



DERBY CITY COUNCIL

COUNCIL CABINET
5 JUNE 2007

ITEM 6

Cabinet Members for Children and Young People and Personnel,
Performance and Economic Development

Gayton Swimming Pool

SUMMARY

- 1.1 The swimming pool on the Gayton Junior School site is in very poor condition. The structural engineer's report has confirmed that, without considerable work, the pool and changing rooms will need to be closed at the end of July 2007. As the structure will be unsafe in high winds, provision will need to be made for demolition.
- 1.2 The cost of a replacement pool has been estimated as at least £3m. No funding has been identified for this. It would be a poor use of public money to fund temporary solutions which only postpone the closure.
- 1.3 The Council has certain obligations under its lease with the Community Association, which occupies part of the building.
- 1.4 Subject to any issues raised at the meeting, I support the following recommendations.

RECOMMENDATIONS

- 2.1 To close the Gayton swimming pool from July 2007.
- 2.2 To demolish the whole building, comprising the pool, changing rooms and, subject to negotiation with the Community Association, the community centre.
- 2.3 To amend the swimming programmes at Queen's Leisure Centre and Moorways Sports Centre to ensure that pupils displaced from Gayton can receive their curriculum entitlement from September 2007.

REASON FOR RECOMMENDATIONS

- 3.1 The building has reached the end of its useful life. It cannot remain open safely without significant additional expenditure, which would be better targeted at improving other sports provision within the city in line with the overall sports strategy.
- 3.2 Capital funding within the Council is limited. The schools capital programme has less than £0.5m available for the whole of the remainder of the 2007/08 financial year. Corporate funding is similarly restricted, and there is a major maintenance backlog across all Council services.
- 3.3 The pools at Queen's Leisure Centre and Moorways Sports Centre are able to accommodate the pupils displaced from the Gayton Pool.



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Report of the Corporate Directors for Children and Young People and
Corporate and Adult Social Services

Gayton Swimming Pool

SUPPORTING INFORMATION

- 1.1 The swimming pool at Gayton Junior School in Littleover was opened in 1978. It comprises a pool 15m long, 7m wide and 1m deep with changing rooms. A community lounge and bar are attached – these are leased to the Trustees of Gayton Community Association. The remainder of the building is part of the school site and is managed by the school governors.
- 1.2 Gayton pool is used by several other schools in the area – principally Ridgeway Infant School, St George's Catholic Primary School, St Peter's Church of England (Aided) Junior School and Grampian Primary School. As well as the Gayton Swimming Club, a number of other groups use the pool, including the Community Club and an Autistic Group. There are sessions for OAPs and "ducklings", and splash parties.
- 1.3 The poor condition was highlighted in September 2005 and a more detailed survey was carried out in April 2006. This identified significant problems with the structural frame of the swimming pool and the general structure of the timber framed changing room building. The current view is that it would not be economically viable to repair the building and consequently a closure date of July 2007 was proposed. However, if regular inspections showed further faults, surveyors would insist on immediate closure. It is already closed in certain weather conditions. A further survey carried out in December 2006 by different consultant structural engineers confirmed the findings of the original survey.
- 1.4 The only way to ensure a long term future would be to replace the pool. The school and the Council have not had sufficient capital funds to carry out major structural improvements and have therefore only been able to fund minor maintenance and improvement.
- 1.5 Following the initial survey, the school commissioned options for replacement. The projected costs of a new facility at one of the three local schools ranged from £3.04M to £3.4M, depending on site and inclusion of a crèche facility, but without a community lounge. No funding has been identified for this, and the Lottery, for example, is unlikely to support replacement projects.
- 1.6 Council Cabinet, at its meeting of 19 December 2006, agreed to set up an all party working group, with 2 members from each of the political groups. This has met twice, and there has also been a public meeting at the school.

- 1.7 The swimming pool building is in poor condition with significant areas of rot to the timber structure and corrosion to the supporting steel frame and connecting fixings. The changing rooms are timber framed Vic Hallam construction and are also in poor condition, with all window frame panels requiring replacing, repairs needed to most elements. The entrance annex and boiler house areas are described in the report as showing severe structural distress. Because of the nature of the construction, the buildings would have to be substantially dismantled to allow the replacement of structural members. The second engineer's report estimated the repair costs at £800,000, excluding any works to the pool itself, and these would only extend the life of the buildings by three to five years.
- 1.8 The community building and changing rooms are part of the same building and interdependent in terms of repair. The community part of the building, though in better condition than the changing rooms, is also in poor condition.
- 1.9 A routine structural inspection of the swimming pool and changing rooms was carried out on 4 May by the Consultant Structural Engineer. This revealed no further major issues but there was some deterioration in the finishings, for example wall tiles.
- 1.10 The engineer has confirmed that, without considerable work, which is not considered economically viable, the pool and changing rooms will need to be closed at the end of July, their remaining open in the meantime being subject to inspection and no significant further deterioration (see also below). The changing room is part of the same building as the community centre, though the community part of the building is in better condition than the changing rooms. The school has had a copy of the engineer's routine inspection report.
- 1.11 The engineer had suggested a more intrusive, detailed survey costing approximately £20,000 including scaffolding and draining the pool. However, in his opinion, this will only confirm what is known or suspected about the pool and therefore it is not advisable to carry out this survey.
- 1.12 In the absence of available funding for a replacement pool, there appears to be no alternative but to close the pool from July 2007. Should the pool be closed, provision will need to be made for demolition, as the structure may be unsafe in high winds. The estimated costs of this would be in the region of £50,000 for the pool and changing room, or £70,000 for the whole building. If the swimming pool and changing room building only were demolished leaving the community centre in place, then the additional cost for a new gable end would be £15,000.
- 1.13 One of the factors to be considered in making this decision is the location of swimming provision in the city as a whole. On 14th June 2005 Cabinet endorsed the Sports Facility Strategy produced by the leisure consultancy Strategic Leisure Limited. The Sports Facility Strategy investigated the supply and demand for indoor and outdoor sport facilities including swimming pools. The strategy highlighted that the key issue for swimming provision in Derby related to the existing quality of swimming provision rather than quantity. The strategy recommends that the two major public swimming facilities provided at Moorways Sports Complex and Queens Leisure Centre are either refurbished or replaced. Together both pools accommodate 90% of all school swimming, with over 2000 children moving through the school swimming programme each year and over 10,000 attending the 'Aqua mark' accredited City Council 'Learn to swim' programme.

