

NEW ENERGY





NEW BUILDING: NEW LIFE

**SURREY CANAL SPORT HALLS
WILL BE A GROUND-BREAKING,
£40M, FOUR STOREY
INDOOR SPORTS COMPLEX.**

**THE LARGEST
COMMUNITY
SPORTS FACILITY
BUILT IN LONDON
SINCE CRYSTAL
PALACE IN 1964, IT
BRINGS NEW
ENERGY AND
NEW LIFE TO AN
AREA IN NEED
OF RENEWAL.**



**THE HALLS WILL BE
COMPLETELY ACCESSIBLE,
ACCOMMODATING 18,000 LOCALS
AND VISITORS EACH WEEK.**

**WE INVITE YOU
TO CONTRIBUTE
TO THE CREATION OF
AN EXCITING
NEW DESTINATION.**

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SURREY CANAL SPORTS FOUNDATION

Dear Mayor and Cabinet,

I am proud to chair the Surrey Canal Sports Foundation, a registered charity established to fund, build and run the Sport Halls, an exciting new £40m indoor sports complex at Surrey Canal in north Lewisham.

This will be London's largest indoor sports complex for community use to be built since Crystal Palace in 1964 and will be used by 18,000 people every week bringing enhanced opportunities to one of the poorer parts of the borough.

The facility, catering for a multitude of sports, will centre around a 3,000 seat arena that will showcase a variety of sports events including basketball, netball, boxing, gymnastics and table tennis, and will establish Lewisham as South London's premier indoor sporting venue.

The Sport Halls will be the new home of the Millwall Community Scheme, providing the Scheme with a new 4G pitch, as well as Lewisham Thunder basketball club, Fusion table tennis club and the London Amateur Boxing Association.

The Sports Halls will be at the heart of a wider £1bn regeneration scheme at Surrey Canal that will radically transform the opportunities available to the local community. This is a once in a generation opportunity to substantially improve sports participation and help address the health and well being of thousands of Lewisham's local residents.

This brochure highlights the intrinsic value of sport to Lewisham's ambitious vision for the regeneration of the north of the borough and its determination to make Lewisham "the best place in London to live, work, learn and play".

The Surrey Canal regeneration will be a 21st Century project to be proud of. The Foundation already has £12m in commitments from Sport England and the developer, Renewal. In advance of approaching companies and trusts for their financial backing, I would ask the London Borough of Lewisham to publicly and financially support this project and empower us to undertake further fundraising with renewed confidence and vigour.

Yours sincerely,

Steven Norris
Chair, Surrey Canal Sports Foundation

ARENA 4

- Boxing gym with three rings, weights, strength and conditioning area.
- 25m x 6 Lane swimming pool with disabled access, learner pool and spectator area.
- Fitness suite with 150 work stations, dance studios and a weights area.
- Changing rooms, office and teaching space.

