

Title: **Capital Improvements at Westbury Pool**

Portfolio holder: **Richard Wiltshire, Portfolio Holder (Leisure)**

Reporting officer: **Lucy Murray Brown, Leisure Manager**

Key decision: **Yes**

Purpose

This report requests that Cabinet considers the necessary capital improvements required at Westbury Swimming Pool and determines how to fund the works.

Background

The Council has established that the roof at Westbury Pool is in need of repair as the perspex panels running the length of the pool hall require securing or replacing. In the past few months high winds have caused some panels to detach, and during short term remedial works it was identified that the fixings are inappropriate due to both the age of the roof and the corrosive atmosphere of the pool hall. There are two options to repair the roof:

Option A: The replacement of the existing perspex and fixings, at a cost of approximately £60,000 that will give the roof a life expectancy of 20 years.

Option B: The installation of over-cladding, at a cost of approximately £30,000, that will give the roof a life expectancy of approximately 7 - 10 years. Please note this is a temporary solution and will alter the appearance of the building.

Key issues

- The roof works are necessary as there are potential significant implications relating to health and safety and/or further expenditure
- The Council is responsible for funding the works as they were not identified within the original contract maintenance programme, and are therefore unscheduled
- There are two options for remedial works, however this report recommends option A
- Westbury Pool, although not listed, has some historic significance as it is the oldest operating Victorian-built pool in the country
- Consideration to materials will need to be given as the building is within a conservation area, therefore the replacement of the roof covering (option A) may be more appropriate than over-cladding the existing roof (option B)
- The local community are very supportive of Westbury Pool

Effect on strategies and codes

N/A

Risk management Implications

The likelihood of structural failure is unknown as factors such as weather need to be considered, however in light of the potential severity of a failure this report recommends that either option A or B are carried out. This will ensure the Council minimises all risk implications relating to both health and safety and additional financial requirements.

Finance and performance implications

Option A has a financial implication of approximately £60,000, which could be financed through the capital programme for 2008/9. This can be included within the capital programme that will be presented to Council in February.

Option B has a financial implication of approximately £30,000, which would need to be funded through revenue and this would give rise to some difficulties in funding the Council's revenue programme unless compensatory savings can be identified.

Legal and human rights implications

There are only potential legal implications if the Council did not undertake any works. These are likely to include increased risk around liability both in terms of health and safety and finance.

Next Steps

The Council agrees to undertake the necessary works and officers instruct a suitable contractor to commence works as soon as practicable.

Council will need to approve the revision of the capital programme in February if option A is supported.

Recommendations

That Cabinet support option A, which will require capital investment of £60,000 in 2008/9.

Key decision Box

Statement of reason for key decision	Requirement to spend capital funds of £60,000
Options considered and rejected	Consideration was given to not completing remedial works but this option was withdrawn due to potential health and safety implications
Date of implementation	20 th February 2008