- 1.14 Gayton School currently has mixed usage in terms of school swimming, learn to swim, club use and other community use programmes. The school has estimated that approximately 970 pupils and customers use the pool during the week. The displacement of school swimming, if Gayton swimming pool had to close, could be accommodated in the existing public swimming pool provision by revising the existing swimming programme at both the City Council swimming pools.
- 1.15 The future of Gayton swimming pool needs to be considered alongside:
- The development of the university pool at Mickleover.
 - The contribution of Woodlands School swimming pool and Building Schools for the Future Programme.
 - Any plans the Council has in developing a 50 metre pool as part of the redevelopment of Moorways Sport Complex, which would bring increased water space significantly above national requirements.
 - The ability to afford and sustain future provision and secure investment.

It is, therefore, a better use of resources to concentrate provision at the two main full-sized pools.

- 1.16 The Council has a lease with the Community Association for the part of the building not occupied by the pool and changing rooms. The legal implications are set out in Appendix 1.

OTHER OPTIONS CONSIDERED

- 2.1 The engineer has suggested that a temporary solution may be possible, extending the pool's life by two to three years. This would be achieved by inserting steel channels with a translucent sheet below, under the existing arched frame. Whilst no detailed costings have been carried out, the cost of this is likely to be in the region of £70,000 to £75,000, including removing and refixing services and repairs to changing rooms. This solution would also restrict access at one side of the pool. Two-monthly inspections of the structure, costing in the region of £250 per visit, would need to continue with a risk that the pool/changing room may have to close in the event of sudden unexpected deterioration of components. This solution is not felt to be the best use of public money if closure is still necessary at the end of the period.
- 2.2 An estimate of £47,000, subject to final survey, has been obtained from Oxford Pool Enclosures Swimtex Ltd, who erected the pool enclosure at Hilton School. This enclosure has a powder coated aluminium frame with lift up sides. Their estimate for this structure, adjoining the existing changing room, excludes the costs of:
- demolition of the existing pool enclosure
 - foundations
 - treatment of abutment with changing rooms
 - removal of asbestos containing materials
 - renewing/reinstating plant and lighting
 - essential repairs to changing rooms
 - fees.

- 2.3 The Company has written to the Council's Building Control Section enquiring about 'generic' building regulation approval, but no application has been submitted and it is unclear at present whether or not a heated pool enclosure of this nature would receive approval. Whilst a small number of these enclosures have been erected at schools, they are essentially a 'domestic' structure. Whilst no detailed estimate of this solution has been carried out, the total costs may be in the region of £150,000, should building regulation be obtainable. The changing room repairs would extend their life by only two to three years. The work at Hilton has been strongly advocated as a solution by the user group.

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Background papers: Reports to the Gayton Pool Working Group
Surveyors' reports

List of appendices: Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 The costs of demolition are set out in paragraph 1.12. These are estimated at between £65,000 and £70,000 depending on whether the community centre is demolished as well as the pool and changing room.
- 1.2 The schools capital programme, funded by the DfES, has less than £0.5m unallocated for the whole of the remainder of the 2007/08 financial year. The priority for its use has to be to keep schools open in line with the Council's obligation to provide education in maintained schools. Corporate funding is similarly restricted and there is a major maintenance backlog across all Council services. It is proposed that these costs would be met by equal contributions from schools capital and corporate maintenance funding.
- 1.3 If closure or demolition takes place, then the Council may incur legal or compensation costs as a result of its lease obligations to the Community Association. These have not been quantified.

Legal

- 2.1 The community centre and store area are leased to the Association for 10 years from 1 April 2003. The lease includes the right to book the adjoining pool (and use the changing rooms) with preferential booking rights on one night per week. There are exceptions to their use rights for when the pool is closed for essential maintenance, is dangerous or otherwise unavailable for unavoidable reasons.
- 2.2 The Council has covenanted to keep the pool and changing rooms in good repair and safe to use during the lease period. The Association has also covenanted to keep the Centre in good repair and condition.
- 2.3 There is a risk that a breach of the repair obligations may result in legal action, though what is required to remedy the current problems most likely goes beyond repair and would therefore be outside the covenant. There is no budget provision to deal with a claim for breach of covenant. There will be a need for negotiation with the Community Association over the demolition of their part of the building in view of the lease.

Personnel

3. The school employs a teaching assistant as a swimming instructor. It is, therefore, for the school's governing body to determine whether the employee can be redeployed within the school. It is the Council's understanding that this will be possible.

Equalities impact

4. It is a requirement of the Key Stage Two curriculum that pupils should have swimming lessons. As noted in paragraph 1.14, the other swimming pools in the city will be able to accommodate the pupils displaced from Gayton.

Corporate priorities

5. The priority of "giving you excellent services and value for money" means that scarce resources need to be targeted towards developments which will be of most benefit to the city as a whole.