ARENA 3

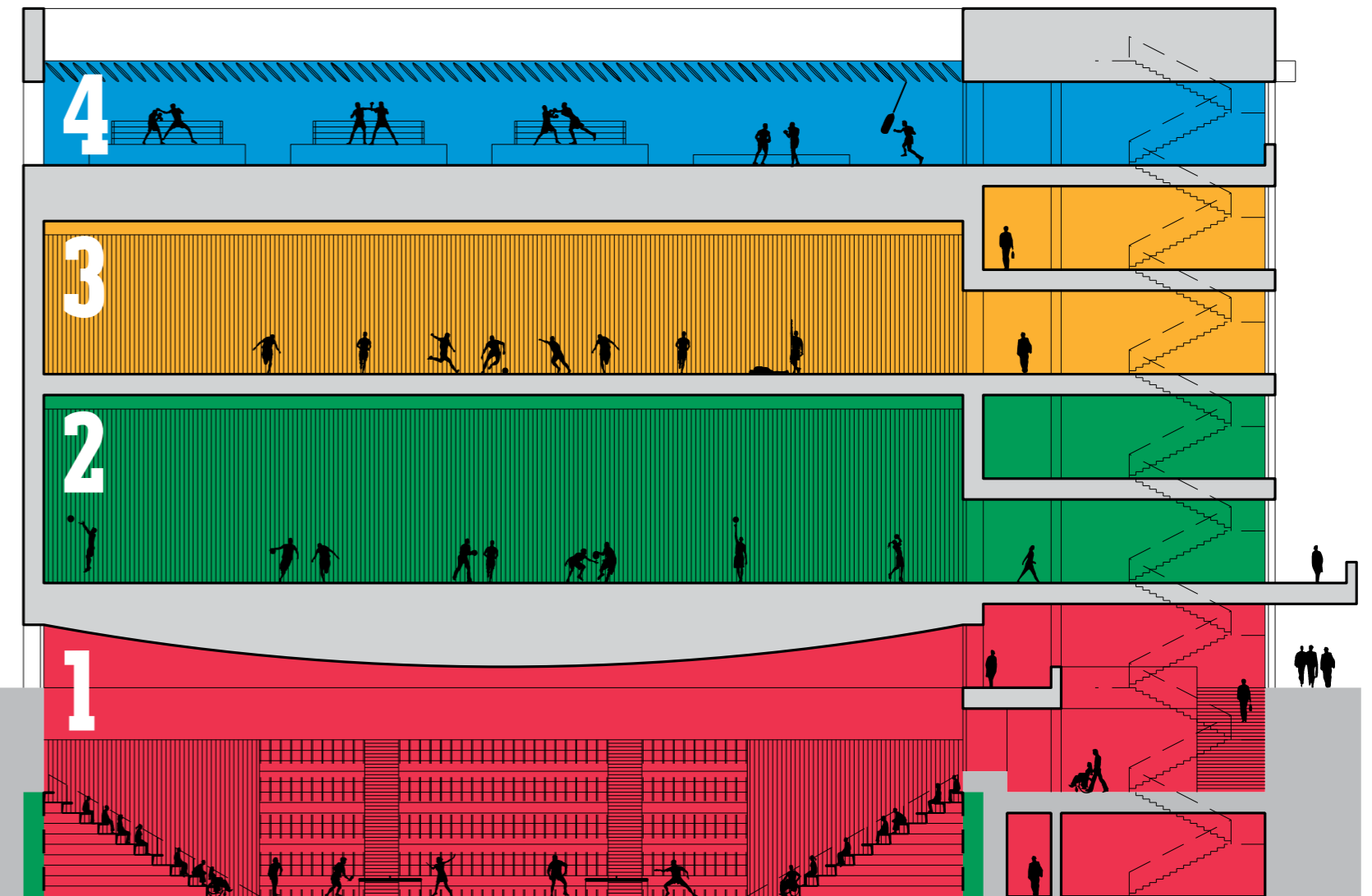
- 4G surface for football, touch rugby and hockey housing the Millwall Community Scheme.
- Changing rooms, office and teaching space.

ARENA 2

- 3 multi-use sports halls for:
- Up to 20 table tennis tables
 - Gymnastics area
 - Indoor cricket nets
 - Badminton, basketball, netball, volleyball
 - Changing rooms, office and teaching space.

ARENA 1

- 3,000 seat arena with retractable seating to host regional and national competitions for basketball, boxing, netball and table tennis.
- Converts into 3 sports halls when seats are not in use.
 - Changing rooms, storage, entrance foyer, café, crèche, sports shop, NHS Community health service, boxing museum, bar and climbing wall.



CROSS SECTION OF THE SPORT HALLS



“One of the great legacies from London 2012 has been the fantastic regeneration we have seen in East London and the world class sporting venues that will in the future be open to local people. The proposals by the Surrey Canal Sports Foundation look like another exciting development, using people’s engagement in sport as a way to regenerate another part of London and help deliver the very best sports facilities for all.”

Lord Coe
Olympic Legacy Ambassador



“I am excited that Surrey Canal will provide such a wide range of fully accessible facilities all in one place. With 18,000 predicted to use this facility every week we have a terrific opportunity to deliver Olympic and Paralympic legacy in one of the most deprived areas of London.”

Baroness Grey-Thompson DBE
Paralympian

MAIN ENTRANCE FOYER OF THE SPORT HALLS

SURREY CANAL'S RENEWAL

Surrey Canal is one of Lewisham's strategic sites for major regeneration. This area, on the fringe of Central London and served by 2 stations, has suffered from a lack of investment, yet possesses great potential.

The scheme will provide:

- 2400 homes (including 240 affordable homes)
- 2000 new jobs
- An iconic local and regional indoor sports complex
- A new station on the East London Line
- New bus routes
- A major new church to seat a 1200 strong congregation
- New facilities for the Millwall Community Scheme
- A 150 bed hotel with conferencing facilities
- A creative industries quarter
- A health complex specialising in sports injury and care in the community
- An improved setting for Millwall FC
- Improved permeability including walking and cycling links
- A business incubation centre
- Creche and nursery
- Improved park at Bridgehouse Meadows



NEW LONDON: NEW LIFE

"At a time when there is austerity in public finances, moving forward on regenerating such a crucial area is great news."

