HEADLINE INFORMATION

Summary	This report concerns a petition received requesting that the Council consider opening a new pool on the former Yiewsley Pool site. ·
Putting our Residents First	This report provides an overview of the proposed development on the Former Yiewsley Pool site to develop a mixture of residential and leisure developments which will provide facilities for local residents.
Financial Cost	No direct financial cost or implications resulting from considering the raised petition at this early stage of consideration.
Relevant Policy Overview Committee	Residents' and Environmental Services Policy Overview
Ward(s) affected	Yiewsley and West Drayton

2. RECOMMENDATIONS

Meeting with Petitioners, the Cabinet Member for Finance, Property and Business Services:

1. Notes the petition received and;
2. Supports the development plans for the former Yiewsley Pool site and the development of other leisure facilities in the Yiewsley area, subject to final Cabinet Member approval.

Reasons for recommendation

A petition was received by Democratic Services on 2 February 2017 containing 761 signatures (a minimum of 20 of which were validated as residents living in Yiewsley) stating “we formally request that Hillingdon Council provides funds to build and run a new swimming pool at the site

of the old Yiewsley pool off Otterfield Road". The Council's procedures enable such petitions to be heard by the relevant Cabinet Member.

Background

The former Yiewsley Pool site has been closed since 31st July 2010 due to the poor condition of the pool and confirmation from the Yiewsley Pool Development Trust (YPDT) who managed the facility that the centre was no longer financially viable for them to operate.

In the same period the Council had invested over £50m towards the opening of the Hillingdon Sports & Leisure Complex in Uxbridge and Botwell Green Sports and Leisure Centre in Hayes, to provide Hillingdon residents with an extended range of modern, fit for purpose sports and leisure facilities.

Both these facilities, along with the William Byrd Pool in Harlington, are all within a 3 mile radius of the former Yiewsley Pool site and many of the existing groups that hired Yiewsley Pool have relocated to one of the alternative facilities. It is considered that these facilities provide acceptable access to leisure facilities within a reasonable travel distance for Yiewsley residents.

Cabinet approval was received in September 2013 for the development of a 12 unit Supported Housing scheme for people with learning disabilities on the former Yiewsley Pool site. The Council are seeking approval to progress development on other sites in Yiewsley as part of a wider development programme to develop a mixture of residential, community and leisure developments in Yiewsley.

On 18 May 2017, Cabinet considered a report to progress development opportunities for the sites and resolved that officers can work up proposals to develop the two sites in Yiewsley into general housing and supported housing, along with leisure facilities to support local community needs and enhance the Yiewsley area. The outcome of the petition hearing will form part of those proposals.

Alternative options considered / risk management

Various options have been considered for the former Yiewsley Pool site. However, as further sites have been identified in the Yiewsley area for development, it is proposed to develop full proposals which will be cost effective for these sites together comprising a mixture of residential and leisure developments.

Policy Overview Committee comments

None at this stage.

3. INFORMATION

Supporting Information

There are three alternative swimming pools within a 3 mile radius of the former Yiewsley Pool; these include the Botwell Green Sports & Leisure Centre that opened in June 2010 with a 25m, 8 lane pool and separate learner / leisure pool, and Hillingdon Sports & Leisure Complex in Uxbridge that opened in February 2010 and includes a 50m, 8 lane pool, separate leisure pool

and refurbished outdoor pools. In addition to these facilities, William Byrd Pool in Harlington is also within the three mile radius of Yiewsley, providing another alternative option to residents around the Yiewsley and West Drayton areas and offering more privacy with a smaller 23m swimming pool.

These leisure facilities also have ample parking and are accessible via public transport. It is noted from the 2011 Census that just over 70% of households in Yiewsley have 1 or more cars or vans and on average it takes approximately 30 - 40 minutes to travel to these facilities using public transport from Yiewsley High Street.

Botwell Green Sports and Leisure, Hayes	Car parking available and 16 disabled spaces	Accessible from Hayes and Harlington train station and by buses: U4, U5, 195, H98, E6
Hillingdon Sports & Leisure Complex, Uxbridge	Car parking available - free for members	Accessible from Uxbridge station and by buses: U1, U2, U3, U4, 331, 202, 617
William Byrd Pool, Harlington	Free parking	Accessible by buses: 140, H98, 90

Discounted rates are offered to concessionary groups such as over 60 year olds and full time students at leisure centres and library facilities through the LeisureLink card scheme. Discounts on admission charges for activities such as swimming (free for people aged 65+), fitness gym, fitness classes, swimming lessons and junior activities are available at the following leisure centres:

- Botwell Green Sports and Leisure, Hayes
- Hillingdon Sports & Leisure Complex, Uxbridge
- William Byrd Pool, Harlington
- Highgrove Pool & Fitness Centre, Ruislip
- Queensmead Sports Centre, Ruislip

It is therefore considered that there is more than adequate capacity to cope with local leisure and swimming requirements.

Plans for the former Yiewsley Pool Site

Along with the former Yiewsley pool site, there are proposals for wider development of other sites in Yiewsley including Yiewsley Library and adjoining car park, and the former Yiewsley bowls club. Approval was received by Cabinet in September 2013 for the development of a 12 unit supported housing scheme for people with learning disabilities on the former Yiewsley Pool site which remains unchanged. Further proposals are being developed for the wider development site to include a mixture of residential, leisure and community facilities. Opportunity for consultation will take place as part of the planning permission process once detailed plans for the wider site have been determined.

Financial Implications

In February 2017 Cabinet approved a budget of £23,014k within the Council General Fund Capital Programme for the development of the Yiewsley sites which includes the former pool,

bowling club, Yiewsley library and car park. Previously the construction of 12 Supported Housing units was also approved by Cabinet on the site to be funded from the overall approved Housing Revenue Account New Build Supported Housing budget of £32,647k.

The development aims to deliver a mix of residential and non-residential assets for the benefit of the Council and local residents. This includes the construction of 31 flats for discounted market sale (DMS) along with the 12 supported housing units on the former Yiewsley pool site.

A further 41 flats for DMS, leisure facilities and a new library are proposed to be developed on the remaining Yiewsley sites with leisure facilities.

There are no direct financial implications arising from the petition.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

With three alternative leisure facilities within a 3 mile radius, residents have continued to have access to a range of alternative centres. It is therefore considered that there is more than adequate capacity to cope with local requirements.

In addition, the upcoming proposed development in the Yiewsley area will deliver a mix of residential and non-residential assets for the benefit of the Council and local residents in Yiewsley including community and leisure facilities.

Consultation Carried Out or Required

Once the Council has received petitions, the Petition Hearing is the appropriate democratic process by which views and consultation are carried out before any decision is made.

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed this report and confirms that there are no direct financial implications arising from the recommendations that the Cabinet Member consider the petition and support existing plans for investment in the Council's leisure facilities.

Legal

The Borough Solicitor confirms that there are no specific legal implications arising from this report.

Corporate Property and Construction

Comments from Corporate Property are contained within the report.

6. BACKGROUND PAPERS

NIL