

WANDSWORTH BOROUGH COUNCILFINANCE AND CORPORATE RESOURCES OSC – 22ND NOVEMBER 2018EXECUTIVE – 26TH NOVEMBER 2018

Report by the Director of Environment and Community Services and the Director of Children's Services on the proposed lease of facilities at Tooting Triangle and the declaring of the former Triangle One O'clock Centre as surplus to operational requirements, SW12 (Bedford)

SUMMARY

This report sets out the four objections received to the proposed disposal (by means of a 25-year lease) of (a) the redgra-surfaced sports pitch and (b) the premises currently occupied by the Balham Amateur Boxing Club (BABC) at Tooting Triangle, SW12 (Bedford). Members are asked to consider the objections before deciding whether a lease should be granted, and the contract completed.

In November 2016 the Executive approved a recommendation (Paper No. 16-451) to award a contract to TFC Leisure Limited (TFC) to develop and operate improved outdoor and indoor facilities for sport and recreation at the Tooting Triangle site.

In July/August 2017 a proposal to lease the former Triangle One O'clock Centre, which is adjacent and linked to the premises currently occupied by the Boxing Club, to a third-party provider was withdrawn.

The Director of Children's Services confirms that the premises are surplus to operational requirements in respect of direct delivery.

Members are also asked to approve the Director of Children's Services declaration that the former Triangle One O'clock Centre is surplus to the Services' operational requirements and to approve the recommendation to incorporate these premises into the proposed development and lease (paragraphs 42 to 47). Subject to the Council approving the proposal to lease the facilities, TFC would finalise its plans and submit a Planning Application to create an enclosed and floodlit artificial grass-surfaced outdoor sports pitch, together with indoor facilities providing changing accommodation, publicly-accessible toilets, a refreshment facility and continuing provision for the BABC. Subject to Planning Consent being granted, the Council would then apply to the Planning Inspectorate for Secretary of State consent for the proposed development, as required by Article 12 of the Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967 ('The Long Act').

This report notes the four objections received, but recommends that the disposal is progressed, given the advantages offered to the public, the local community and users of the Common by the proposed indoor and outdoor recreational facilities. Subject to the

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granting of the necessary consents, the Assistant Director (Property Services), in consultation with the Director of Environment and Community Services and the Head of the South London Legal Partnership (SLLP), will complete an agreement for lease, a lease, and a contract for service for a period of 25 years, with TFC.

The Director of Resources comments that a full year negative budget variation of £100,000 was approved in Paper No. 16-176. The award of contract to TFC. will result in full year negative budget variations of £19,000 in 2020/21 and 2021/22 and £24,000 in 2022/23.

GLOSSARY

BABC	Balham Amateur Boxing Club
CBCS	Childcare and Business Consultancy Services
EINA	Equality Impact Needs Assessment
FoTC	Friends of Tooting Common
OSS	Open Spaces Society
SLLP	South London Legal Partnership
TCMAC	Tooting Commons Management Advisory Committee
TFC	TFC Leisure Limited

RECOMMENDATIONS

1. The Finance and Corporate Resources Overview and Scrutiny Committee (OSC) are recommended to support the recommendations to the Executive in paragraph 3.
2. If the OSC approve any views, comments or additional recommendations on this report these will be submitted to the Executive or the appropriate regulatory and other committees for consideration.
3. The Executive is recommended to:-
 - (a) consider the objections received to the proposed disposal, by means of a lease for a period of 25 years, of the outdoor sports pitch and the premises currently occupied by the BABC, at Tooting Triangle, SW12 (Bedford);
 - (b) approve the Director of Children's Services' declaration that the former Triangle One O'clock Centre premises are surplus to the Service's operational requirements and the recommendation that the premises be incorporated into the proposed development and lease;
 - (c) having considered the objections, that the principle of disposal is acceptable, and the proposed incorporation of the former One O'clock Centre into the proposed development (paragraph 3(b) above), to approve entering into an agreement for lease and the grant of a lease for a term of 25 years to TFC, to develop and operate improved sports and leisure facilities at Tooting Triangle, subject to the necessary planning consents being granted and completion of a contract for service delivery of recreational services from the premises; and
 - (d) subject to the approval of (c) above, to authorise the Assistant Director (Property Services), in consultation with the Director of Environment and

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Community Services and the Head of the SLLP, to agree the terms for the agreement for lease, the lease and the contract with TFC.

INTRODUCTION

4. In November 2016 the Executive approved a recommendation to award a contract to TFC to develop and manage the outdoor sports pitch and the premises currently occupied by the BABC as outlined in their tender submission (Paper No. 16-451).
5. Subject to gaining the necessary planning consents, TFC's proposals would provide an enclosed and floodlit artificial grass surfaced outdoor sports pitch and associated premises providing changing accommodation, publicly-accessible toilets, and a refreshment facility and continuing provision for the BABC.
6. The proposed improvements, that will be provided at no cost to the Council, will provide significantly enhanced sport and recreation facilities and opportunities for people of all ages. The publicly-accessible toilets and a refreshment facility within the building would be available to all users of the Common including the users of the adjacent busy and popular children's play area.
7. At its meeting in November 2016, the Executive also authorised the publication of a Notice advertising the Council's intention to dispose of the facilities by means of a 25 year lease in accordance with the provisions of Section 123(2A) Local Government Act 1972.
8. The Intention to Dispose Notice was advertised in the South London Press for two consecutive weeks in June 2017 and four objections were received. A copy of the Intention to Dispose Notice is provided as Appendix 1. Copies of the objections are attached as Appendices 2 to 5 and their content summarised in paragraphs 16 to 39

BACKGROUND

9. The exact construction dates of the redgra surfaced sports pitch and the buildings currently occupied by the Children's Centre and the BABC are not known however, the sports pitch first appears on the Ordinance Survey map dated 1951 to 1978 and the original buildings on the map dated 1947 to 1952. It is thought likely that the sports pitch was constructed in the 1960s.
10. One of the buildings included in the proposed lease to TFC is currently occupied by the BABC. It provides a space for a boxing ring and various items of training equipment in an open "hall" with storage and office spaces on two walls together with toilets and shower facilities, for staff and members of the Club in an area to the rear of, and outside, the main "hall".
11. The proposed development of the current building will provide toilets, showers, changing rooms, office space, a reception area and space for the BABC, together with publicly accessible toilets and a publicly accessible refreshment facility, all within a building that would be approximately 100 square metres larger than the current one. The proposed extension would be created by extending the current building footprint on its northern perimeter.
12. The proposed development of the redgra surfaced sports pitch will provide a floodlit artificial grass surfaced sports pitch all enclosed within a perimeter fence. The current

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redgra playing surface is in poor condition and is increasingly difficult to maintain to an acceptable and safe standard due to its age and the difficulty of obtaining the appropriate materials necessary for routine maintenance. The proposed artificial grass surfaced sports pitch will provide a modern and fit for purpose multi-sports area and opportunities for people of all ages to engage in a range of sporting opportunities on a modern and safe surface in an attractive setting.

13. Regarding the proposed floodlighting TFC are aware of the environmental matters that they will have to consider when designing the new system and will address all these matters in their Planning Application. The infrequent use of the current floodlights is directly linked to the poor condition of the playing surface. It should be noted that the nearest residential properties are physically separated from the outdoor sports pitch, and so protected from light pollution, by high railway embankments to the north and west of the premises. The nearest residential properties to the east of the premises are in excess of 300 metres away from the sports pitch. Officers believe that a new floodlight installation will provide much improved lighting of the facility and significantly less “risk” to the adjacent habitat due to the significant development of lighting technology and equipment in recent years and a rigorous management/use regime that will ensure that the use of the lighting is kept to the minimum necessary for the proper use of playing area. Officers have commissioned a “light (lux) spill” survey and report of the current installation that will be used to compare the effectiveness and efficiency of the proposed new installation.
14. Currently the floodlights are set in the grass area adjacent to, and outside of, the redgra surfaced area. To locate the floodlights within the proposed enclosed area, the area will be approximately 160 sq.m. larger than the current footprint (3,800 sq.m.) of the redgra surfaced area.
15. The proposed extensions to the building and outdoor sports pitch areas total approximately 260 sq m, an increase of approximately 6.4% on the current “developed” area and approximately 0.4% of the total area of the Triangle field. It should be noted that the dimensions of the proposed extensions are based on TFC’s initial proposals and not on finalised plans and as such represent the maximum for any proposed extension of the developed and enclosed areas. Full details of the proposed development will be provided as part of TFC’s Planning Application.
16. Whilst this report is not specifically dealing with the proposals made by TFC, we will ensure that comments received to date are brought to their attention. It is important to note that we will encourage TFC to undertake meaningful pre-application consultation on all aspects of any planning application and that comments made are reflected within any planning application submitted. The planning process also provides an opportunity for statutory consultees to be consulted on any application.

