

Committee(s): Hampstead Heath, Highgate Wood & Queen's Park Committee	Date(s): 5 October 2022
Subject: A blueprint for the Parliament Hill Lido	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 3, 4, 5, 11, 12
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	To be determined
What is the source of Funding?	To be determined
Has this Funding Source been agreed with the Chamberlain's Department?	No
Report of: Executive Director, Environment	For Decision
Report author: Stefania Horne, Assistant Director	

Summary

This report sets out the high-level concept plan (appendix 1) for the Parliament Hill Lido, which will aim to ensure the facility continues to serve the needs of users and the local community, whilst increasing the value of the Lido for health and fitness. The Blueprint for the Lido will continue to be developed, following further engagement with Stakeholders.

Recommendation

Members are asked to:

- Agree the development of a blueprint for the Lido.
- Provide feedback on the high-level concept plan (appendix 1) and business plan (appendix 2).

Main Report

Background

1. Parliament Hill Fields Lido, located within Hampstead Heath, was opened on 20 August 1938. The Lido has been operated by the City of London since 1989. Designed by Harry Rowbotham and TL Smithson of the London County Council Parks Department, the Parliament Hill Fields Lido is almost identical to the Victoria Park and Brockwell Park Lidos.
2. In 1999 the Lido was listed as a Grade II building. It provides an unheated 60m long open-air swimming pool which is open 365 days a year, a small café, and a small sauna. A small-scale gym provider is currently licenced to operate within

the facility. Since 2005 there have been a number of building refurbishments on a phased approach and a stainless-steel lining was installed, a pioneering solution and first of its kind in Britain. In 2021 a proposal for improvements to the sun bathing terraces was approved as part of the planning process. The structure is generally ageing and in need of investment.

3. A Capital Project funding bid in relation to safety, access and security at the Swimming facilities was approved in 2021. A review of the existing layout at the Lido has been commissioned which focuses on identifying underutilised space, and improving the health, wellbeing and fitness offer at the Lido.
4. The Lido offers a number of activities and free swim session that add social value including to schools, refugees, NHS workers, BAME communities' mental health swim sessions. A successful triathlon club uses the Lido every Tuesday evening, and it hosts water polo sessions at the weekend, cold water swimming events and the annual Heath Duathlon.

A Blueprint for the Lido

5. The Parliament Hill Lido has underutilised space which could be utilised to support the swimming offer and provide additional health and fitness opportunities. It is important that the blueprint retains the main function of the Lido, as a cold-water swimming venue.
6. In 2021, 160,749 swims were recorded at the Lido and participation levels are broadly in line with similar Lidos. However, the Lido is still subsidised by the Heath's Local Risk Budget. The subsidy for 2021/22 was in the region of £400K. To support income generation, it is proposed to consider and create opportunities for health, wellbeing and fitness which complement the cold-water swimming offer.
7. A blueprint for the Lido will aim to ensure the facilities continue to serve the needs of users and the local community and increase the value of the Lido for health and fitness.
8. A high-level concept plan is attached in Appendix 1. This currently includes:
 - A circa 200 sqm health and fitness suite (capable of accommodating circa 40 stations). To be located in the southwest part of the site within part of the existing male changing rooms and adjacent storage facilities;
 - Two studio spaces to be located on the southeast part of the site within part of the existing female changing rooms and the education centre (assuming the education team can be adequately relocated, and this can be phased when a suitable location and investment is found);
 - The old basket rooms close to reception will be reutilised as staff offices and a shop. The use of individual lockers would continue;
 - New toilets and enhancements to changing facilities;
 - The café may be extended although this space is currently rented to an external operator.

9. The proposed changes were considered after a supply and demand analysis was carried out to assess latent demand and current health and fitness offers within a 1.5 miles catchment area. The analysis included demographics, Sport England Local Insight Tool, Index of Multiple Deprivation and the 2011 census. Further information is set out within an initial high-level business plan (appendix 2).
10. It is proposed for Officers to continue to develop a blueprint for the Lido, following further engagement with Stakeholders. The current plans, including the business plan, demonstrate some of the opportunities which need to be firmed up through further discussions and analysis. Further reports will be presented to Members at a future meeting to provide an update on the blueprint.

Corporate & Strategic Implications

11. The proposals outlined in this report contribute towards the achievement of the aims set out in the City of London Corporate Plan 2018-23: Contribute to a flourishing society, Support a thriving economy
12. The proposals outlined in this report contribute towards the achievement of the Hampstead Heath Management Strategy 2018-2028 Strategic Outcomes A: The Heath is maintained as a flourishing green space and historic landscape, B: Improved quality of life for Heath visitors and C: The Heath is inclusive and welcoming to a diverse range of visitors

Financial Implications

13. A Capital Bid funding application may be considered to support the development of the high-level concept plan. External funding opportunities will also be considered.

Resource Implications

14. Staff resources will need to be reviewed in line with a business plan that can highlight the revised usage of the Lido. If additional resources are required, they will be funded by the improved health and fitness offer at the Lido.

Climate Implications

15. The changes will not impact on the City of London's Climate Action Strategy, which was launched in October 2020. A key part of the strategy is conserving and enhancing biodiversity alongside reducing carbon emissions and any proposed changes will need to be in line with the strategy.

Legal Implications

16. Under article 7 of the Greater London Parks and Open Spaces Order 1967, the City Corporation may provide indoor and open-air facilities for sport and for any form of recreation whatsoever. Similarly, under section 19 of the Local Government (Miscellaneous Provisions) Act 1976, the City Corporation may provide such sporting and recreational facilities, whether indoor or outdoor, as it thinks fit. The Lido is a Grade II listed building, and any proposed changes will be subject to planning permission and listed building consent, as appropriate.

Risk Implications

17. Risks are monitored and recorded through the Hampstead Heath Charity Risk Register. Any risks arising from this proposal will be included in a project risk register.

Equality Implications

18. No impact.

Security Implications

19. Security implications are monitored and recorded through the Hampstead Heath Charity Risk Register.

Conclusion

20. This proposed high level concept plan (appendix 1) for the Parliament Hill Lido, sets out a number of proposed changes which will enable the Lido to improve the health and fitness offer for the local community.

Appendices

- Appendix 1 – High-level concept plan
- Appendix 2 – High-level business plan

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