Alan Smith, Deputy Mayor for Regeneration, Lewisham



"The Surrey Canal project is a flagship regeneration scheme that will deliver real benefits for all residents."

Sir Steve Bullock, Elected Executive Mayor of Lewisham and Surrey Canal Sports Foundation Trustee

HOW THE FACILITIES WILL BE MANAGED

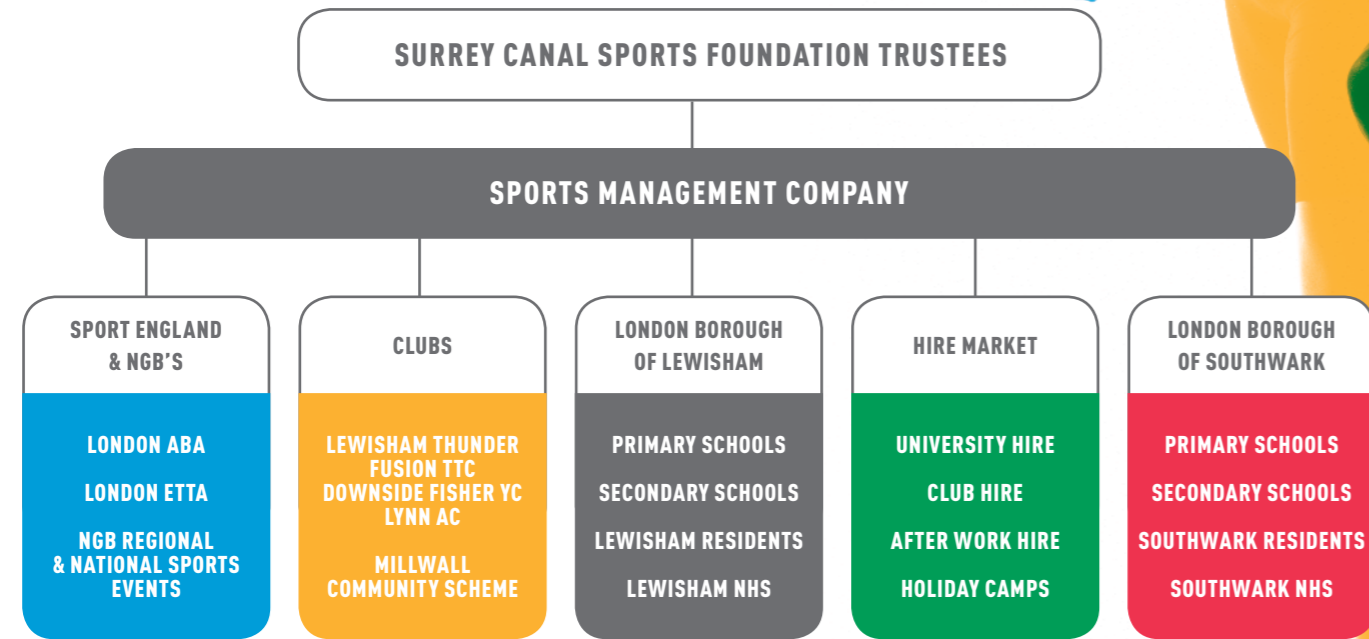
The Surrey Canal Sports Foundation (registered charity 1141811) was established in 2010 to safeguard the Sport Halls for community use.

The Foundation has a committed board of Trustees with varied successful backgrounds who can ensure these facilities are delivered and effectively managed.

The Trustees are tasked with raising the £40m capital required and fundraising annually for any shortfall in revenue funding.

The Sport Halls will be offered to both Lewisham and Southwark residents at the same rates as local authority sports centers. In addition to local residents, the facilities will be used extensively by local schools, sports clubs, National Governing Bodies of Sport (NGBs), universities, colleges and the hire market.