OBJECTIONS

Tooting Commons Management Advisory Committee

17. The Tooting Commons Management Advisory Committee’s (TCMAC) letter of objection is provided as Appendix 2 and registers their ‘*opposition to any development of the outdoor pitch that involves enlargement, floodlighting, enclosure or exclusivity (such as by charging)*’, and ‘*recommends that the outdoor pitch is removed from the disposal lease so it can be restored to natural environment by either managed or natural processes.*’

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18. The TCMAC notes that it has no objection to the proposed disposal, by lease, of the building for development along the lines indicated in the Notice and further recognises *'that there will be at least two further opportunities for the TCMAC and others, groups and individuals, to provide detailed expressions of views, when the detailed plans are submitted for planning approval and, subsequently, for Secretary of State approval.'*
19. The TCMAC further notes that *"we have taken this position following deliberations concerning the protection of the character and use of the commons as set out in our draft TCMAC Character and Position Statement"*. The draft Character and Position statement is included at Appendix 2.
20. The following sections of the draft Position Statement are of relevance to the proposed disposal and development of the facilities:
- (a) It sets out recommendations and guidelines for the planning, management and conservation of the commons and is intended as a guide for use by the Council, the Parks and Open Spaces management body – Enable, and any other Council bodies with business on the commons, and contractors;
 - (b) The TCMAC will use it to assess any proposals that may impact upon the character of the commons;
 - (c) The TCMAC recognises that the uses of the Commons, and the Commons themselves, have evolved considerably over the last two centuries, and will continue to change in the future;
 - (d) The TCMAC does not want to halt all progress, but rather wants to make sure that all proposals for the Commons are properly assessed, to conserve and enhance the overall balance of the Commons;
 - (e) A balance between ecological environments, open spaces and sports amenities and other enclosures is key;
 - (f) The areas designated for sports activities are welcomed but no additional space should be allocated for this purpose;
 - (g) The TCMAC is opposed to any increase in the number or size of existing permanent enclosures;
 - (h) The TCMAC is opposed to any increase in "exclusivity" to areas and enclosures ... e.g. by the introduction of charges; and
 - (i) Existing floodlighting: every opportunity should be taken to improve the technology and use management of existing floodlighting and there should be no additional floodlighting on or adjacent to the Commons.
21. Officers' comments: The Council recognises the relevance of all the above, and of the draft Character and Position Statement in this matter and welcomes the statements at (a) to (e) above. Regarding the TCMAC's specific concerns ((f) to (i) above), Officers comment that:
- (a) The maximum area of additional enclosure is estimated to be 260 sq.m; an increase of approximately 6.4% on the current "developed" area and is approximately 0.4% of the total area of the Triangle field. Officers believe that this small increase in the space provided for sports activities does not significantly adversely affect the public's ability to access, use, and enjoy the existing open space, and that the minimal impact on the common would be outweighed by the clear advantages that the development could provide, including: free access to schools during term time week days; publicly-accessible toilets, a publicly-accessible refreshment facility, much-improved

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sports and leisure facilities for the public to use on payment of the relevant and reasonable fees, income to the Council, and support for local community sports clubs such as the BABC and the Balham Blazers Football Club.

- (b) Whilst the proposed enclosure of the outdoor sports pitch does represent a new enclosure, the proposed enclosure is necessary to protect the artificial grass playing surface and associated equipment from damage and degradation by the accidental or deliberate importation of detritus that would damage the surface material making it potentially unsafe and leading to significantly increased maintenance costs. Additionally, Officers comment that the proposed development of the facilities accords with the stated objectives of the Council's Playing Pitch Strategy: address, where possible, over play and spare capacity to meet existing and unmet demand and plan for new provision (as and where required); improve the quality of playing pitches where feasible and enhance existing provision to continue to support high levels of participation; to maximise access to all outdoor facilities (including DDA compliance, marketing and accessibility); and support the development of local leagues and clubs to meet their needs within Wandsworth.
- (c) Use of the proposed facility will, in the main, be subject to a range of charges. The charges proposed by TFC in their submission, will be in line with charges approved by the Council for the use of the Council's outdoor sports pitches such as the Artificial Pitches at Battersea Park and include provision for schools to use the facilities on weekdays during term time free of charge. The Council's approved charges are considered reasonable.
- (d) The proposed development provides the opportunity to utilise improved technology for floodlighting and is a replacement of an existing installation.
- (e) The proposals don't digress significantly from the existing character and uses, past and present, of this part of the Common as the facilities already exist: the proposals are improvements to bring the area into better use for the public to enjoy recreation in the open space.
- (f) It should be noted that the proposed works and enclosure of part of the Common remain the subject to consent from DEFRA who act in effect as guardians of commons and will scrutinise these proposals.

The Friends of Tooting Common

- 22. The Friends of Tooting Common (FoTC) letter setting out its comments on the proposed disposal is provided as Appendix 3.
- 23. The FoTC recognise that there is, in principle, a case for the development on the lines proposed, to provide a facility for Common users and the local community. They note also that *'a lot of the specifics still need to be considered'* and that the *'FoTC may well want to comment further when more details are available.'*
- 24. They note that *'it will be important that the development balances the views and needs of different Commons users, including those who value the quiet, and sense of space, that the Common provides'* and that *"it will be important that the development is within*

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'reasonable' limits' and that "it will of course be important that the development does not encroach onto the rest of the Common"

25. The FoTC also note that there will need to be clear limits on the extent of any floodlighting and that there should be an aim that no trees are cut down as part of the development.
26. The FoTC note two specific issues, among others, that will need to be considered:
 - (a) *'The existing redgra area appears to be well used by children and adults currently. It is important that this access is not lost'; and*
 - (b) *'The proposal for toilets is very welcome. But it will be important that the access to toilets is available throughout the day, and not just during times when the new sports facilities are open.'*
27. The FoTC ask to be kept in touch with more specific proposals when these are available.
28. Officers' comments: the proposals do not intend to limit the use of the facilities by the public. The much improved facilities will be open seven days a week (closed on 25th and 26th December and 1st January) from 8 a.m. to 9 p.m. (8 p.m. at weekends and bank holidays) and available to all through a booking system and for the payment of the relevant fees, similar to the arrangements in place for the booking and use of other sports facilities; football pitches, tennis courts and the Tooting Athletics track, on the Common. In addition, all users of/visitors to the common will have open access to toilets and a refreshment facility, neither of which currently exist, and will continue to be able to freely use the main field area for informal sports and other activities. The FoTC will also have the opportunity to comment further on plans submitted as part of any Planning Application made by TFC.

The Open Spaces Society

29. The Open Spaces Society (OSS) letter setting out its objections to the proposed disposal is provided as Appendix 4.
30. The OSS specific grounds for objection are:
 - (a) The proposal involves commercialising and privatising part of a Metropolitan Common;
 - (b) It will involve intensified use of floodlights which it is claimed will damage the natural environment and prejudice wildlife on the Common. The OSS notes that while floodlights may have been used in the past, their use was only limited and has long ago fallen into disuse;
 - (c) The use by a Boxing Club, and other groups, is not compatible with the Common which is an area intended for open air activity and recreation; and
 - (d) The Triangle Field, where the facilities are located, is a particularly sensitive and special area of the Common, being the only part which is not bordered or crossed by roads. Its seclusion and particular attraction will be damaged by the uses intended by the Council.

