

# CABINET

1<sup>st</sup> October 2013

## INTERIM SWIMMING POOL REPORT

Report of the Operational Director for Places

STRATEGIC AIM:	<b>Building our infrastructure</b> <b>Creating an active and enriched community</b> <b>Meeting the health and wellbeing needs of our community</b>
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### 1. PURPOSE OF THE REPORT

- 1.1 Members will be aware from direct notifications, media announcements and in particular the overview report presented to the Places Scrutiny Panel on 5<sup>th</sup> September 2013 (Report No. 204/2013) that the Catmose Sports Centre swimming pool was closed to the public as from Wednesday 21<sup>st</sup> August 2013. This followed an investigation into the leaks and the identified structural risks from a survey undertaken on 16<sup>th</sup> August 2013, as detailed in section 4 of the Scrutiny report. The full report is attached as Appendix 1 as it contains essential background information which Members are recommended to read alongside this report.
- 1.2 This report sets out the options for the pool taking into account the following factors: the remaining life of the facility; the health benefits and take up of swimming at Catmose pool; the extent of the works that are required and are feasible; the income/expenditure contribution to the sports centre business plan; and the financial implications of the current closure. Following consideration of all factors the Council will need to decide upon the future of the swimming pool.

### 2. RECOMMENDATIONS

- 2.1 **That Cabinet considers the options for the future of the pool and RECOMMENDS TO COUNCIL its preferred way forward.**

### 3. REASON FOR THE RECOMMENDATIONS

- 3.1 The management contract partner has reported to the Council that continued closure of the pool is resulting in a monthly net loss which impacts on the overall business plan of Catmose Sports Centre. Cabinet need to carefully consider the varying scales of investment and costs that would be required to either repair or create a new facility alongside the social and wellbeing contribution a community swimming pool makes to the county and determine how officers should proceed with contractor instructions or further analysis, design and costings.

## 4. SWIMMING FACILITIES AND PARTICIPATION

- 4.1 Swimming is a healthy activity that can be continued for a lifetime. It is Britain's most popular participation sport. According to Sport England research<sup>1</sup>, between April 2012 and April 2013 around 3 million people participated in swimming every week. This compares with 2 million who play football and 1.9 million who cycle. Having community swimming pool facilities in Oakham allows our residents to make healthy lifestyle choices reflecting the accessibility of facilities.
- 4.2 The latest Sport England Active People Survey results shows that Rutland (2010-2012) has the second highest level of people taking part in sport and active recreation in the country at 31.8%. The survey indicates that 3,400 people in Rutland swim regularly, over 11% of the local population, however this is marginally lower than the East Midlands participation level (11.2%) and England as a whole (11.6%).
- 4.3 The community pool at Catmose Sports Centre is the only true public access (pay and play or casual swim) facility. Whilst it is on a school site, the Council has established leasing and management arrangements that provide a diverse programme for the whole community. Almost 30% of the Catmose Sports Centre members (351 out of 1,251 in May 2013) have specific swimming only subscriptions. There are a further 550 casual swimmers attending the pool on average each month.
- 4.4 Although it is undersized at 362 sqm against a recommended 390sqm using the Sport England Facilities Calculator (a planning tool to help estimate the amount of demand for key community sports facilities created by a given population), it continues to be a valuable facility for users of all ages. AquaEd swimming lessons are provided at the pool using the Amateur Swimming Associations National Plan for Teaching Swimming. These activities are proving very popular and growing in demand, as are the aqua aerobic classes. The pool also provides adult learning sessions, rookie lifeguard training, inflatable/floats fun sessions, party hire, 50+, parent and child sessions as well as public lane swimming. However, there are no complimentary facilities available such as a children's training pool, steam room, sauna or jacuzzi which can impact on the take up of memberships and families' choices when travelling to a swimming pool.
- 4.5 The under provision in terms of area according to the Sport England Facilities Calculator is 'topped-up' by the additional swimming pools that are available within the county as set out in Table 1, although availability is limited to those who can afford memberships:

**Table 1: In County Pools**

Oakham School (4 lane, 25m)	Aged but well maintained. Membership sessions (£70/80 per term). Club bookings including Rutland Swim Club (42 junior members), Melton Mowbray Swimming Club (231 members) and Rutland Dive Club. Very limited community use.
Uppingham School (6 lane, 25m)	Very high standard built in 2010. Membership and club use. Very limited public 'pay and play'.