ORGANISATIONAL STRUCTURE:



NEW FOUNDATION: NEW LIFE

Board of trustees



Steven Norris,
Chairman



John Inverdale
Broadcaster



Baroness Tanni-Grey Thompson
Paralympian



Brendan Jarvis
Head of Real Estate, Europe, the Middle East and Africa, Barclays



Sir Steve Bullock
Mayor, London Borough of Lewisham



Councillor Peter John
Leader, London Borough of Southwark



Steve Backley
OBE, Olympian



Jordana Malik
Director, Renewal

A YOUNG AND DIVERSE POPULATION

- 1/3 OF PEOPLE ARE AGED 15-25 YRS OLD
- 1/3 OF PEOPLE HAVE NO QUALIFICATIONS
- 36% OF YOUNG PEOPLE ARE UNEMPLOYED
- 25% OF LOCAL CHILDREN ARE CLASSED OBESE

"This area has an established sporting pedigree, and the location and planned transport links mean that huge numbers of people will be able to use it and make the site sustainable for years to come."

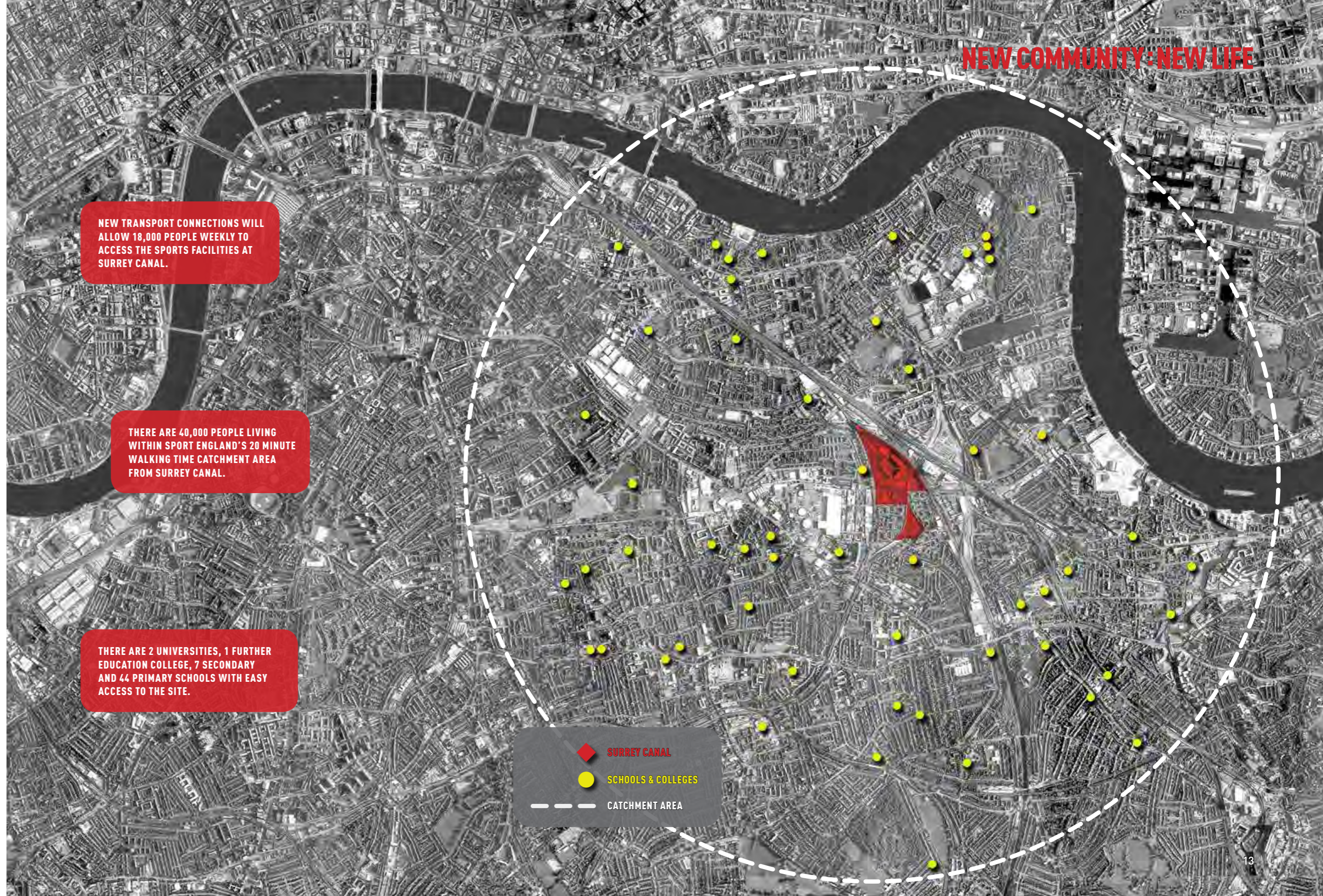
Charles Johnston, Director of Property at Sport England



Surrey Canal will be served by:

- a new London Overground station on the East London Line
- the existing national rail station at South Bermondsey
- 2 new bus routes: 1 linking to Lewisham town centre and 1 to Central London
- greatly improved cycling and walking routes

NEW COMMUNITY: NEW LIFE



NEW TRANSPORT CONNECTIONS WILL ALLOW 18,000 PEOPLE WEEKLY TO ACCESS THE SPORTS FACILITIES AT SURREY CANAL.