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31. In response to the objections Officers note that: -
- (a) As noted previously, the charges that TFC set out in their initial proposal are in line with the Council's approved charges for similar facilities such as the All-Weather Pitches at Battersea Park. The facilities will be open for anyone to book and use.
 - (b) Regarding the proposed floodlighting, Officers confirm that there will be an increased use of floodlighting which will be provided by modern lighting units and will be subject to a strict use management regime, as referred to in paragraph 13 of this report.
 - (c) The Council may, in any open space, provide and maintain indoor facilities for any form of recreation whatsoever, provide and maintain grounds and such other open air facilities as they deem fit for any form of recreation whatsoever, and erect and maintain any apparatus, appliances, equipment or conveniences necessary or desirable for persons resorting to the open space, as authorised by the Long Act.
 - (d) Whilst the Triangle field is relatively secluded due to its location between two major rail lines, the location of the proposed development is in an already developed and well used corner of the main field, currently providing an extremely well-used/popular open access children's playground, an active Children's Centre and the BABC. The proposed development of the facilities will attract additional numbers of users to this area and Officers will work with TFC to ensure that the detailed development plans include appropriate mitigation measures to minimise any detrimental effects.
 - (e) The observations in paragraph 20 (f) apply also.
32. In addition to their objections the OSS state that they are a statutory consultee and that they were not (directly) notified of the Council's proposals to lease out an area of Tooting Common.
33. The OSS also ask how the proposals which, they state, principally affect residents in the neighbouring borough of Lambeth, were notified to these residents.
34. Finally, the OSS notes that if the Council agrees to go ahead with the proposed lease and development the Council will require ministerial consent under the "London Parks Act" 1967.
35. Officers' comments:- while noting the views of the OSS, Members are advised that while the OSS is one of a number of Statutory Consultees with regard for any application for local planning consent and to the Planning Inspectorate for Secretary of State consent to carry out works on the Common, there are no statutory consultees with regard to the advertising of a Council's intention to dispose of property in accordance with the Act referred to in paragraph 7.
36. In respect of the question raised regarding the interests of Lambeth residents, it is confirmed that Officers are conscious of the proximity of the location to Lambeth residents and accordingly published the Disposal Notice in two successive weeks editions of the South London Press, following previous advice that distribution of the SLP in this area is better than the distribution of the local Guardian which is the media usually used by the Council to advertise such matters. Should the Council approve continuation of the project, Lambeth Council will also be a consultee regarding local planning consent and consent of the Secretary of State.

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37. The point made by the OSS about ministerial consent is already referenced above and in 2016 the Executive approved that, subject to a disposal, by lease, being approved, and the detailed plans and proposal being granted planning consent, the Council would make a formal application to the Planning Inspectorate (Paper No. 16-451).

A Local Resident

38. The Local Resident's letter setting out their objections to the proposed disposal is provided as Appendix 5.
39. The Local Resident's objections are:
- (a) The scheme is an inappropriate development on a Common, and there are no very special circumstances demonstrated to justify the proposal;
 - (b) It would deplete the openness of the site to a significant degree;
 - (c) The incongruous and intrusive nature of the proposal would cause significant harm to the character and appearance of the Common, and would have an urbanising and insensitive effect on the Common;
 - (d) The public will be excluded from part of a Common which has been, and is, held in trust for the use and enjoyment of all the public of the past, this and future generations; and
 - (e) The quality of enjoyment by the public of the remaining area of the Common will be degraded by the artificial surface, fencing, additional noise and floodlights.
40. In response to the objections Officers note that:
- (a) The purpose of the proposed development is to significantly improve the current sports facilities which, it is believed, were constructed in the 1960s (possibly early 1970s), to provide modern and safe sports facilities that will be used by people of all ages together with publicly accessible toilets and a refreshment facility that will benefit all users of the Triangle field and the wider Common;
 - (b) Whilst the outdoor sports pitch area will be fenced Officers consider that the proposed fencing will not have any significant negative effect on the openness of the wider area;
 - (c) Whilst the proposed development will remove the current ability for visitors to the Common to freely access the outdoor sports pitch visitors will be able to use the much-improved sports facilities for payment of the relevant fee and in addition will have access to toilets and a refreshment facility which do not currently exist in this area. In addition, visitors will continue to be able to freely use the main field area for informal sports and other activities;
 - (d) The current outdoor sports pitch is surfaced with redgra which is a light stone coloured artificial surface and is equipped with 8 floodlights. The redgra surfaced area was enclosed by 4m. high chain-link fencing until the late 1990's/early 2000's, when all bar the fencing on the western perimeter, was removed for safety reasons. Whilst there is likely to be some additional noise due to the nature and use of the proposed facilities it is considered that such noise will not adversely affect the wider public's enjoyment of the Triangle field. Regarding concerns about the potentially detrimental effects of the proposed floodlighting, Officers note that the main use of the floodlights would be in the evenings during the autumn and winter period, times when there are fewer

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people using the wider area. In terms of the general public's enjoyment of the wider area Officers consider that the proposed provision of publicly accessible toilets and a refreshment facility, both of which will be open and accessible throughout the sports facilities opening/operating hours, far outweigh any perceived adverse effects of the proposed development.

41. Officers' overall response to objections and comments: Officers recognise the need to fully consider the objections and comments submitted by the TCMAC, the FoTC, the OSS and a Local Resident and believe that, subject to the Executive approving the proposed disposal, the subsequent Planning Application to Wandsworth Council and, subject to the outcome of that Application, the Council's subsequent application to the Planning Inspectorate for Secretary of State consent, will provide the opportunities for all matters of concern including enclosure, exclusivity (by 'commercialising' and 'privatising' and charging), appropriate uses, and floodlighting, to be examined and considered in detail by those referred to above and by any other group of individual who has a view on the proposals.

The former Triangle One O'clock Centre

42. The centre has been used as a facility for children under 5 years since the 1970s, firstly as a One O'clock Centre, providing stay and play, and, since 2008, as a 'Signposting'-Children's Centre a stay and play facility, with signposting to other services as required. The premises are located immediately adjacent to, and linked by covered passageway to, the building currently occupied by the Boxing Club.
43. In June 2016, following consultation, the Executive agreed to cease Children's Centre delivery at Triangle, and to re-instate stay and play and some nursery places at the site. It was intended that this was achieved through leasing the building to a third party (Paper No. 16-176). At that time, the Director of Children's Services noted that "it is important that any future development maintains some facility for continued delivery of stay and play". A negative General Fund revenue budget variation of £50,000 in 2016/17, and £100,000 in 2017/18 and a full year was agreed, 50% of which was applied to the Triangle site.
44. During the winter of 2016 and spring 2017, heavy rains resulted in serious flooding to the site, necessitating repairs and refurbishment and the installation of flood defence mechanisms. This meant that it was not possible to offer services from the site.
45. At the same time a proposal to offer the site to a third-party organisation, Childcare and Business Consultancy Services (CBCS), was pursued. It was the intention that CBCS would provide both stay and play, and nursery provision, from the site.
46. The disposal of the building by way of a lease to CBCS was put on hold during Summer 2017 to allow Officers, and the proposed lessee, to consider the implications, if any, of the outcome of the Judicial Review on the Council's proposal to lease premises on Wandsworth Common for use as nursery. As an interim measure, the Council's Early Years' Service continued to provide a limited stay and play facility without a supporting budget.
47. As the Council's appeal against the judgement was unsuccessful, the proposal to lease the premises to CBCS was withdrawn. The Early Years' Service maintained service delivery; however, with no budget available to support this, Council delivery is not viable, nor was it intended to be so, in the long term.

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48. Officers therefore support the proposal to including the premises in the proposed development/improvement of the indoor and outdoor sports facilities which could allow the provision of all the proposed indoor facilities without the need to extend the current built/enclosed footprint, so reducing the extent of any new enclosure by approximately 100sq.m. to a total of 160sq.m. The development would also realise the aspiration to maintain stay and play on this site. Plans showing the extent of the proposed development/improvement area and the layout of the former Triangle One O'Clock Centre are attached as Appendix 7 and Appendix 7A respectively.
49. The inclusion of these premises in the proposed development would also allow for a part of the currently enclosed grass area, between the building and the outdoor sports pitch to be opened up as an extension to the area currently occupied by the freely accessible children's play area. In addition to creating a larger safe and dog free space for children to play, it would more than compensate for the proposed extension of 160sq.m. to the outdoor sports pitch enclosure referred to at paragraph 14. Taking into account the matters set out in this report and in light of the space available as a whole on Tooting Common, Officers consider that the proposals are not unreasonable and are not considered to unfairly restrict the space available to the public for recreation in the open air.
50. Use of the premises as a wider leisure facility, and including stay and play, are outside the remit of the Judicial Review as the facilities will be open and accessible by all visitors to the common.

EQUALITY IMPACT NEEDS ASSESSMENT

51. An Equality Impact Needs Assessment (EINA) has been carried out. The EINA concludes that the changes proposed to the Triangle building are largely positive and will result in longer opening hours and a wider variety of opportunities for a wider age range in much improved facilities. Increased footfall and usage of the area is likely as a result of the improvements is also likely to improve the perception of safety and reduce any anti-social behaviour
52. Whilst the new services will be chargeable this is mitigated by the preferred provider's approach to charging which includes concessionary rates and, free access dependent upon presenting need.
53. The negative aspect of the provision is that for children under 2 years of age as this is not part of the proposed offer. However a child-friendly refreshment facility will be provided as part of the offer which will provide a space for mothers with very young children to socialise and meet. The EINA is attached as Appendix 6.
54. In summary, it remains the view of Officers that the proposed scheme, including the incorporation of the former One O'clock Centre, would have minimal impact on the Common and that such impact would be outweighed by the clear advantages that the development would provide, including: free access to high quality outdoor sports facilities for schools during term time week days; publicly-accessible toilets, a publicly-accessible refreshment facility, much-improved sports and leisure facilities, an extended open access children's play area, income to the Council, and support for local community sports clubs such as the BABC and the Balham Blazers football club.

