



Introduction

Welcome to this community engagement event about the future of the St George's Leisure Centre site.

The Mayor is committed to delivering a new modern, affordable leisure and wellbeing facility at the site alongside new family sized affordable rented homes for local people.

Both the leisure facilities and homes will be owned and managed by The Council.

To deliver the new facilities and homes, The Council is proposing to redevelop the site of the current St George's Leisure Centre and bring forward improvements for the wider area including St George's Gardens.

Current St George's Leisure Centre Building

The existing Leisure Centre building has been closed since the Covid pandemic in March 2020.

Several inspections have been carried out for the Council to assess the existing building and what would be required for it to be operational again. These reports highlight significant issues and costs to reopen the current building.

These reports raise safety concerns for the public and identify extensive evidence of asbestos material in the building.

The Centre was built between 1965-69. This is over 50 years ago with buildings of this kind having a limited lifespan due to the high-humidity, corrosive environment associated with a swimming pool. The current building is beyond its expected life and as outlined above would need extensive work to serve the community again.

Furthermore, the designs of the current building present issues in terms of meeting the requirements and standards of a modern public leisure building, together with the local need identified by the Council.

These include:

- The 33.3m swimming pool is an unrecognised size under Sport England or Swim England standards.
- The current building designs do not provide the opportunity for the range of facilities and spaces required to provide for the health and wellbeing needs of the community.
- The current design of the building does not engage with the surrounding area to encourage participation in sport, especially amongst those who do not currently use the centre.

Current stage of the project

This engagement event is to provide you with information about the demolition application which is being submitted as part of the process for the redevelopment of the site.

We are not in a position to present any designs for the proposals at this time as it is too early in the design process to do so. We will be carrying out further consultation from now into 2024.

At this stage, we are collecting your thoughts and feedback on what you want to see as part of the new facility and any improvements which you would like in the area surrounding the site including St George's Gardens.

Benefits for the community

- St. George's Development will deliver a number of benefits for the community:
- A new modern leisure and wellbeing facility
- Affordable leisure options for the local community
- Increase separate swimming options for women & girls
- Deliver new family sized affordable rented homes for local people and reduce overcrowding
- The development will be of a high-quality design
- Design which carefully considers sustainability



St George Leisure Centre

The Demolition Application



Improving what the site can provide for residents

The current leisure centre building was constructed over 50 years ago to serve the population of that time. Since then, Tower Hamlets has changed along with the needs of its residents.

A new leisure and wellbeing centre here will provide for and reflect the needs of modern day Tower Hamlets.

Re-providing the leisure centre building also provides the opportunity for new affordable housing on site. This will help to meet a significant shortfall in the Borough for family homes. This is a benefit which the site as it currently is cannot provide.

Why is a demolition application needed?

The existing building is in poor condition and deteriorating quickly, presenting an increasing health and safety hazard. Demolition would allow the site to be made safe.

Site clearance would allow a proper site evaluation, which would mitigate the risk of delays to the overall project and consequential impacts on viability. Issues which can be explored would include archaeological appraisal, contamination and remediation as well as the relocation of utilities and services.

Also, a cleared site could provide opportunities for temporary public space and meanwhile uses, whilst proposals for the new centre are developed.

Why now?

We want your input on how we deliver the new facility and affordable home for the community and will be carrying out full consultation on the designs from now into 2024.

BUT - To make sure we can provide the facility as quickly as possible for you, once it is designed, the demolition application is being made now.

A demolition application now, saves time later.

This application will ensure that once we've worked with you on the designs for the new modern and affordable leisure and wellbeing facility, we will have the site ready for construction.

If approved, demolition would be completed by Summer 2024.

Demolition Application Process

We will be submitting an application for demolition of the existing building later this year.

Alongside the application, we will also be submitting a number of supporting documents which take into consideration and outline how the demolition process will deal with a number of areas which we know are of concern to residents, especially immediate neighbours of the site.

Below are some of the most relevant reports which are likely to be needed in relation to issues at site and dealing with issues which are of concern to residents:

- Heritage Impact Assessment
- Archaeology Report
- Recycling / Circular Economy Statement
- Demolition Environmental Management Plan
- Logistics Plan
- Health Impact Assessment
- Code of Construction/ Considerate Contractor Agreement
- Noise Report
- Dust Report
- Transport Statement
- Landscaping Scheme



St George Leisure Centre

Thank you and next steps

Thank you for attending this community engagement event about the future of the St George's Leisure Centre site.

We hope that you found the information presented and discussions you have had today useful.

As outlined on the boards, it is important to note that no decisions on the design of the future leisure centre and affordable homes have yet been made but that a demolition application now will save time in the future.

Leave your feedback

Your views matter to us and we would welcome your feedback on what you want to see as part of the new facility and any improvements which you would like in the area surrounding the site including St George's Gardens.

Please do fill in our feedback form available today at the event.

Project updates

You will be able to leave your details with the team through our feedback form, please note that you will have to opt in on the feedback form. This will mean your email address will go on to our database for this project and we will be able to keep you informed about the project including about our next consultation events, the planning application and during the build.

Next steps

We will be carrying out consultation on the designs into 2024 with further engagement events and through the Let's Talk Tower Hamlets webpage available at <https://talk.towerhamlets.gov.uk>

If you have any questions about the demolition application in the meantime, please contact Nazim Rahman on **0207 364 1143** or email at nazim.rahman@towerhamlets.gov.uk

If you have any general queries regarding the redevelopment of St George's Leisure Centre please contact: sglcredevelopment@towerhamlets.gov.uk

