

Leytonstone Leisure Centre

Live Environment Refurbishment



Client: London Borough of Waltham Forest

Contract Value: £2.5 million

Contract Dates: Jul 2024 – Feb 2025

Description:

The Leytonstone Leisure Centre Refurbishment was a £2.5 million project delivered for the London Borough of Waltham Forest. Located in East London, the scheme involved a comprehensive upgrade of a 1970s-built, community-focused facility that remained fully operational throughout the 60-week programme. Serving over 2,000 visitors per week, the centre continued to host a wide range of activities including swimming lessons, elderly fitness classes, and rehabilitation programmes during construction.

Scope of Works:

- Removal of defective RAAC roof panels
- Installation of 3,000m² insulated Langley roofing
- Over 20 tonnes of structural steelwork installed
- Full mechanical and electrical (M&E) upgrades
- Installation of 230 solar PV panels
- Interior refurbishment of changing rooms, offices, and communal areas

Key Challenges & Lessons Learned:

Live operational environment: The centre remained open to the public throughout, requiring careful phasing, zoning, and innovative enabling works such as crash decks to allow overhead construction while maintaining safe access below. Out-of-hours work was scheduled for disruptive tasks, and temporary rerouting of customer flow ensured minimal disruption.

Effective stakeholder engagement: Daily coordination with centre staff, weekly stakeholder meetings, and clear public communication through signage, newsletters, and online updates helped maintain transparency and trust. Talks at a local primary school also promoted site safety awareness.

Programme Success:

The project was completed on time and within budget, with zero reportable incidents and no unplanned service downtime. All leisure centre functions remained available throughout the works. Over 10 phased handovers allowed the client to progressively occupy completed areas. Weekly progress tracking and countdown programmes ensured alignment with key milestones. Feedback from the client and users highlighted minimal disruption and a significant improvement in energy efficiency and user experience post-completion.

Feedback from the client and user groups highlighted minimal perceived disruption and a noticeable uplift in energy efficiency and user experience post-handover.