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COMMENTS OF THE HEAD OF THE SOUTH LONDON LEGAL PARTNERSHIP (SLLP)

55. Tooting Bec Common was established pursuant to the provisions of the Metropolitan Commons Act 1866 and the arrangements for its management are set out in a Management Scheme dated 13th February 1873.
56. Additional powers of management of commons are contained in the Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967 which provides, in Article 11, that the powers conferred on a local authority by Articles 7 to 10 may be exercised notwithstanding the provisions of any enactments or scheme. Article 8 can be used to let any person, for the purposes of Article 7, premises or structures erected or maintained in any part of any open space.
57. Article 7 of the Schedule to the 1967 Act empowers local authorities to use open spaces including commons for various recreational activities. Article 7(1)(a)(ii) specifically refers to the provision and maintenance of courts, greens and such other open air facilities as the local authority think fit for any form of recreation whatsoever (being facilities which the local authority are not otherwise specifically authorised to provide under this or any other enactment) and Article 7(1)(a)(v) permits the provision of indoor facilities for any form of recreation whatsoever. In exercising these powers, a local authority shall satisfy themselves that they have not unfairly restricted the space available to the public for recreation in the open air in any open space. Officers have set out in this paper why they consider that these proposals are such that they do not unfairly restrict the space available to the public for recreation in this open space.
58. Article 12 provides that in the exercise of powers under Article 7 the local authority shall not, without the consent of the Minister, erect, or permit to be erected, any building or other structure on any part of a common. It is noted that Officers will seek Ministerial consent for the proposals as required by these legislative provisions.
59. The Council must satisfy itself that any potential dis-benefits arising out of the proposal are outweighed by the benefits. Members should consider whether on balance the benefits of a new facility that creates a better environment for the pursuit of recreational activities in the open air and ancillary indoor recreational facilities and comfort facilities for use by the public would outweigh the dis-benefits of leaving the area without any of the proposed improvements. Also whether coming to such a decision, the Council is acting reasonably taking into account all relevant matters.
60. The Council may rely on its powers contained in the Long Act to facilitate this scheme rather than s123 Local Government act 1972.

COMMENTS OF THE ASSISTANT DIRECTOR (PROPERTY SERVICES)

61. The proposal is to enter into an Agreement for Lease of the outdoor sports pitch and the premises currently occupied by the BABC under a tenancy-at-will, and the former Triangle One O'clock Centre, subject to approval of the recommendation (paragraph 3 (b)) at Tooting Triangle, SW12.
62. The lease will be granted conditional on TFC obtaining planning permission for its proposals and obtaining Secretary of State's consent for its enhancement proposals.

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The lease would also be conditional on TFC providing a MEES-compliant Energy Performance Certificate on completion of its refurbishment works.

63. The lease is to be granted for a 25-year term and is to be ‘contracted out’ of sections 24 to 28 of the Landlord and Tenant Act 1954 (Part 2). This essentially means that the Tenant will not have automatic rights to renew the lease at expiry. The lease will be granted on an effective full repairing basis.
64. The lease will also incorporate a licence for TFC’s proposed works to the premises.
65. Although the lease will have a peppercorn rent, there will be a revenue share arrangement with the Council outlined in the separate Service Agreement with TFC. Given that this proposal emerged from widely marketing the opportunity, it is considered that the proposed disposal is the best option for the re-use of this asset and represents best consideration in accordance with the Council’s statutory obligation under section 123 of the Local Government Act 1972.
66. The Council has placed statutory advertisements for two consecutive weeks in the local press on 9th and 16th June 2017 notifying the public of its intention to dispose, by way of a 25-year lease, of this section of Tooting Triangle. The statutory advertisements set out that the proposed disposal was being considered under Section 123 (2A) of the Local Government Act 1972 and the Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967. (The latter is sometime referred to as the “1967 Long Act”).

COMMENTS OF THE DIRECTOR OF RESOURCES

67. The Director of Resources comments that a full year negative budget variation of £100,000 was approved in Paper No. 16-176. The award of contract to TFC Leisure Ltd. will result in full year negative budget variations of £19,000 in 2020/21 and 2021/22 and £24,000 in 2022/23.

CONCLUSION

68. Given the potential benefits of the proposed development to local residents and users of the facilities, the Director of Environment and Community Services recommends (a) the granting of a lease to TFC to develop and operate, subject to the necessary planning consents being granted, improved sports and leisure facilities at Tooting Triangle; and (b) subject to the approval of (a) above, authorising the Head of Property Services, in consultation with the Director of Environment and Community Services and the SLLP, to agree the terms for a 25-year lease with TFC.

The Town Hall
Wandsworth
SW18 2PU

14th November 2018

PAUL CHADWICK
Director of Environment and Community Services

JOHN JOHNSON
Director of Children’s Services

Tooting Triangle – objections to proposed lease/disposal

Background Papers

There were no background papers to this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website (www.wandsworth.gov.uk/moderngov) unless the report was published before May 2001, in which case the committee secretary (Davina Palmer, 020 8871 6021; email davina.palmer@wandsworth.gov.uk) can supply if required.

OFFICIAL NOTICE

WANDSWORTH BOROUGH COUNCIL

Local Government Act 1972, Section 123 (as amended)

Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967

The redgra sports pitch and adjacent premises currently occupied by the Balham Amateur Boxing Club on Tooting Common, Triangle Field, London, SW17

NOTICE IS HEREBY GIVEN that the Council of the London Borough of Wandsworth intends to dispose of the above-mentioned properties having a combined total area of approximately 4,368 square metres.

For clarification: In this instance "intention to dispose" refers to the Council's intention to grant a lease for a period of 25 years to the premises currently occupied by the Balham Amateur Boxing Club and the nearby artificial surfaced sports pitch, for development as an artificial grass surfaced sports facility together with facilities for the Boxing Club, changing and refreshment facilities and publically accessible toilets.

Plans showing the location and extent of the areas to be leased may be inspected either during normal office hours at:-

The Customer Centre, Town Hall, Wandsworth High Street, London SW18 2PU, or

Balham Library, 16 Ramsden Road, London, SW12 8QY during normal library opening hours:-

9 a.m. to 8 p.m. Monday, Wednesday and Thursday.

9 a.m. to 5 p.m. Friday.

10 a.m. to 6 p.m. Saturday

Closed Tuesday and Sunday

Objections to the intended disposal must be made in writing addressed to:-

The Director of Environment and Community Services, Wandsworth Borough Council, Client Side, Ground Floor, Tadmore House, Frogmore Complex, Dormay Street, SW18 1EY by no later than Friday 14th July 2017.

DATED this 9th day of June 2017

Paul Martin
Chief Executive

The Town Hall
Wandsworth
London
SW18 2PU

Tooting Commons Management Advisory Committee

The Director of Environment and Community Services
Wandsworth Borough Council, Client Side
Ground Floor, Tadmore House, Frogmore Complex
Dormay Street
SW18 1EY

The redgra sports pitch and adjacent premises currently occupied by the Balham Amateur Boxing Club on Tooting Common, Triangle Field, London, SW17

TCMAC OBJECTION

TCMAC understands that this part of the process is solely to consider the Council's proposal to lease the building and the outdoor sports pitch to provide modern/fit for purpose facilities to provide a range of outdoor and indoor (boxing) sports/activity opportunities for people of all ages and (most) abilities, together with public toilets and a refreshment space that will be accessible to all users of the common, including those using the adjacent and very popular children's playground.

We also understand that there will be at least two further opportunities for detailed expression of views; when the detailed plans are submitted for planning approval and, subsequently, for Secretary of State approval

However, notwithstanding the absence of detail at this stage, and whilst having no objection to the proposal to dispose by lease the building element for development along the lines indicated in the notice, TCMAC think it is important that we register now our opposition to any development of the outdoor pitch that involves enlargement, floodlighting, enclosure or exclusivity (such as by charging).

We have taken this position following deliberations concerning the protection of the character and use of the commons as set out in our draft "TCMAC CHARACTER AND POSITION STATEMENT-draft 8.docx" (attached).