THERE ARE 40,000 PEOPLE LIVING WITHIN SPORT ENGLAND'S 20 MINUTE WALKING TIME CATCHMENT AREA FROM SURREY CANAL.

THERE ARE 2 UNIVERSITIES, 1 FURTHER EDUCATION COLLEGE, 7 SECONDARY AND 44 PRIMARY SCHOOLS WITH EASY ACCESS TO THE SITE.

- ◆ SURREY CANAL
- SCHOOLS & COLLEGES
- - - CATCHMENT AREA

SURREY CANAL CATCHMENT AREA AND LONDON CONTEXT

HEALTHY, ACTIVE CITIZENS

The sports offer at Surrey Canal was informed by a 'Needs and Demand' report commissioned from Neil Allen Associates by Renewal, Sport England and the London Borough of Lewisham. The report was informed by the London Boroughs of Lewisham Southwark, Sport England, NGBs and local Clubs.

The New Cross ward, home to Surrey Canal, is in the top 20% of the most disadvantaged wards in the UK. The Sport Halls will be at the heart of a determined drive to reach out into the surrounding community to encourage and support:

- active lifestyles, leading to a reduction in chronic illness
- healthy residents
- increased self esteem
- greater mental well being
- reduction of crime rates

The London Borough of Lewisham's report "Shaping Our Future: Lewisham's Sustainable Community Strategy 2008-2020" states that "Active, healthy citizens are a key priority - where the Council are committed to ensuring that people can actively participate in maintaining and improving their health and well being, supported by high quality health and care services, leisure, culture and recreational activities".

Supported by the NHS, programmes will aim to improve participation in sports by hard to reach groups and will combine sport with advice on fitness, nutrition and substance misuse.

NEW ENERGY: NEW LIFE

"I grew up in south London where I started playing basketball but due to a lack of facilities I had to travel some distance to attend training sessions I know this played a factor in that many people, including my friends, stopped attending regularly. Through my basketball clinics in south London, I have witnessed the immense talent the area has to offer. I fully support the development of such fantastic facilities to promote sport in south London; the area in which my career started."

Loul Deng, No. 9, Chicago Bulls, National Basketball Association, USA



"The Surrey Canal Sport Halls promise to be an exciting and innovative project that will re-energise the area and provide significant opportunities for the community to engage in sporting activity."

Paul Clark, Chief Executive Officer, England Netball

CLUBS AND ORGANISATIONS

NEW COMMITMENT: NEW LIFE

ON SITE:



Lewisham Thunder

Established in 2006 by former LA Laker's basketball star Steve Bucknall to harness Lewisham's wealth of talented young players, Thunder have exceeded all expectations culminating recently in their Men's U18 team being crowned National champions.

Lewisham Thunder recently moved to temporary premises at Surrey Canal in order to develop basketball in North Lewisham in preparation for their move to the new sports complex. Thunder's aim is to be a national British Basketball League franchise.

Since 2006 Thunder have grown a regular membership of 250 young people and have worked with 1000s of Lewisham residents delivering basketball in the community.



Millwall Community Scheme

The Millwall Community Scheme provides opportunities for the local communities of Lewisham and Southwark to take part in sport, learn new skills, improve their health and train for employment. The Surrey Canal Sport Halls will provide a purpose built new home, relieving them of the burden of maintaining a deteriorating building and allowing them to focus on supporting local residents.

FUSION

Fusion Table Tennis Club

Current National champions, Fusion are committed to moving onto site in 2014.

MOVING TO THE SPORT HALLS:



English Table Tennis Association

ETTA will base their London offices at Surrey Canal and have pledged a capital funding contribution.



Downside-Fisher Youth Club

The club will be relocating from its current home in Southwark and are committed to the new facilities. Founded in 1908 its members have included three world boxing champions Sid Smith, Terry Downes and Lloyd Honeyghan and two world title contenders Timmy Driscoll and Micky Cantwell.



