
Subject:	TIDES LEISURE POOL – ALLOCATION OF FUNDS FOR APPOINTMENT OF CONSULTANTS
Date:	20 April 2018
Decision to be taken by:	Councillor Mike Connolly, Portfolio Holder for Corporate Resources and Performance
Report of:	Laura Corby, Principal Leisure Officer and Emma Allen, Principal Infrastructure Delivery Officer
Portfolio Holder:	Councillor Mike Connolly, Portfolio Holder for Corporate Resources and Performance and Councillor Trevor Bartlett, Portfolio Holder for Property Management and Environmental Health
Decision Type:	Executive Non-Key Decision
Classification:	Unrestricted

Purpose of the report: To approve the allocation of £50,000 from the Tides Refurbishment Provision included within the current Medium Term Financial Plan in order to appoint specialist consultants to support the Council in assessing the need for, and cost of, urgent plant repairs at Tides Leisure Pool in the context of the wider feasibility appraisal into options for refurbishment of the Tides wet and dry-side facilities.

Recommendation: 1. To approve the allocation of £50,000 from the Tides Refurbishment Provision included within the current Medium Term Financial Plan.

1. Summary

- 1.1 Members will be aware through the financial information contained within the Medium Term Financial Plan (MTFP), as reported to Cabinet in March 2018, Tides is likely to require significant capital investment over the coming years. An initial feasibility appraisal of options for refurbishment of wet and dry-side facilities at Tides Leisure Centre is being undertaken, which is scheduled to be reported to Cabinet in June. During preparation of the feasibility appraisal it has become apparent that unless pool plant repairs are undertaken during this calendar year there is a high risk of possible closures during the winter of 2018/19.
- 1.2 This report seeks to secure the allocation of funds in order to engage specialist consultants so that the Council can develop an informed brief for potential contractors and to obtain firm costs from those contractors for essential and urgent plant repairs at Tides Leisure Pool. The information obtained will be presented to Cabinet alongside the initial feasibility appraisal into options for refurbishment of Tides wet and dry-side facilities. This will ensure that Members are fully informed of the short, medium and long-term options for Tides Leisure Centre when considering the feasibility appraisal of options. It is proposed that this is funded by an allocation of £50,000 from the Tides Refurbishment Provision within the MTFP.

2. Introduction and Background

- 2.1 Tides Leisure Pool in Deal was constructed in 1987 and features a 150ft water slide, wave machine, jacuzzi bubble pools, and a small shallow water pool for toddlers. The swimming pool and slides are in an open plan design and share the same enclosures as the main terrace reception, pool terrace seating area and cafeteria. The leisure centre also features a fitness gym and bar area that is currently used to accommodate some fitness classes and children's parties.
- 2.2 The centre has undergone two major expansions over the past two decades adding a four court sports hall in 2002 and a four court indoor tennis centre in 2011. However, the leisure pool is now over 30 years old and much of the plant serving the swimming pool and slides are original and were not upgraded to accommodate the additional expansion projects.
- 2.3 Members will be aware through the financial information contained within the Medium Term Financial Plan (MTFP) that Tides is likely to require significant capital investment over the coming years. An initial feasibility appraisal of options for refurbishment of wet and dry side facilities at Tides Leisure Centre is being undertaken, which is scheduled to be reported to Cabinet in June. That report will set out options to be considered for possible delivery in the coming three to seven years.
- 2.4 A Mechanical Electrical Plant Replacement report for Tides is attached at appendix one. This was produced by ME Engineers (the appointed mechanical and electrical engineers for Dover District Leisure Centre). It is clear from examination of numerous re-occurring plant issues, that essential plant items are failing and need replacing or refurbishing prior to winter 2018. Some examples include replacement of boilers to avoid complete failure; refurbishment of chemical dosing facilities to address essential design; repairs to electronic control panels to prevent localised burn-outs which caused centre closure on one occasion. While the operator is conducting and recording in house testing to record water loss from the pool tank, it is also recommended that further detailed investigation is undertaken by engaging specialist consultants to test pool water leakages and assist with the re-design of a chemical and acid store area. The suggested timetable of the project proposed by ME Engineers may need to be adjusted to account for planning requirements.
- 2.5 Due to the specialist nature and complexity of this work, it is recommended that ME Engineers are appointed to undertake a competitive tendering process to specify works and evaluate tenders so that exact costs are established for works set out in appendix one. It is recommended that specialist consultants are also engaged to investigate pool water leakages and cost of design work for chemical storage.
- 2.6 It is anticipated to report back on the information obtained to Members in June alongside the initial feasibility appraisal into options for refurbishment of Tides wet and dry side facilities. This will ensure that Members are fully informed of the short, medium and long term options for Tides Leisure Centre, when considering the feasibility appraisal of options. At this stage, the cost of the consultancy works for plant investigation is expected to be in the region of £50,000.

3. **Identification of Options**

- 3.1 Option one: To approve the allocation of £50,000 from the Tides Refurbishment Provision included within the current Medium Term Financial Plan in order to appoint specialist consultants to support the Council in assessing the need for, and cost of, urgent plant repairs at Tides Leisure Pool.
- 3.2 Option two: To do nothing.

4. Evaluation of Options

- 4.1 Option one is the preferred option. This will provide Members with information to inform future short medium and long term options when considering the feasibility appraisal of options for Tides Leisure Centre. It will help to advance preparation to address urgent essential plant refurbishment. It will also help to reduce the risk of frequent or permanent pool closure and any potential compensation claim through loss of income by the operator.
- 4.2 Option two is not recommended as there is a high risk of pool closure and this will have a negative impact on the Council's financial position and reputation.

5. Resource Implications

It is proposed to finance the consultancy costs by allocating £50,000 from the Tides Refurbishment provision included in the current Medium Term Financial Plan.

6. Corporate Implications

- 6.1 Comment from the Section 151 Officer: Accountancy have been consulted and have no further comment to add. (KW)
- 6.2 Comment from the Solicitor to the Council: The Head of Legal Services has been consulted in the preparation of this report and has no further comments to make.
- 6.3 Comment from the Equalities Officer: This report does not specifically highlight any equality implications, however in discharging their duties members are required to comply with the public sector equality duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>

7. Appendices

Appendix 1 – MEP Plant Replacement Report for Tides Leisure Centre.

8. Background Papers

None.

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