Our opposition to the outdoor pitch element of this proposed disposal is strongly influenced by the need for consistency in defending the character, access and uses of the commons, especially in the context of trends and pressures across all facilities, enclosures and built elements on and adjacent to the commons. This applies particularly to floodlighting which features in frequent suggestions, proposals and planning applications elsewhere on and around the commons. Floodlighting is one of the most significant contributors to the degradation of the profoundly important unique and irreplaceable natural environment Tooting Common provides.

TCMAC recommends the outdoor pitch is removed from the disposal lease so it can be restored to natural environment by either managed or natural processes.

Chair TCMAC

July 2017

Natural habitats

The sky, natural skyline, extensive ecological grass areas, including rare acid grassland, the many veteran trees in the woodlands and individually on more open spaces, tree avenues and ponds, arguably make the most important contribution to the unique character and ambiance of these commons. These areas all provide good habitat for wildlife and support a rich biodiversity.

It is imperative that these unique characteristics are conserved and, where possible, enhanced. Many of these natural environments, the continuity of veteran trees in particular, require planning and management programmes involving very long timescales – in the order of 100 years.

Specific Purpose built elements:

Tooting Bec Common has ten enclosures with specific purpose built elements: the Lido, tennis courts; café; football changing rooms; athletics track and changing rooms; Redgra football pitch; 2 playgrounds; a building currently used as a boxing club; the contractor's yard. There are also 2 all-weather cricket pitches.

These amenities are generally exclusive to the purpose for which they were built.

Seasonal sports amenities:

Some open areas of cut grass are designated for specific activities at certain times of the year. Football pitches are marked out and goal posts provided in the football season; ultimate frisbee pitches are marked out in summer.

These areas have a low visual profile, contribute to the sense of openness and can be shared for other purposes when not in specific use, e.g. walking (including dog walking), picnics, military fitness, etc.

General open space

Some open areas of cut grass are non-designated shared spaces which contribute to the overall sense of openness and are used informally for many purposes. This includes an events ground, used for visiting fairgrounds and other temporary events.

Cycling is currently not permitted on the commons except for one route roughly north-south which is designated shared use between cyclists and other users. Pedestrian priority prevails.

Users and activities

There are many different user categories. Most do not involve any specific amenities and so share the common spaces. These include general recreation (walking, dog walking, social meeting, xxxxxxxx

Brief history of the Commons (adapted from <http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063>)

As London's population was growing, and land was developed for housing, much of the old commonland was under threat, which led eventually to the passing of the Metropolitan Commons Act in 1866. By then the commons at Tooting had been divided by building of roads and railways, with the West End and Crystal Palace line in the north, which opened in 1855, and the London, Brighton and South Coast line running north - south, which opened in 1861. Tooting Bec Common, comprising nearly 152 acres, was one of the first commons that the Metropolitan Board of Works took action to preserve following the Act and in 1873 it acquired

the manorial rights for £13,798 under the Metropolitan Commons Supplemental Act 1873. Under the Metropolitan Board of Works Act 1875 the MBW then acquired Tooting Graveney Common of 66 acres for £3,000 and also contributed £1,155 to the copyholders' expenses for resisting enclosure by the Lord of the Manor for building purposes. An avenue of trees marks the former boundary line between the two commons, now to all intents and purposes one common. Responsibility passed to the London County Council, followed by the GLC and in 1971 to LB Wandsworth.

An avenue of oak trees remains along Dr Johnson Avenue that was planted in the late C16th to commemorate a visit by Elizabeth I; other avenues include horse chestnuts planted in the C19th, oaks planted in the C17th by Garrad's Road, and a line of elms that marked the southern boundary along Tooting Bec Road. Dr Johnson was connected with the area through his friendship with the Thrale family who lived nearby in Streatham Park. At the end of Dr Johnson Avenue is the old Keeper's Lodge, built in 1979. The lake was originally formed as a result of gravel digging but was created as an ornamental feature in 1895.

Adjacent to the north east of the lake is a fenced area, the Sanctuary, managed as a wildlife area, at the northern end of which is a fossil tree stump said to date from the age of the dinosaurs, placed here in Victorian times. Close to the junction of Tooting Bec Road and Elmbourne Road is the old Yachting Pond near which are now a number of sculptures created from storm-blown trees in 1987; other such sculptures are also found in Bedford Hill Woods.

Facilities provided in the early C20th include the Tea House built in 1906, and the 300 ft x 100 ft bathing lake built in 1905/6 at the joint cost of Wandsworth Borough Council and the Central (Unemployed) Body for London, making it the earliest purpose-built open air pool in London. Excavated soil was formed into an embankment that was planted with trees in 1906 to shield the pond from the common. Tooting Bec Lido was officially opened on 28 July 1906

ANNOTATED WBC MAP HERE – perhaps like this?



TOOTING COMMON MANAGEMENT ADVISORY COMMITTEE - POSITION STATEMENT

This Position Statement has been developed by the TCMAC and sets out recommendations and guidelines for the planning, management and conservation of the commons. It is intended as a guide for use by WBC, the Parks and Open Spaces management body – Enable, and any other WBC bodies with business on the commons, and contractors. The TCMAC will use it to assess any proposals that may impact upon the character of the Commons.

It is intended to provide a preferred approach (including a “palate” of preferred materials) to guide all Wandsworth Council departments carrying out maintenance and other work on the Commons, as well as any other bodies & neighbours wishing to carry out work that may affect the “character” of the Commons (as defined by the “Character Statement”) and to help shape the forthcoming Management Plan’s development. TCMAC recognises that the uses of the Commons, and the Commons themselves, have evolved considerably over the last two centuries, and will continue to change in future. TCMAC does not want to halt all progress, but rather wants to make sure that all proposals for the Commons are properly assessed, to conserve and enhance the overall balance of the Commons, particularly with respect to the natural environments and special character

The Position and Character Statements will be publicly available, and should be consulted by anyone who is contemplating proposing and or carrying out anything that could affect the Commons. TCMAC will use the Position and Character Statements to assess all proposals for their impact on the Commons.

Overall position, principles and recommendations

1. The existing **unique character** of the commons, as set out in the character statement, be enhanced and conserved;
2. TCMAC supports any opportunities to expand and improve the commons and is opposed to any reduction in size and or quality.
3. A **balance** between ecological environments, open spaces and sports amenities and other enclosures is key. It is felt that there is some scope to increase the ecological habitats which are so appreciated. For example, TCMAC would support some appropriate reduction in closely mown grass for example around trees and on verges between roads and paths;
4. A general principle of improving bio-diversity should be applied overall.
5. Ownership and management. The Commons are owned and managed by Wandsworth Borough Council for the benefit of the public. Currently, there is more than one “body” within the Council with responsibility for different elements of the commons, e.g. some paths are Parks and some are Highways. We recommend that, in the forthcoming reorganisation, responsibility for management and upkeep, even if not ownership, is unified under the one body responsible for the commons as a whole. This should reduce the risk of different standards being applied (e.g. path surfaces)
6. While various user groups are able to put forward their proposals for change, the needs of species requiring protection (plants, invertebrates, birds, animals) must be considered and given appropriate priority.
7. Funding, while not statutorily required, is essential to maintain and enhance this space and must be protected. TCMAC will be vigilant in ensuring resources are dedicated appropriately.
8. The areas designated for sports activities are welcomed but no additional space should be allocated for this purpose.

Involvement of the public and users of the Commons

9. At the previous and recent extensive survey of Tooting Commons carried out by Wandsworth Council the vast majority of respondents declared that they regarded Tooting Commons as, 'a place to get away from it all'. The MAC respects this opinion and will work on behalf of Common users towards ensuring that the flora and fauna of the commons as well as the natural habitats are respected and enhanced.
10. The MAC will collaborate with Friends of Tooting Common where helpful to do so to raise awareness of issues affecting the Commons and to support their work to enhance the space.
11. TCMAC will seek to engage with the public via email and social media and through its annual Public Meeting to which all are welcome.

Planning

12. TCMAC recommends a planning zone covering all areas bordering the commons with a height restriction to all buildings and built structures such as to prevent visual intrusion into the natural skyline currently prevailing.

Depth of the zone and details of height restrictions t.b.c.

13. Any new buildings bordering the commons should not have any preference at any time over existing trees, mature, veteran or otherwise, on the commons (i.e. mature or veteran trees shall not be pruned or felled to alleviate "issues" that may arise at any time for buildings that post date the existence of the tree).
14. Planning shall not be granted for any new non-commons related built structures and technologies that intrude visually upon the commons.

