

## **Item 6 (d) - White Oak Leisure Centre Residential Quarter, Swanley - Development Proposal**

The attached report was considered by the Cabinet, and the relevant minute extract is below:

### **White Oak Leisure Centre Residential Quarter, Swanley Development Proposal (10 February 2022, Minute 81)**

Members considered the report that gave an update on SDC's project to redevelop the White Oak Leisure centre complex in Swanley.

The Strategic Head of Commercial and Property advised that work on Phase 1, construction of the new leisure centre, had completed and was due to open on Saturday 12 February 2022. Phase 2, demolition of the existing leisure centre and provision of a new car park, had commenced. The report sought approval to proceed with Phase 3, the residential element of the scheme, which would include 81 new homes. A hybrid planning application was granted permission in October 2019. A full planning application was to be sought by July 2022 and, subject to planning being obtained, works could start on site early in 2023.

The proposed development aimed to provide:

- New homes including both flats and houses with private gardens
- Communal green space at the centre of the site
- Car parking
- Trees
- Enhancement of the urban fabric surrounding the new leisure centre

The Portfolio Holder for Housing & Health advised that both the Housing & Health, and Finance & Investment Advisory Committees had considered the same report, and in response to questions it had been confirmed that the initial 41 units that had been suggested were no longer financially viable. The Strategic Head of Property and Commercial explained that the cost and valuation assumptions needed to be revised to reflect current market conditions and site conditions.

#### Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That

- a) the viability issues associated with this site and endorses the development of a new residential scheme on this site which will

deliver 81 new homes, be noted;

- b) it be recommended to Council that the provision of £20,189,137 in the Capital Programme to deliver the scheme which was note be funded as noted in the Financial Implications, be approved;
- c) subject to Council's approval of the capital provision of £20,189,137 in the Capital Programme, Cabinet delegate authority to the Strategic Head of Property and Commercial and the Deputy Chief Executive and Chief Officer - Finance & Trading, following consultation with the Cabinet Member for Finance & Investments to undertake further detailed design and feasibility work and to proceed with the scheme subject to final scheme viability; and
- d) Cabinet delegate authority to the Strategic Head of Property and Commercial in consultation with the Deputy Chief Executive and Chief Officer - Finance & Trading and the Head of Legal and Democratic Services to submit a planning application and to enter into any necessary contracts to facilitate the development and construction of the proposed scheme in accordance with the Council's Contracts Procedure Rules and for the disposal of the residential units to be developed.