<sup>1</sup> Source: National Sports Participation statistics <http://www.bbc.co.uk/sport/0/22806853>

Oakham C of E Primary School (5m x 10m)	Learner and hydrotherapy, too small for adult swim. Classes only. (Transfer of some AquaEd temporarily from Catmose)
Barnsdale Hall & Country Club (4 lane, 22.5m)	Members or day passes only (£17.50/day).
St Georges Barracks (small hydrotherapy)	MOD personnel only.

- 4.6 In addition there are nearby out of county facilities in Stamford, Melton Mowbray and Corby which each offer a good range of activities and facilities particularly for those Rutland residents living on the north, east and southern edges of the county. Distances and travel times from Oakham and Uppingham are provided in Table 2.

**Table 2: Out of County Pools**

	Waterfield Leisure Centre, Melton Mowbray	Stamford Leisure Pool	Corby International Pool
Oakham	10 miles / 19 minutes	12 miles / 22 minutes	14 miles / 26 minutes
Uppingham	17 miles / 31 minutes	14 miles / 26 minutes	9 miles / 18 minutes

## 5. SWIMMING POOL ISSUES AND IMPACT OF CLOSURE

- 5.1 Having a community swimming pool in Oakham is of significant benefit to the sports and leisure activities provided by the Catmose Sports Centre. However, as set out in the appended background report, the pool is over 20 years old and the new enclosure which expected to have a life of 10 years requires substantial remedial work after 6 years. In summary:
- The glulam beams have suffered deflection and warping and the lightweight aluminium framed enclosure has encountered movement. This has caused failure of the bond between the glazing and seals creating leaks where ponding of rainwater occurs on the longitudinal glazing bars. The leaks occur along this length of the enclosure over the pool and the changing rooms.
  - The structural deflection and warping in the beams has been reported as high risk in sustaining applied loads.
  - The repeated flexing of the lightweight aluminium frame has opened up structurally weak joints with high risk of local sudden collapse.
- 5.2 A number of issues also continue to be of concern which impact on users:
- Mechanical plant faults and failure continue to require repairs and replacements often with down time and closures.
  - Solar gain has been reduced by the application of reflective coatings but cannot be eliminated due to the nature of the enclosure.
  - Similarly the construction does not lend itself to achieving a sustainable ambient temperature in autumn-winter months, not only generating high condensation levels and a cold atmosphere but also being highly environmentally inefficient and costly to run.
  - The pool tank is aged and whilst it has not been drained to inspect it there is risk of defects and essential maintenance with wear and tear in age.
  - The retention of the pool and its connectivity to the new sports hall drove the design of the Catmose Campus. Its long pathway to the car park may limit its use by the elderly or less able bodied.

- 5.3 Following the site survey on 16<sup>th</sup> August 2013 and receipt of an engineers report on Monday 19<sup>th</sup> August 2013, the pool was closed as of 7pm on Tuesday 20<sup>th</sup> August 2013. Urgent assessment of the extent of the works required to reopen the facility identified a very short turn around would not be possible with works requiring at least 8 weeks from design approval.
- 5.4 Consequently, with a closure period expected of circa 3-4 months temporary decommissioning of the plant commenced early September to reduce running costs.
- 5.5 The sports centre is within the grounds of Catmose Campus, which is owned by the College and leased to the Council. The facilities are then sub-let to and managed on the Council's behalf by the management contract partner Stevenage Leisure Limited (SLL). SLL have their exposure to capital works capped under the terms of the sub-lease and contract. Therefore any works would be subject to funding approval as responsibility for works in excess of £3k rests with the Council as tenant of the old and new sports facilities on Catmose Campus.
- 5.6 Continued closure reduces the opportunity for residents to take part in sport and active recreation. Although some will be able to travel to an alternative pool in or out of the county or take up alternative memberships this is not possible for everyone due to additional cost. The relatively lower level of participation in swimming in the county as opposed to the East Midland or England rate as referenced in paragraph 4.3 may be due to the relatively poor pay and play facilities in the county – participation is likely to reduce further without community facilities.
- 5.7 Whilst the reduced availability of facilities and drop in participation is a key influencing factor in decisions to invest and re-open the Catmose pool of immediate and pressing concern is the financial impact of the closure. Officers have been working with the SLL team to understand the impact of the closure on financial performance of the Catmose Sports Centre. This has indicated the pool itself generates a positive marginal cost contribution to fixed costs so closure negatively impacts on the financial position. As such decision making should not be delayed and the facility needs to be put back into operational use as soon as possible to mitigate the financial impact.

