

ABERDEEN CITY COUNCIL

COMMITTEE	City Growth and Resources
DATE	19 June 2018
REPORT TITLE	Former Hazlehead Pool – Feasibility Inspection
REPORT NUMBER	RES/18/055
DIRECTOR	Steven Whyte
CHIEF OFFICER	Chief Officer – Corporate Landlord
REPORT AUTHOR	Stephen Booth
TERMS OF REFERENCE	4

1. PURPOSE OF REPORT

- 1.1 To report back on a Notice of Motion approved by the Capital Programme Committee on 23 May 2018.

2. RECOMMENDATION(S)

It is recommended that the Committee:-

- 2.1 Take no further action in relation to re-opening Hazlehead Pool.

3. BACKGROUND

- 3.1 At the Capital Programme Committee on 23 May 2018, an Urgent Notice of Motion was presented by Councillor Jennifer Stewart in the following terms:-

“That the Committee instruct the Chief Officer - Corporate Landlord to undertake a feasibility inspection on the future use of the Hazlehead Swimming Pool site, including the temporary re-opening of the building while the Northfield Pool works were undertaken, and to report the findings to the City Growth and Resources Committee on 19 June 2018”.

The Committee resolved to adopt the terms of the motion.

- 3.2 A range of council staff have since visited the facility and high-level conversations have taken place between council staff and Sport Aberdeen. As no budget was identified within the motion no external detailed appraisal work has been undertaken, nor have any specialised surveys been undertaken. As such all figures quoted are best estimates and should funding be available, and the committee be of a mind to reopen the pool, further work will be required.

3.3 A plan of the facility is attached below.



2016.09.28 floor
plan.pdf

3.4 Hazlehead swimming pool closed in August 2016. This followed a review of sports facilities by Sport Aberdeen which identified that the city had sufficient provision of pool facilities. As such there would be no long-term justification for re-opening. In the short term, whilst there is consideration around the Northfield capacity, the likely timescale for this project will be for the Northfield project to be for the facility to re-open in 18 months. Works to re-open Hazlehead could take between 6 and 9 months depending on how quickly feasibility works could be progressed and timescales around procurement.

4. FINANCIAL IMPLICATIONS

4.1 At the time the building was considered for closure Sport Aberdeen reported that there were significant structural defects associated with the facility which raised doubts about its longevity. At the time a building survey commissioned by Sport Aberdeen estimated repair and maintenance investment requirements at over £341,000.

4.2 In order to assess the feasibility of re-opening the pool an inspection has been undertaken by the Council's Hard Facilities Management Team. Within the limitation of this inspection they have identified potential costs of up to £400k to have the building re-opened. Cost estimates are included in Appendix 1.

4.3 At the time of closure the annual revenue expenditure of the facility was around £240,000. with annual income of £71,000. creating a net subsidy requirement of £169,000. As it has been almost 2 years since the facility closed, and there has been a review of business rates in the intervening period, any running costs can be expected to have increased.

4.4 If the Council were to re-open the pool it is suggested that Sport Aberdeen be engaged to safely manage and run the facility. Sport Aberdeen have confirmed that they would be willing to run it on the council's behalf. They would however require having any revenue deficit covered. Without undertaking any detailed feasibility this is difficult to quantify, however initial suggestions are that this could cost around £200,000 per annum. In addition, consideration would have to be given to general management costs and additional resource to manage the Sport Aberdeen contract.

4.5 No budget provision currently exists to fund an increase in grant funding to Sport Aberdeen.

5. LEGAL IMPLICATIONS

- 5.1 There are no legal implication in the recommendation.
- 5.2 If there was a decision to re-open the pool there would have to be an amendment to the Sport Aberdeen Agreement. This is not considered to be overly onerous.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	There is no financial risk in the recommendation. If a decision was made to re-open the pool this would carry significant financial risks.	H	Further detailed viability and feasibility work would require to be undertaken. This was previously identified as around £50k.
Legal	There are no particular legal risks. If the pool re-opened all statutory and other compliance would have to be considered.	H	Addressed in full feasibility and action plan is required.
Employee	None		
Customer	Normal risks associated with use of a swimming pool.	L	Addressed through an action plan is pool re-opened.
Environment	Re-opening an older, inefficient building will add to CO2 emissions and the wider energy use of the city.	M	Pool is on CHP system.
Technology	None		
Reputational	With Northfield pool closed there may be wider capacity issues in the city. Re-opening a pool after it has closed, with the intention of closing the building again in the future would likely leave the council open to criticism over use of limited resources.	L H	Northfield pool programmes already re-housed. Full feasibility required

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	<i>No net impact based on recommendation.</i>
Prosperous People	<i>No net impact based on recommendation.</i>
Prosperous Place	<i>No net impact based on recommendation.</i>
Enabling Technology	<i>No net impact based on recommendation.</i>

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>See attached</i>
Privacy Impact Assessment	<i>not required</i>
Duty of Due Regard / Fairer Scotland Duty	<i>not applicable</i>

9. BACKGROUND PAPERS

None

10. APPENDICES

Appendix 1

Hazlehead Swimming Pool

Action required	Budgeted Cost
Removal of window boards and replacement of any damaged windows, including high level access etc.	£10,000.00
Removal of roof light boarding and replacement of roof lights including for required ventilation grills. It should be noted that the original roof lights have been dismantled and remain on site but suggest that these will not be in a condition to be reinstalled	£20,000.00
Repairs to roof leaks	£10,000.00

Internal repairs to water ingress areas and redecoration of ceiling (main reception area predominantly, including high level access)	£7,500.00
Internal decoration to main reception area and changing rooms	£10,000.00
Provision of and installing shower curtains	£1,000.00
Full Circuit wiring testing (assumes limited repairs required)	£5,000.00
Full survey of Fire Alarm System and repairs to any faults found	£2,500.00
Full Survey of Emergency Lights and repair to any faults found	£2,500.00
Full survey of heating and ventilation plant and repairs/replacement of equipment	£50,000.00
Full survey of remaining pool filtration system and replace as required	£10,000.00
Estimate for repairs that may be required following survey	£50,000.00
Full survey of water system, Legionella testing, risk assessment and required works	£5,000.00
Full asbestos survey and repairs to any damage area	£5,000.00
Full structural survey of concrete in dry duct. Area of damage noted and concerns. Does not included for any required repairs	£7,500.00
Full survey of titles within pool area, pool surround and changing rooms. Crack visible within expansion joint in pool deep end. Does not include for any repairs.	£2,500.00
Repairs to pool scum channel drainage system within dry duct	£2,500.00
Provision of changing room lockers	£5,000.00
Replacement of ceiling lights (water ingress damage noted in various areas)	£5,000.00
Pool alarm system to be checked for full operation	£1,000.00
Hair dryer station within changing rooms if required	£1,000.00
Provision of staff welfare equipment	£1,000.00
Full inspection and correct operation of existing intruder alarm system	£ 500.00
Provision of pool aids and lane ropes	£2,000.00
Inspection for correct operation and repair to pool cover	£1,000.00
Provision and installing disabled access equipment at poolside	£5,000.00
Provision of disabled changing area	£5,000.00
Correct operation of all doors, furniture and signage	£1,000.00
Fire Fighting equipment servicing and replacement	£ 500.00
Correct operation of spectator area (checking area/ replacement as required)	£ 500.00
Inspection and repairing to rain water goods	£2,500.00
Prelims	£10,000.00
additional repairs from inspections	£50,000.00
Contingency (15%)	£50,000.00
Fees and supervision (15%)	£50,000.00
	£392,000.00

11. REPORT AUTHOR CONTACT DETAILS

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