Ecology

15. The TCMAC recommends that all reasonable steps be taken to protect the habitats of the wildlife of the Common and that any proposed development should be judged against any adverse impact on wildlife. Similarly essential maintenance work or work designed to reduce illegal or anti-social behaviour should be carried out sensitively to minimise the impact on wildlife and the ecological balance. It is critical to have a plan for the replacement on veteran trees that takes the long view for users in decades to come.
16. The deep cover the brambles provide to birds is important but the balance should be reviewed and their growth constrained.

Materials and design of furniture and other built elements

17. TCMAC recommends all materials used for built elements and furniture are compatible with the unique character and ambience of the commons
18. The recycled benches do not sit well in this environment and TCMAC recommends replacement over time with more compatible materials and design.

Signage

19. The TCMAC believe that good quality and well-designed signage is important to inform and guide Commons users and to advise them of the minimal rules to be observed that help everyone enjoy the Commons. However, it equally believes that that there should be an avoidance of clutter which intrudes on the natural visual character of the Common. Generally signage should be situated at entrances to the Common and by buildings such as the Café or playgrounds.

20. Special regard should be given to design of signage to balance the need to communicate with visual discretion – frequency, size, brightness and colour in particular.

Paths

21. TCMAC recommends an end to all tarmac paths over the common. Current use of Breendon Gravel, Hoggin or some similar permeable surface is supported. In time, all paths should be surfaced in material more compatible with the unique character and ambience of the commons; e.g. hoggin.

Enclosures

22. TCMAC is opposed to increase in number or size of existing permanent enclosures.
23. TCMAC is opposed to any increase in “exclusivity” to areas and enclosures on the common, e.g. by the introduction of charges, or disproportionate raising of existing charges.

Chemicals

24. TCMAC is opposed to the use of poisons, pesticides and herbicides on or near the commons. These inevitably get into the food web and damage bio-diversity. If control is necessary, alternative, ecological means should be practiced.
25. Other organisations on or bordering the commons (Railtrack, Thames Water, Gas, electric, etc.) should be required to refrain from use of chemical control of “pests” that will have a negative impact on bio-diversity

Lighting

26. Existing floodlighting: every opportunity should be taken to improve the technology and use management of existing floodlighting. There should be no additional floodlighting on or adjacent to the commons.
27. “Street lighting” along paths should not be increased.
28. Light pollution in general should be suppressed and this should include planning proposals to properties bordering the commons.

Contractor access

1. [Use if paths by contractors in vehicles is a big issue that needs discussion and resolution]



Friends of Tooting Common

17 July 2017

The Director of Environment and Community Services,
Wandsworth Borough Council, Client Side, Ground Floor,
Tadmor House, Frogmore Complex, Dormay Street, SW18 1EY

Dear Director of Environment and Community Services

Tooting Common, Triangle Field

These are comments by Friends of Tooting Common on the Notice advertising the Council's intention to dispose, by lease, of facilities on the Triangle Field, Tooting Common, and other material sent with Mr Cooper-Grundy's email of 7 June. (We (FOTC) understand that "dispose" is used in a technical sense, and that the ground and facilities concerned would remain part of the Common, and continue to belong to the Council.)

FOTC can see that in principle there is a case for a development on the lines proposed, to provide a facility for Commons users and the local community. However a lot of the specifics still need to be considered and FOTC may well want to comment further when more details are available.

Overall, it will be important that the development balances the views and needs of different Commons users, including those who value the quiet, and sense of space, that the Common provides. It will be important that the development is within 'reasonable' limits. It will of course be important that the development does not encroach onto the rest of the Common. There will also need to be clear limits on the extent of any floodlighting, and noise. It will also be important that there be no vehicles driving onto the site. It should also be an aim that no trees are cut down as part of the development.

Two specific issues among others that will need to be considered are:

- the existing redgra area appears to be well used by children and adults currently. It is important that this access is not lost
- the proposal for toilets is very welcome. But it will be important that access to toilets is available throughout the day, and not just during times when the new sports facilities are open.

FOTC would ask to be kept in touch with further more specific proposals when these are available.

Yours sincerely

Peter Ramell
Chair, Friends of Tooting Common

Copied to:

Ms J Shearer (Wandsworth Council), Mr S Cooper-Grundy (Enable), Mr S Ingyon (Enable)
Ms V Selby (Enable), Mr R Glassborow (Tooting Common MAC)
FOTC members



Redgra Sports Pitch and adjacent premises, Triangle Field, Tooting Bec Common

To: The Director of Environment and Community Services, LB Wandsworth

Dear Mr Chadwick,

The Society, which is a statutory consultee on Commons issues, was not notified of your Council's proposals to lease out an area of Tooting Bec Common for 25 years.

We object on several grounds:

- The proposal involves commercialising and privatising part of a Metropolitan Common.
- It will further involve intensified use of floodlights which will damage the natural environment and prejudice wildlife on the Common. Our understanding is that while floodlights may have been used in the past at this location their use was only limited and they have long ago fallen into disuse. Any history of such use cannot be used as a precedent for what is clearly now planned by the Council.
- The use by a Boxing Club, and other groups, is not compatible with the Common which is an area intended for open air activity and recreation.
- This part of the common, known as the Triangle Field, is a particularly sensitive and special area of the Common, being the only part which is

not bordered or crossed by roads. Its seclusion and particular attraction will be damaged by the uses intended by the Council.

Since your proposal affects principally residents in the neighbouring borough of Lambeth I would like to ask how they were notified or consulted about these proposals.

I am sure your Council is aware, if despite objections it goes ahead with these proposals, that they will require ministerial consent under the 'London Parks Act' 1967.

Yours sincerely,

Jeremy Clyne
Open Spaces Society Correspondent for Lambeth and Wandsworth

The Director of Environment and Community Services,
Wandsworth Borough Council,
Client Side, Ground Floor,
Tadmore House,
Frogmore Complex,
Dormay Street,
London SW18 1EY

13 July 2017

Paul Chadwick,

The redgra sports pitch and adjacent premises currently occupied by the Balham Amateur Boxing Club on Tooting Common, Triangle Field, London SW17

I refer to the notice of 9 June 2017 that the Council intends to dispose of the above mentioned properties, and wish to advise that I OBJECT to the proposed disposal on the following grounds:

- The scheme is an inappropriate development on a common, and there are no very special circumstances demonstrated to justify the proposal;
- It would deplete the openness of the site to a significant degree;
- The incongruous and intrusive nature of the proposal would cause significant harm to the character and appearance of the common, and would have an urbanising and insensitive effect on the common;
- The public will be excluded from part of a common which has been, and is, held in trust for the use and enjoyment of all the public of past, this and future generations;
- The quality of enjoyment by the public of the remaining area of the common will be degraded by the artificial surface, fencing, additional noise and floodlights.

Please acknowledge receipt of this objection.

SSA EQUALITY IMPACT AND NEEDS ANALYSIS

Directorate	Children's Services
Service Area	Early Help
Service/policy/function being assessed	Early Years and Intervention Support, Triangle Centre, Tooting Common
Which borough (s) does the service/policy apply to	Wandsworth
Staff involved	Rachel Egan, Paul Martland, Susan Reid, Phil O'Neil
Date approved by Policy and Review Manager All EINAs must be signed off by the Policy and Review Manager	

SUMMARY

- Council services are regularly reviewed, and consideration is given to shape of services, key objectives and financial pressure which continues to increase. New ways are sought to maintain services at lower cost.
- This EINA has been drafted to assess the impact of the proposed leisure development of the Tooting Triangle Site to improve outdoor and indoor facilities for sport and recreation. This will be best achieved by the refurbishment and remodelling of two existing buildings, a prefabricated building in use as a boxing club and a small former brick-built building previously in use as a One O'clock Centre and as a 'Signposting-Children's Centre'. It is this latter building and its current use that this EINA refers to.
- The centre has been used as a facility for children under 5 years since the 1970s, firstly as a One O'clock Centre and, since 2008, as a 'Signposting'-Children's Centre.
- In June 2016 the Executive agreed to cease Children's Centre delivery at Triangle, and to re-instate "stay and play" and some nursery places at the site. It was intended that this was achieved through leasing the building to a third party. (Paper No. 16-176).
- Due to a cycle of flooding and repair the building was unused until May 2017 at which point limited Stay & Play service was established operating three morning sessions per week. This was delivered directly by the Council.
- In early 2017 a proposal to lease the building to CBCS was considered and progressing but was held in abeyance in July 2017, awaiting the outcome of a Judicial Review in respect of Neal's Lodge on Wandsworth Common, with implications for use of the Triangle site. The JR was found against the Council and

the intention to lease the premises was withdrawn as necessary, following which the Council has continued to run a limited stay and play facility as an interim measure.

