

## **Report to the Portfolio Holder Advisory Group – Leisure Management**



**Epping Forest  
District Council**

**Report reference:** **LMC-003-2016/17**  
**Date of meeting:** **25 July 2016**

**Portfolio:** **Leisure & Community Services**

**Subject:** **Hillhouse Redevelopment**

**Responsible Officer:** **Derek Macnab (01992 564050).**

**Democratic Services:** **Gary Woodhall (01992 564470).**

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### **Recommendations/Decisions Required:**

**(1) To note progress on the Hillhouse Redevelopment Project, in which the new Leisure Centre to replace Waltham Abbey Swimming Pool, plays an integral part.**

### **Report:**

1. Members will be aware that one of the key outcomes sought through the Leisure Management Procurement process, is the provision of a new Leisure Centre at Hillhouse, Waltham Abbey to replace the ageing Waltham Abbey Swimming Pool, which based on a full building condition survey has been declared to be past its useful economic life.
2. The Cabinet are due to consider a report on the 21 July seeking endorsement of the Masterplan for the overall redevelopment scheme, which also contains a new GP Health Clinic and an Independent Living Scheme for the Elderly, being provided by Essex County Council.
3. The report below, which is an extract from the Leisure and Community Wellbeing Portfolio Holder's Report to Full Council on the 26 July, gives a general update on progress.

### Hillhouse Master Plan

4. Following consultation with key stakeholders and local people (through a Community Planning Weekend), a Master Plan for the Hillhouse area of Waltham Abbey has now been formulated and published. The proposed development site at Hillhouse is in a relatively central, well-populated, part of Waltham Abbey, comprising land owned by the District Council and Essex County Council.
5. The Master Plan has been formulated by consultants, JTP, on behalf of the three key partners – the Council, Essex County Council and NHS England. A copy of the Master Plan is available on the Council's website, but the main components of the Master Plan include:
  - a new swimming pool and leisure centre, incorporating a new community hall - to replace the existing swimming pool at Roundhills, Waltham Abbey, which is reaching the end of its operational life, and the Hillhouse Community Centre, which has recently had to close due to its poor condition;
  - an Independent Living (sometimes referred to as Extra Care) Scheme - providing 1

and 2 bedroom self-contained affordable rented and open market flats for people over 55 years of age with identified care and support needs;

- a new health centre providing new, modern accommodation, to replace the existing Maynard Court Doctors Surgery, which will soon be no longer fit for purpose - to enable a wider range of health services to be provided for the benefit of the local community and to provide an opportunity for the practice to increase GP and nurse training on site;
- the retention of around half of the existing playing fields as informal recreation space; and
- the provision of an appropriate level of financial contribution towards alternative sports/recreation provision to be provided elsewhere in Waltham Abbey, to compensate for the loss of informal recreation space at Hillhouse.

6. The next stage is for the three key partners to submit an Outline Planning Application for the development of the area, in general accordance with the Master Plan, in order to seek approval to the general principle of development and to the general location and size of the three key components. It is planned to submit the outline planning application in August, which will be determined by the District Development Management Committee, hopefully in November.

7. The costs of formulating the Master Plan and submitting the Outline Planning Application are being shared between the three key partners.

8. If Outline Planning Permission is received, the three key partners will then be responsible for obtaining Detailed Planning Permission and to procure, fund and deliver their own facility on the site. In the case of the Leisure Centre, it will be for the successful incoming contractor to submit the Detailed Application.