Lynn Athletic Club

Britain's oldest amateur boxing club. Founded in 1892 it will also be relocating from its current home in Southwark. Its past members have included Danny Williams who famously beat Mike Tyson in 2004.



London Amateur Boxing Association

Along with two historic local clubs, the London ABA will base itself at Surrey Canal and establish a centre of excellence and a boxing museum at the Sport Halls.

CURRENT & FUTURE PROGRAMMES: BASKETBALL CASE STUDY

A programme of community participation for **EACH SPORT** will be driven by the Clubs and NGBs based at the Sports Halls.

Here is a Case Study of how Lewisham Thunder basketball club will drive community and team participation at the Sports Halls. Programmes marked with * are already happening at Thunder's interim home on the Surrey Canal site.

BASKETBALL CAMPS *

During school holidays Thunder will deliver camps starting at 8.30am with a healthy breakfast followed by morning and afternoon training sessions and supervised homework study. Healthy eating is a core theme alongside fitness, skills and fun. Thunder's last half-term camp attracted over 100 attendees aged between 8 and 18.

WHEELCHAIR BASKETBALL *

Already strongly established Lewisham Thunder will build on their current wheelchair basketball programme promoting the recreational and competitive aspects from grassroots to elite level. This sport is important for rehabilitation, increasing self esteem and significantly improving the quality of life for those with disability. Wheelchair basketball embraces those with a wide range of disabilities and all are encouraged to participate in a sport which is fully integrated into the Lewisham Thunder family.

FAMILY TO FAMILY EVENTS *

2 vs 2 competition consisting of a 9-week programme including lifestyle workshops and basketball coaching courses along with a day of fun basketball activities for young people to take part in with a chosen family member.

HOOPS4HEALTH *

Hoops4Health is the British Basketball League Foundation community programme, combining basketball coaching with practical healthy living advice for young people. Lewisham Thunder, supported by the NHS, will deliver this programme initially to 16 local primary schools with the aim of producing health conscious, talented basketball players.

NATIONAL LEAGUE TRAINING PROGRAMME *

Players will become a part of the National League programme which provides teams that compete in U14, U16, U18 boys and girls leagues.

COMMUNITY SESSIONS *

Lewisham Thunder provide community basketball sessions twice weekly for the 5-13 and 14+ age groups. These sessions encourage young people to take part without the initial commitment of playing for a team and have become increasingly popular with numbers attending rising to as many as 120 per session. The Sport Halls will enable this scheme to be expanded.

TRAINING & QUALIFICATIONS *

Lewisham Thunder will provide vocational courses for their members that lead to qualifications in refereeing; table officiating; coaching; health and safety; nutrition and sports psychology. As well as providing their members with life skills, this will also allow the club to develop by providing in house referees and officials. It is also envisaged that these opportunities will be extended to both parents and the local community.

PRE / POST SESSION STUDY CLUB *

Classrooms will be provided to encourage a supportive environment for homework.

WOMEN'S SESSIONS *

Lewisham Thunder will teach the basic technical elements of the game and encourage women to further their experience through more competitive sessions. These sessions will be co-ordinated to allow mothers to participate whilst their children are attending sessions.

MEN'S SESSIONS *

For +19 players Lewisham Thunder have a men's team that plays in the London Metropolitan league.

BOUNCE BACK TO FITNESS SESSIONS

These sessions would be aimed at new Mums wanting to lose baby weight and get fit in a fun way, with the added benefit of making new friends. There would be a crèche facility on site to support these sessions.