- It is now intended that this building and the premises housing the boxing club are together refurbished and remodelled to provide a new Sports and Leisure facility on the common. The facilities will include space for the delivery of children's activities. The preferred provider of the Leisure facility has an established track record of providing activities for young children. At the Triangle site this will include a year-round programme of both indoor and outdoor provision, creating a sporting/physical activity hub for local children age 2 years and above and their families. The provision will also include a café and soft play area which can also facilitate Stay & Play provision for very young children. This will provide a focal point for the local community to socialise.
- The proposed year-round programme will provide activity sessions both term-time and during all school holidays which will include; a physical/sporting activity hub and café with soft play area.
- The proposed programme will ensure that offer play, learning and competitive opportunities are available at affordable prices or in some cases free of charge.

1. Background

Briefly describe the service/policy or function:-

- The Triangle Centre is located on the northern section of Tooting Bec Common and borders the London Borough of Lambeth.
- The centre has been used as a under 5 children's facility for many years, firstly as a One O'clock centre until 2008 when it was incorporated as part of the Fayland Children's Centre service until June 2016. Following a cycle of flooding and repair it was unused until May 2017 at which point limited Stay & Play service was established operating three morning sessions per week.
- Since commencing Stay & Play in May 2017, a total of 287 separate users registered to the service. (correct as of 31st Aug 2018)
- 38% of these users live in Lambeth, 2% Merton and 60% in Wandsworth.
- 245 are parents; 32 are paid carers/childminders; 8 other family members and 2 were recorded as unknown.
- In comparison to the Bedford Ward Census 2011, the breakdown broadly reflects the ward population with the exception of a lower proportion from Black African/Caribbean (2% vs 9.8%) and Asian (7.5% vs 11.3%) ethnic groups, and a higher proportion from White Other ethnic groups (24% vs 12.4%). This could be due to having 40% of families from neighboring boroughs of Lambeth and Merton.

Policy Decision

- In November 2016 the Executive approved a recommendation to award a contract to TFC Leisure Ltd. to develop and manage the outdoor sports pitch and the premises currently occupied by the Balham Amateur Boxing Club as outlined in their tender submission (Paper No. 16-451).
- TFC Leisure Limited's proposals will provide an enclosed and floodlit artificial grass surfaced outdoor sports pitch and associated premises providing changing accommodation, publicly-accessible toilets, and a refreshment facility and continuing provision for the Balham Amateur Boxing Club.
- The proposed improvements, that will be provided at no cost to the Council, will provide significantly improved sport and recreation facilities and opportunities for people of all ages. The publicly-accessible toilets and a refreshment facility within the building will be available to all users of the Common including the users of the adjacent busy and popular children's play area.
- Incorporating the current Triangle Stay & Play building in the proposed development will also allow for a part of the currently enclosed grass area, between the building and the outdoor sports pitch to be opened up as an extension to the area currently occupied by the freely accessible children's play area, creating a larger safe, and dog free space for children to play. Users of the playground will be actively encouraged to use the inside and outside areas.

2. Analysis of need and impact

- The analysis below is taken from the Children's Centre Information Management System. This is used to record adult attendance at stay and play. This information is compared against census data.

Protected group	Findings
Age	287 individuals attended (parents/carers) with children aged 0-4yrs The ward information (Bedford) states that there are 888 (6.4%) of the population aged 0-4yrs (ONS mid-2016 estimate)
Disability	No children with a disability have attended. In the 2011 Census, the proportion of children under 5 whose day-to-day activity is limited due to disability or long-term health condition was 1.7%. Applying this to the Bedford Ward, it is estimated that there are less than 20 children under 5 in the ward with a disability.
Gender (sex)	Gender data not collected for Stay & Play. However using Children's Centres as a bench mark the majority of users will be female which reflects the Early Years sector In Bedford ward 51% of the population is female (7299) and 49% male (6916).

Gender reassignment/ Gender fluid/variant	Data not collected
Marriage and civil partnership	Data not collected
Pregnancy and maternity	Users include pregnant women, mothers and babies.
Race/ethnicity	<p>Bedford ward census data is given in brackets:- 50% identify as White British; (57.4%) 2% identify as White Irish; (2.7%) 9.5% as White Eastern Europe; } 4.5% as White Western Europe; } (12.4% white other) 10% as White Other; } 5.5% as Mixed White and Black or White and Asian; (3.6%) 2% as Black African or Black Caribbean; (8.1%) 1% as Pakistani; (3.7%) 2% as Indian; (3.8%) 2.5% as Chinese; (1.3%) 2% as other Asian Heritage; (2.6%) 3% as Other Mixed Heritage; (1.5%) 1% as Other Ethic Group; (2.8%) 1% Refused to answer 4% information not yet obtained</p> <p>Additional information</p> <ul style="list-style-type: none"> • 38% of registered users live in Lambeth, 2% in Merton and 60% in Wandsworth. • Of the 287 recorded users of the centre, 76% are from a White background, 19% are from BAME communities and 5% unknown. Compared to the ward information, 72.5% are White, 27.4% are BAME communities. • The biggest difference is -8.4% users from the BAME communities.
Religion and belief, including non belief	This information is not collected
Sexual orientation Sexual identity/gender identity	This information is not collected
Across groups i.e older LGBTQ+ service	This data is not collected

users or bme young men or disabled young people	
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3. Impact

4. Protected group	Positive	Negative
Age	<p>The new service will be open to all ages and increase opportunities for healthy lifestyles.</p> <p>Programmes for children aged from 2 to 25yrs.</p> <p>Extended open access play area.</p>	<p>A charge may be made which might mean that some children who have previously attended are no longer able to attend, but in mitigation, the providers stated intention is to ensure that there are concessions and free access in certain circumstances</p> <p>The 0-2 age group will not be able to access formal indoor programmes, but in mitigation the external children's play area will be used for sports and other physical opportunities especially for the 0-6 years old age group.</p> <p>The Café provision will also provide a place for mothers with younger children to meet and socialise This facility is not currently available on this part of the common</p>
Disability	<p>New accessible public facilities including access to toilets and refreshment and sports facilities</p> <p>The new service will be open to all ages and increase opportunities for healthy lifestyles.</p> <p>Programmes for children and young people aged from 2 to 25yrs.</p> <p>Extended open access play area.</p>	<p>No negative aspects have been identified. The new provision will be compliant with access legislation</p>
Gender (sex)	<p>Opportunities for all genders.</p> <p>The new service will be open to all ages and increase opportunities for healthy lifestyles.</p> <p>Programmes for children aged from 2 to 25yrs.</p>	<p>No negative aspects have been identified. The offer will be available to all genders</p>

	Extended open access play area.	
Gender reassignment/ Gender fluid/variant	The new service will be open to all ages and increase opportunities for healthy lifestyles. Programmes for children aged from 2 to 25yrs. Extended open access play area.	No negative aspects have been identified. The new offer will be open to people who have undergone gender re-assignment or who are gender fluid
Marriage and civil partnership	The new service will be open to all ages and increase opportunities for healthy lifestyles. Programmes for children aged from 2 to 25yrs. Extended open access play area.	No negative aspects have been identified. The new offer will be open to people who are married or in a civil partnership
Pregnancy and maternity	The new service will be open to all ages and increase opportunities for healthy lifestyles. Programmes for children aged from 2 to 25yrs. Extended open access play area. Areas available for nappy change and breast-feeding mothers.	No negative aspects have been identified. The new offer will be open to pregnant women.
Race/ethnicity	The new service will be open to all ages and increase opportunities for healthy lifestyles. Programmes for children aged from 2 to 25yrs. Extended open access play area.	No negative aspects have been identified. The new offer will be open to all members of the community
Religion and belief, including non-belief	The new service will be open to all ages and increase opportunities for healthy lifestyles. Programmes for children aged from 2 to 25yrs. Extended open access play area.	No negative aspects have been identified.
Sexual orientation	The new service will be open to all ages and increase opportunities for healthy lifestyles. Programmes for children aged from 2 to 25yrs. Extended open access play area.	No negative aspects have been identified.

