

Great North Leisure Park & the leisure centre reprovision

Frequently Asked Questions (FAQs)

Updated 12.04.2023

Introduction

This Frequently Asked Questions (FAQs) document has been prepared to answer commonly asked questions with regard to the Great North Leisure Park and the leisure re-provision.

Please note that further information is available within the 'Important Links' section on Engage Barnet that may assist in answering any queries that you may have.

The council will review and update this FAQ document to ensure answers remain up-to-date and that any new questions are answered. If you have additional questions, please do not hesitate to contact us by emailing sport@barnet.gov.uk.

Finchley Lido Leisure Centre Engagement - Frequently Asked Questions

1. Who currently manages Finchley Lido Leisure Centre?

Finchley Lido Leisure Centre is currently operated by Better on behalf of the Council.

2. Is Finchley Lido Leisure Centre closing?

The leisure centre remains open and available to the public.

The Council is currently working with the developer, Regal London, who have recently acquired the long leasehold interest of the site, to provide a brand-new leisure centre.

3. Why is the council considering redeveloping Finchley Lido Leisure Centre?

The existing leisure centre was built in c.1995/1996 and is an ageing facility.

Redeveloping the facility will enable the council to deliver a modern and more sustainable facility with improved accessibility.

4. Would a new leisure facility be a like for like replacement?

The future facility mix has not been decided, a wide range of wet and dry facilities have emerged for consideration which will be further informed through public consultation engagement, alongside a future business case.

5. Why is the Council recommending the reprovision of Finchley Lido Leisure Centre at Great North Leisure Park instead of other locations, i.e. North Finchley Town Centre?

The Council undertook initial engagement activities between December 2022 and February 2023 to gauge views on the usage of the current leisure facilities, in addition to views on redevelopment and relocation. As a result, it is recommended that a proposed design and business case to be developed with a facility remaining at GNLP.

A summary report on the engagement activities can be located [here](#).

6. Has the Council considered any other locations other than Great North Leisure Park or North Finchley Town Centre?

The Council has carried out a review, which has concluded that there are no suitable sites owned by the Council in this catchment area that can accommodate the likely size of a new leisure centre.

7. What are the ownership and lease arrangements of Great North Leisure Park?

London Borough of Barnet is the freeholder of Great North Leisure Park and Regal London has recently acquired the Headleases from Landsec. The Council will retain its freehold of the entire site.

The map below provides an approximate extent of the leased area. The redline boundary shows the overall extent of the leasehold site purchased by Regal London which includes the current leisure centre and carpark (shaded in blue).



8. When will the decision be made about the reprovision of Finchley Lido Leisure Centre?

A report will be presented at the Council’s Policy and Resources Committee on 20 April 2023.

9. How will a new leisure centre be funded?

A new leisure centre is proposed to be funded by a development agreement with Regal London, the developer, in which, the Council (as the Landlord) will amend the lease terms in return for the developer to provide a new leisure centre with the premium generated from the proposed development.

10. What is the developer proposing for GNLP in addition to a new leisure centre?

GNLP has been identified by the Council in the draft Local Plan as suitable for residential development. The site provides the opportunity for high quality mixed tenure redevelopment with a range of commercial offerings.

Regal London will undertake extensive consultation ahead of any potential planning application submission.

11. What happens to the other existing entertainment and retail amenities at GNLP?

In the meantime, it is expected that all tenants of Great North Leisure Park will continue operate as normal.

Any proposals will be widely consulted upon and will likely include a range of commercial offerings alongside any residential proposals. At this stage, plans have yet to be made as to the precise mix onsite.