



DERBY CITY COUNCIL

**CORPORATE POLICY AND ECONOMIC
DEVELOPMENT CABINET MEMBER
MEETING
15 OCTOBER 2008**

ITEM 6

Report of the Corporate Director of Corporate
and Adult Services

GAYTON SWIMMING POOL

SUMMARY

- 1.1 The Court judgement requires the Council to carry out such works as to put and keep the Gayton Pool and changing rooms in good repair and to reach agreement with the Community Association by 18 October 2008 to avoid the need for the Court to appoint an 'expert' to determine the works necessary. Further detailed work on possible options has now been carried out and the best option is to replace the whole of the building and changing rooms with a new building detached from the Community Centre. The estimated cost of this proposal is in the region of £1 million.

RECOMMENDATION

- 2.1 To approve the replacement of Gayton Pool with a new facility at an estimated cost of £1 million

SUPPORTING INFORMATION

- 3.1 Initial feasibility studies looking at various options for the remedial work to Gayton Pool have now been completed by our engaged consultants Faithful and Gould.

Options considered

- 3.2 **Refurbishment of the existing pool cover (building):** This option has been discounted as any substantial work to the pool building would require Building Regulation approval and compliance, particularly with Part L, would be difficult to achieve. The option would only provide a short term solution, is likely to be unsightly and is unlikely to be accepted by the Community Association.
- 3.3 **Construct new pool cover and new changing facilities, retaining existing pool tank:** This option provides for a new purpose built structure detached from the Community Centre. This option has been discounted as retaining the pool tank would compromise the design of the building on what is already a tight site and specialist protective measures would be required to the pool tank during construction.

3.4 **Construct new pool cover, link block and retain and refurbish existing (Vic Hallam) changing rooms:**

This was thought to be the most appropriate option when budget provision of £600 000 was made in July 2008. However, although refurbishment would extend the life of the changing rooms, further on-going maintenance is likely to be necessary and it is likely that major refurbishment/ renewal would be required within the life of a new Pool building. The estimated cost for this option is £726 000. Costs have increased from the original budget estimate of £600 000 partly because of the need to:

- rebuild the link block (only the changing rooms, part of the original Vic Hallam building attached to the community building, and the pool tank would be retained) and as a consequence renew the plant
- accommodate disabled changing and toilet provision.

There are a number of other potential issues with this solution:

- the existing pool tank, to be retained, would bring similar construction difficulties as outlined in 3.3
- lifecycle including on-going maintenance costs will be higher for the retained changing rooms
- the pool tank may prove to be a problem
- the connection of new to existing pipework serving the pool would create a weak point and on-going maintenance issues
- because of the need to accommodate disabled toilets, the building footprint will have to change and this may cause planning issues
- the Community Centre fire escape will continue to be through the pool building.

3.5 **Construct a completely new detached building, including pool tank and changing rooms**

This option is based on a pool of the same size as the existing, 15.5 m x 7.0m x 900mm deep. The overall building plan is approximately 50m² larger than the original footprint to provide a better layout, disabled changing and toilets, larger plant and reception rooms. The building will be detached from the existing Community Centre. Options for the construction are:

	Form of construction	Estimated costs £
1	Traditional: brick/block walls with steel trusses and tile roof.	1 035 000
2	Scape Technology (formerly CLASP) 2a) steel frame brickwork clad, metal profile curved roof 2b) as 2a but with prefabricated wall panels	910 000 940 000
3	Pinelog (Timber framed construction)	905 000

3.6 All of the above costs are budget estimates. It may be possible to reduce the costs as the design develops, depending on such issues as management (requirement for office/ reception).

Programme

- 3.7 Design and construction time is likely to be in the region of at least 12 months depending on the option selected, and the procurement route chosen. The timetable for the works has to be agreed with the Community Association

Consultation with Community Association

- 3.8 Preliminary discussions to discuss options available are to be held with the Community Association between this report being written and this meeting. The outcome of these discussions will be reported orally at the meeting.

Recommendation

- 3.9 Because of the uncertainty of the lifespan of the retained Vic Hallam changing rooms, pool tank and associated plant/pipe work and the other issues identified in the report, the most appropriate and value for money solution is considered to be the new build option outlined in paragraph 3.5.
- 3.10 Of the new build options, Pinelog guarantees their structure for 10 years. It is proposed that this option is discounted because of the potentially lower lifecycle costs of more traditional structures and that the traditional / Scape options are further developed. The Scape option has lower estimated construction cost and potentially shorter procurement time than traditional construction. Current projects using current Scape technology can be visited if required.

Management

- 3.11 Options for the management of the Pool are under discussion. These will be targeted at maximising the use of the Pool to provide a sustainable facility, whilst meeting the lease obligation to the Community Association.

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Background papers:	Faithful and Gould options report
List of appendices:	Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 Cabinet approved that £600 000 be allocated for the repair of the pool at the 29 July 2008 meeting. This cost was based on retaining the existing pool tank and changing rooms. As detailed in the preceding paragraphs, the best option is to replace the whole facility at a cost of around £1 million. The additional £400,000 can be funded from unsupported borrowing released by the failure of the Heritage Lottery Fund application for the Silk Mill. The Council had set aside £1.187m in 2009/10 and £1.188m in 2010/11 as match funding towards this project. It is clear now that, with the failure of the Lottery bid, this scheme will not proceed within the planned timescales. There would still be £1.975m of Council funding potentially available to contribute to a revised future scheme for the Silk Mill, subject to a new business case being submitted and approved and the overall capital programme being affordable.

Legal

- 2.1 The work is necessary to meet the terms of the Court Order

Personnel

- 3.1 None

Equalities Impact

- 4.1 The new building will provide improved facilities for disabled people, including changing and toilet facilities.

Corporate objectives and priorities for change

- 5.1 The proposal supports the corporate priorities **make everyone proud of our neighbourhoods, leading Derby towards a better environment** (the new building will be much more energy efficient than the previous facility) and **help everyone to be healthy, active and independent.**