

TONBRIDGE & MALLING BOROUGH COUNCIL

COUNCIL

10 August 2005

**Report of the Director of Leisure, Cabinet Members for
Leisure Facilities, Culture & Youth and
Resources & Capital Projects**

Part 1- Public

Matters For Decision

1 TONBRIDGE SWIMMING POOL (TSP) – OUTDOOR POOL REMEDIAL WORKS

Summary

Following consideration by the Leisure Facilities, Culture and Youth Advisory Board (LFC&YAB) Council is requested to endorse the recommendations agreed by the Board and the preferred option to remove the existing finish, screed and render at the TSP outdoor pool, and apply a new render/screed and new ceramic tiling. This matter is brought forward to this special meeting to facilitate the works being progressed on an urgent basis during the autumn/winter closure period at TSP.

1.1 Background

- 1.1.1 Members are requested to refer to our detailed report and annexes submitted to the meeting of the LFC&YAB on 19 July 2005, which were circulated previously, and bring these papers to the meeting if appropriate.

From those papers Members will be aware of the problems being experienced at the TSP outdoor pool, and the action taken to date.

1.2 Proposed Remedial Works –Consultant’s Report

- 1.2.1 S&P Ltd have been appointed as specialist consultants and they reported to the LFC&YAB on the options for the proposed remedial works. S&P Ltd identified four options, and recommended adoption of option 4 – to remove the existing marbeline finish, screed and render back to the existing pool concrete shell, and then apply a new render/screed and new ceramic tiling. The cost of this option was estimated to be £186,000 and a detailed breakdown of this sum was included in S&P Ltd’s separate report. Members of the Board considered this matter in detail and questioned the consultant regarding various aspects of the proposed remedial works, prior to agreeing the recommendations in our previous report.

1.3 Procurement/Timescale

- 1.3.1 The proposed remedial works are of a specialist nature and need to be progressed on a 'fast track' basis, so that any disruption to the 2006 TSP outdoor season is minimised. As a result it is proposed that S&P Ltd be appointed as architect and lead consultant, and also undertake the procurement arrangements for the contract.

Given the time constraints in this matter it is necessary for decisions to be taken in advance of the next meeting of Cabinet on 7 September 2005, and hence this report being submitted to this special meeting of Council. Members of LFC&YAB noted the timescale difficulties from considering the contract programme attached to the earlier report. This identified a potential start on site in the second week of October, if the project was to be completed in advance of Easter 2006. As a result the decision has been taken in liaison with the Group Leaders to appoint the consultant team, so that tender documentation and design work can commence immediately, with the full appointment being confirmed after this meeting.

1.4 Financial Issues

- 1.4.1 The LFC&YAB noted the financial implications relating to the three elements of the works as follows:

- short-term repairs £4,500 (Building Repairs Reserve Expenditure Plan)
- loss of income £25-30,000 estimate – report to be submitted to next meeting of LFC&YAB
- remedial repair works £186,000 estimate – to be progressed on an 'exceptional' basis as a 'fast track' List A item within the Capital Plan funded from the Revenue Reserve for Capital Schemes.

Management Team has considered these financial issues alongside the consultant's report and endorsed the proposed way forward.

1.5 Conclusion/Recommendations

- 1.5.1 Substantial remedial works are required at TSP's outdoor pool, and prompt action needs to be taken, if this matter is to be addressed during the autumn/winter closure period, so that potential financial loss to the Council and inconvenience to customers is minimised. As a matter of urgency Council is, therefore, **REQUESTED TO ENDORSE** the recommendations of the LFC&YAB as follows:

- 1) remedial repair option 4 recommended by S & P Ltd (remove the existing marbeline finish, screed and render back to the existing pool concrete shell, apply new render and screed and apply new ceramic tiling) be approved;

- 2) the consultant team outlined in the report be appointed, and S & P Ltd be requested to undertake the tendering of the building contract on the Council's behalf;
- 3) authority be delegated to the Director of Leisure and the Director of Finance in liaison with the relevant Cabinet Members to appoint the building contractor and award the building contract;
- 4) the remedial works be progressed in accordance with the timescale outlined in the report;
- 5) the cost of the short-term repair works at £4,500 be met from the Council's Building Repairs Reserve;
- 6) the Leisure Contracts Manager be requested to determine the loss of income resulting from the closure of the outdoor pool and following liaison with the Director of Finance, a report be submitted to the next meeting of the LFC&YAB; and
- 7) the cost of the remedial repair works at £186,000 be met from the Council's Revenue Reserve for Capital Schemes, with the project being brought forward to List A of the Capital Plan on an exceptional basis.

Background papers:

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LFC&YAB Report and Annexes 19/07/2005

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