

RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO POLICY AND FINANCE COMMITTEE

DECISION

Agenda Item No 12

meeting date: 6 SEPTEMBER 2016
title: REFERENCE FROM COMMITTEE – THE REDEVELOPMENT OF
RIBBLESDALE POOL CHANGING ROOMS AND RECEPTION
submitted by: DIRECTOR OF RESOURCES
principal author: LAWSON ODDIE

1 PURPOSE

- 1.1 To consider a reference from Community Services Committee with regard to a potential loss of £70,000 income to Ribblesdale Pool as a consequence of the capital scheme to redevelop the changing rooms and reception

2 BACKGROUND

- 2.1 Service committees manage their services within the budgets agreed at the beginning of the financial year. The budget was approved by Special Policy and Finance Committee on 9 February 2016 and by Full Council on 1 March 2016.
- 2.2 Any revenue or capital expenditure over and above what has already been approved must be agreed by this Committee.

3 CAPITAL SCHEME FOR THE REDEVELOPMENT OF RIBBLESDALE POOL CHANGING ROOMS AND RECEPTION

- 3.1 This scheme was added to the Capital Programme outside the normal budget process to take advantage of a potential Sport England grant of £150,000 towards a total scheme of £209,000. Upon approval the remaining £59,000 was to be financed by the council using earmarked reserves.
- 3.2 The capital scheme originally anticipated that the redevelopment works would be completed over the usual scheduled closure during the Christmas period and consequently indicated little or no revenue impacts.
- 3.3 Following more detailed assessment it became apparent that the scheme could not be completed in the originally anticipated timeframe and instead may take 3 months. The potential revenue impact, particularly from lost income due to the extended closure period, was calculated to be in the region of £70,000.

4 COMMUNITY SERVICES COMMITTEE 23 AUGUST 2016

- 4.1 Community Services Committee considered a verbal update to an information report on the capital scheme for the Redevelopment of Ribblesdale Pool Changing Rooms and Reception (Information report attached at Annex 1).
- 4.2 The verbal update provided to members was to inform them of an anticipated revenue impact from the capital scheme due to the newly anticipated contract timeframe which would result in closure of the facility for three months.
- 4.3 Alternatives for keeping the facility open were discussed at Community Services Committee. This was with an appreciation that whilst this would be at a cost, it would help mitigate the revenue impact of the scheme. Furthermore, enabling the facility to continue in use would avoid potential loss of customers to other facilities in the surrounding area.

- 4.4 At its meeting, Community Services Committee resolved that committee:
1. *Refer to Policy and Finance Committee the potential loss of £70,000 income to Ribblesdale Pool during the redevelopment works; and*
 2. *Ask officers to examine carefully the options available for temporary changing accommodation with a view to keeping access open if financially, technically and safely possible.*
- 4.5 An update on the latest progress in reviewing options available for temporary changing accommodation will be provided to members at the meeting

5 RECOMMENDED THAT COMMITTEE

- 5.1 Consider the potential loss of £70,000 income to Ribblesdale Pool during the redevelopment works, being mindful of the further recommendation from Community Services Committee for officers to look at options available for temporary changing accommodation

HEAD OF FINANCIAL SERVICES

DIRECTOR OF RESOURCES

PF52-16/LO/AC
BACKGROUND PAPERS:

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No.

meeting date: 23 AUGUST 2016
title: THE RE-DEVELOPMENT OF RIBBLESDALE POOL CHANGING ROOMS
AND RECEPTION
submitted by: JOHN HEAP, DIRECTOR OF COMMUNITY SERVICES
principal author: MARK BEVERIDGE, HEAD OF CULTURAL AND LEISURE SERVICES

1 PURPOSE

- 1.1 To outline the work planned for Ribblesdale Pool which will require a closure to complete.
- 1.2 Relevance to the Council's ambitions and priorities:
 - Council Ambitions – Ensure access to services is available to all.
 - Community Objectives – The areas identified in the Community Strategy include; Health and older people, Facilities, Education and Economy, and Community Safety. Projects supported through Arts Development may contribute in partnership towards these core areas.
 - Corporate Priorities – To help make people's lives safer and healthier.
 - Other Considerations – To ensure the building stock is maintained in a suitable manner for the users of the facility.

2 BACKGROUND

- 2.1 Ribblesdale Pool was first opened in 29 April 1972 and, since that time, has had various improvements and renovations carried out (the last being in 2000, which saw a refurbishment of the changing rooms - cubicles, lockers, and tiling). However, these areas are now dated. The fabric itself, such as the tiles, has reached the point where cleaning alone cannot restore its original brightness.
- 2.2 The Council applied for, and has been granted, £150,000 from Sport England, to which the Council is adding £59,000 to give an overall budget of £209k. This will enable a comprehensive refurbishment of the changing rooms and foyer area to be completed.
- 2.3 The tiled floor in both changing rooms will be replaced with a vinyl-type surface, and lockers and cubicles will be changed. As a new £1 coin is imminent, the locks will be adaptable to the new coinage. A suspended ceiling and new lighting will also be installed.
- 2.4 In addition, the facilities for disabled people will be significantly improved, with two new changing rooms created. These will accommodate carers, if needed, with direct access to the poolside.
- 2.5 The location of the reception desk will also be changed, and the vending area increased.
- 2.6 The work will be designed, planned, and overseen, by the Council's own Engineering Services team. Tenders for the work are being sought from suitable contractors.

3 ISSUES

- 3.1 To carry out this extensive work will require a closure of approximately three months, starting on 5 December 2016. Apart from the pool hall and staff room, the building will be out of bounds to everyone, bar the contractor.
- 3.2 Options for providing alternative changing accommodation to maintain general public access to the pool have been explored, including: building a temporary walkway from the pool to the football changing rooms; hiring-in temporary changing rooms and linking them to the pool hall. Whilst all are viable, the cost of doing this work would be in excess of £25k; this would then reduce by an equivalent amount the scope of the work which can be carried out in the building. Consequently, they have not been deemed viable within the budget provision.
- 3.3 The clubs which use the pool have been contacted, and it is planned to give them limited access on the basis that they will have no changing accommodation, and only portable toilets to use. Because the clubs are preparing for competitions in the period following Christmas, they need to keep training, and are prepared to accept the limitations of the service in order to keep training. An adjustment on their normal hire fee will be considered, to reflect the reduced service standards available.
- 3.4 All staff unable to work at the pool because of the refurbishment will be fully utilised elsewhere in the Council.

4 RISK ASSESSMENT

The approval of this report may have the following implications:

- Resources – There is £209k available for the project which will make cost control critical to ensure the work is brought in on-budget. The primary risk is, once refurbishment work commences, problems arise which will have to be addressed. Although a small contingency is allowed for in the budget, the capital sum available does not allow for significant extras.
- Technical, Environmental and Legal – The material removed will be recycled in accordance with recommended guidelines.
- Political – none
- Reputation – This is the Council's primary leisure facility, therefore, if the project runs over time, it will lead to dissatisfaction from users, and impact on the reputation of the Council. The closure itself will be problematical for users; however, the work is so extensive a partial closure would not work for the general public.

5 CONCLUSION

Ribblesdale Pool is a popular and well-used facility that is showing signs of wear and tear. Its original layout does not provide for 21st century requirements regarding provision for people with disabilities. The Council's investment, along with the 3:1 contribution from Sport England, should secure the continued provision of high-quality facilities for years to come.

MARK BEVERIDGE
HEAD OF CULTURAL AND LEISURE SERVICES

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

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