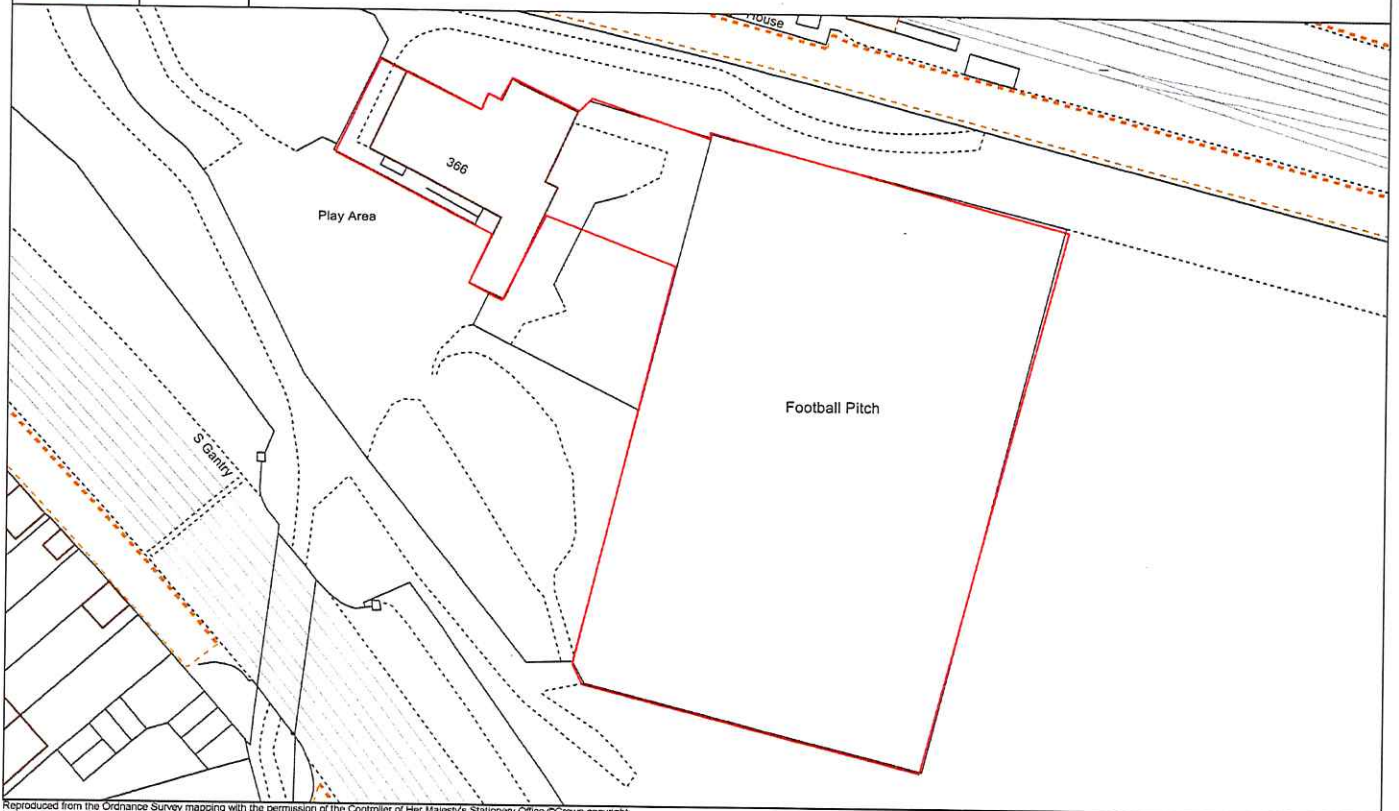
Positive impact:

The refurbished and remodelled leisure facilities will offer vastly improved provision offering a wider range of opportunities to the local community and users of the common including:-

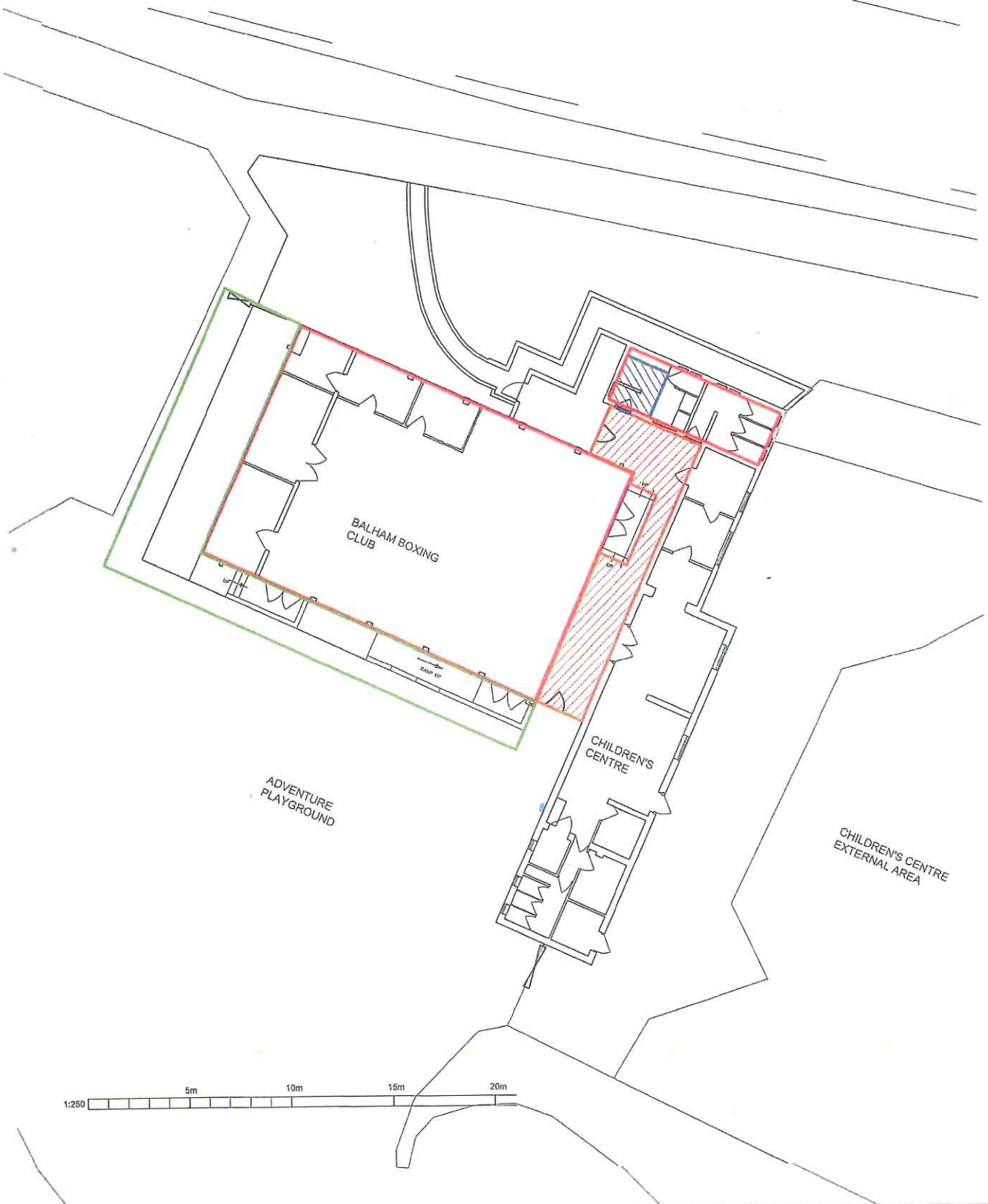
- free access to high quality outdoor sports facilities for schools during term time week days;
- publicly-accessible toilets,
- a publicly-accessible refreshment facility,
- much-improved sports and leisure facilities,
- an extended open-access children’s play area,
- income to the Council,
- support for local community sports clubs such as the Balham Amateur Boxing Club and the Balham Blazers football club.
- Extended opening hours to 7 days per week
- More footfall, lighting etc. will improve the safety of the area
- During opening hours, the external area of the Triangle would become an integral part of the playground area and all members of the community and especially the users of the playground would actively encouraged to use the inside and outside areas.
- The Triangle external area would be used by TFC Leisure to work in tandem with the Council and other providers to provide indoor community play, sports and educational programmes providing outdoor sports opportunities especially for the 0-6 years old age group.

5. Actions

Action	Lead Officer	Deadline
Paper submitted to ECSOSC in November 2018		



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client
VAMS

project
Balham boxing club

**Wandsworth Council
Design Service**

Hussein El-Bahrawy, RIBA Head of Design Service
The Town Hall, Wandsworth High Street, London SW18 2PU
Tel. 020 8871 6000

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drawing
Lease plan

date	drawn	checked	scale	size
June 17	RW	PT	1:250	A4

no
Plan 2

status	revision
L	-