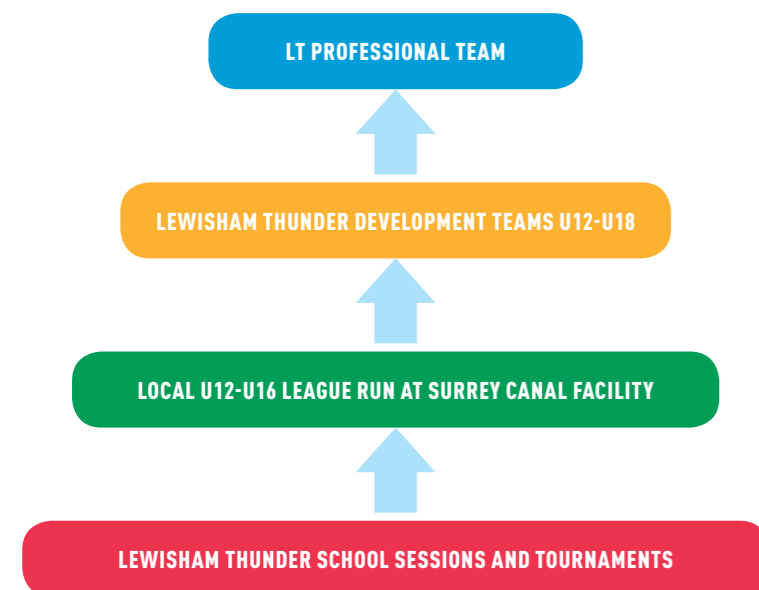
BABY BASKETS SESSIONS

These sessions intended for 3-5yr olds would provide completely age appropriate sessions aimed at developing physical skills in a fun and enabling environment.

SILVER SHOOTERS SESSIONS

Designed for those in the 55+ age group, these sessions would be planned to encourage either those new to basketball or those wishing to return to re-ignite their past skills.

HOOPS4HEALTH PROGRAMME:



NEW OPPORTUNITIES: NEW LIFE

THE SURREY CANAL SPORTS FOUNDATION IS UP AND RUNNING

In order to establish and grow sport at Surrey Canal, Lewisham Thunder and Fusion Table Tennis Club have accepted a rent free tenancy of a warehouse on site by the SCSF. This offer is worth £500,000 over a three year term and demonstrates the foundation's strong commitment to promoting sport in this area.

The new facility provides Lewisham Thunder and Fusion with:

- 2 basketball courts
- 16 table tennis tables & show court
- Changing rooms
- Canteen
- Offices
- Classrooms

£78,000 has been donated to the facilities by the NHS to enable Lewisham Thunder to deliver the Hoops4Health programme. Run in 16 local schools, Hoops4Health established a pyramid of participation by combining fun training exercises with educational sessions that teach children about balanced diets, cardiovascular health and substance misuse.

Contributions to the interim sports facilities so far include:

- £500,000 worth of rent free space for the next 3 years;
- £80,000 towards purchasing 2 x Basketball Courts and delivering the Hoops 4 Health basketball and healthy living programme;
- £10,000 of pro bono work by branding agency Thinkfarm;
- 200 Olympic Legacy spectator seats, from the London 2012 Aquatics Centre;
- Furniture from the London Borough of Lewisham.

Our aim is to get as many clubs as possible using the facilities and we have interest from:

- Luol Deng Foundation, Basketball
- Kings College University Basketball
- Lynn Boxing Club
- Left Hook Boxing Club
- Kaizen Kai Karate Club
- London Volleyball
- Padel Association

NEW MOMENTUM: NEW LIFE



LEWISHAM THUNDER IN ACTION

FUNDING REQUIREMENT

£40M
IS REQUIRED TO BUILD
THESE LANDMARK FACILITIES.

Commitments so far:

£10M
VALUE OF LAND DONATED
BY THE DEVELOPER RENEWAL.

£2M
PLEGDED BY SPORT
ENGLAND AS PART OF THEIR
STRATEGIC FACILITIES FUND.

CAPITAL REQUIRED TO DELIVER SPORT HALLS **£42,462,998**

OUTLINE COST PLAN	18,365 sq m	build cost	£33,245,623
		land donation	£9,217,375
	£ per sqm	%	
Demolition	27	1.3%	£425,000
Substructure	194	9.1%	£3,024,300
Superstructure			
Frame	172		
Upper floors	91		
Roofs	42		
Stairs	16		
External walls/windows/doors	258		
Internal walls and partitions	107		
Internal doors	16	33.0%	£10,979,534
Internal Finishes			
Wall finishes	49		
Floor finishes	127		
Ceiling finishes	45	10.4%	£3,449,809
Fittings & Furnishings	127	6.0%	£1,980,500
M&E Installation			
Sanitary & plumbing installations	70		
Mechanical installations	174		
Electrical services	110		
Gas installation	5		
Lift installations	22		
Protective installations	10		
Communication installations	57		
Specialist installations	65		
Builders work in connection	26	25.3%	£8,406,432
EXTERNAL WORKS			
Site works	12		
Drainage	15		
External services	14	1.9%	£643,662
Total build & site works			£28,909,238
Preliminaries @ 15%		13.0%	£4,336,386
Total current day fixed price (August 2013)	1,811	100%	£33,245,623

NOTES

The building costs have been calculated utilising industry norm pricing schedules.

The London Borough of Lewisham's support for the Sport Halls is key to unlocking contributions from other bodies who have expressed support.

- The London Borough Southwark have expressed support to the project.
- The GLA and Department for Culture, Media and Sport have both expressed support for the project.
- The English Table Tennis Association have pledged a capital funding contribution.

Once £20m has been pledged, Renewal and the SCSF will go ahead with the appointment of specialist sport architects for detailed design and submission of a detailed planning application.

NEW CAPITAL: NEW LIFE

INCOME & EXPENDITURE FINANCIAL SUMMARY

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5
Sports Income					
Arena 1	£748,400	£776,735	£800,965	£824,965	£856,991
Arena 2	£461,829	£473,509	£487,261	£504,388	£522,204
Arena 3	£650,421	£676,437	£700,113	£717,615	£731,968
Arena 4	£1,415,548	£1,488,960	£1,558,199	£1,630,875	£1,707,172
Sub Total	£3,276,198	£3,415,641	£3,546,538	£3,677,843	£3,818,335
Royalties @ 10%	£92,182	£95,393	£99,595	£101,961	£105,346
Total Income	£3,368,380	£3,511,034	£3,646,133	£3,779,804	£3,923,681
EXPENDITURE					
Staffing Costs					
Arena 1	£125,000	£127,500	£130,050	£132,651	£135,304
Arena 2	£137,361	£140,108	£142,910	£145,769	£148,684
Arena 3	£135,290	£137,996	£140,756	£143,571	£146,443
Arena 4	£857,506	£874,656	£892,149	£909,992	£928,192
Sub Total	£1,255,157	£1,280,260	£1,305,865	£1,331,982	£1,358,622
Other Costs					
Arena 1	£546,169	£561,953	£575,428	£589,492	£604,150
Arena 2	£499,962	£513,117	£524,798	£536,926	£549,498
Arena 3	£373,012	£383,629	£392,664	£402,081	£411,890
Arena 4	£508,721	£521,740	£533,764	£546,384	£559,512
Sub Total	£1,927,863	£1,980,439	£2,026,654	£2,074,884	£2,125,051
Total Costs	£3,183,020	£3,260,699	£3,332,519	£3,406,866	£3,483,673
Operational Surplus	£185,361	£250,336	£313,613	£372,938	£440,008
ANNUAL USER THROUGHPUT					
Number of Visits					
Arena 1	192,690	196,570	199,537	201,736	205,032
Arena 2	121,962	124,340	126,177	127,439	129,301
Arena 3	106,332	108,459	110,628	112,287	113,410
Arena 4	505,732	530,533	549,165	568,588	580,105
Sub Total	926,716	959,902	985,507	1,010,049	1,027,848
Total visits a week	18,534	19,198	19,710	20,201	20,557
Total Income per visit	£3.63	£3.66	£3.70	£3.74	£3.82

ASSUMPTIONS

Royalties are paid by the operator of the concessions 10%
 One management organisation will manage all elements of the sports facilities
 Programmes of use reflect a balance of casual and school use, club development and NGB usage
 Health and fitness will be a combination of pay and play and membership usage
 Pricing structure reflects Lewisham Local Authority and London market norms
 Income, expenditure and throughput has been benchmarked and is in line with industry norms and local evidence

MILESTONES

MARCH 2012

Outline planning granted – section 106 agreement signed

JUNE 2013

Lewisham Thunder move into interim facilities on site

SEPTEMBER 2013

LBL Mayor and Cabinet approve Council land sale to Renewal

DECEMBER 2013

Fusion Table Tennis move into interim facilities on site

2ND QUARTER 2014

£20m pledged and architects commissioned Fundraising continues

4TH QUARTER 2014

Detailed planning application

2ND QUARTER 2015

Detailed planning permission granted

4TH QUARTER 2015

Construction commences

4TH QUARTER 2017

Construction completed

4th QUARTER 2017

Surrey Canal Sport Halls open

“By supporting the Surrey Canal Sports complex with a capital contribution Lewisham will be setting an unprecedented example in delivering state of the art facilities for community and club use.”

Steve Norris, Chairman, Surrey Canal Sports Foundation



“Surrey Canal is one of the most deprived areas in the whole of London and urgently requires investment and support. With its proximity plus transport links to central London, and its young population, the area has great potential and the Surrey Canal Sports Foundation will be an important catalyst in regenerating the area.”

Brendan Jarvis, Head of Real Estate, Europe, the Middle East and Africa, Barclays & SCSF Trustee



NEW ENERGY