## 6. INVESTMENT REQUIREMENTS AND OPTIONS

- 6.1 The current position requires careful consideration of the options before any immediate expenditure beyond the decommissioning works. The scale of the expenditure and the long term viability of the pool have to be assessed on the basis of the ongoing investment requirements and the demand for swimming facilities from across the county. In the case of all options, it should be borne in mind the Council has a 21 year lease of the 'old sports centre' which includes the pool. This commenced in 2011 and has no early termination clause on either party.
- 6.2 The options to be considered are:
- OPTION 1: CLOSE THE POOL (low cost)**
- a. Mothball this part of the old sports centre building, or
  - b. Deconstruct the structure and pool and make good.
- Should Members be minded not to reopen and to remove the only community pool from the county then method statements, risk

assessments and detailed costings will need to be sought. Whilst option 1a is minimal and with immediate effect it will require ongoing 'holding' expenditure which will be a revenue burden for the Council and generate no income for the management contractor. Option 1b is likely to reach a similar level to the cost of the required repairs and demolition would need consent from the College as landlord.

**OPTION 2: REPAIR THE STRUCTURE (low cost)**

Remedial works to address the structural stability of the beams and aluminium frame have been considered by the contractor and a feasible solution identified that could see the pool reopen in January 2014. This will be visually intrusive internally and beyond a limited defects period the contractor will not provide any guaranteed extension to the life of the structure (estimated to be 2017). This will not replace panels or address the ill-fitting and failed bond between the large panels and seals and as such will not prevent water ingress. A covering solution over the changing area has been scoped to at least provide a dry changing area but no long term waterproofing over the pool area can be provided. Short term, repeated applications of joint sealant could be undertaken although this will have an ongoing annual cost.

**OPTION 3: RENEW THE POOL BUILDING (medium cost)**

A long term solution to the structural and leak problems would be to remove the existing beam and framed enclosure and replace it with a new system that is well designed, robust, watertight and has built in solar properties to reduce solar gain. This would significantly improve the internal environment, remove all current issues with the enclosure and reduce ongoing maintenance and running costs. This option would be subject to investigation and detailed design and would mean the pool could re-open in 6-12 months.

**OPTION 4: REPLACE WITH A COMPLETE NEW SWIMMING POOL (high cost)**

Options 2 and 3 do nothing to address the inevitable need for further investment over the years as the risks of plant breakdown and pool tank problems are likely to increase with age. Complete removal and replacement of the swimming pool has implications for the remainder of the old sports hall facilities used by the community and the college. Site restrictions make it pertinent to consider a new build on a different site, particularly as the Council has no freehold land and would need to work with the College as landlord. Full evaluation of a range of options would need further detailed work to be brought back should Members be minded to support this option. It is likely this option could be completed for opening in 18-24 months if on site but developing on an alternative site has implications on the management contract which would take longer to assess and tackle.

- 6.3 Option 2 is currently being designed and detailed by the contractor such that an instruction given after the meeting of full Council in October would enable a start on site with a very short lead in period allowing the facility to reopen as quickly as possible, provisionally January 2014.
- 6.4 The satisfaction and quality of experience of users should be an important element of any investment decision. Ongoing complaints about the rainwater leaks and the

excessive summer heat gain are the key factors with other minor concerns over cleanliness being more readily tackled. The Council is currently conducting a survey of the views of residents about the impact on leisure and cultural facilities of new housing developments. This will enable future needs and investment options to be considered and a long term vision to be developed for prioritisation of funding to meet the growing populations demand for sport, leisure and recreation facilities. The return date is Friday 11<sup>th</sup> October, initial appraisal will be reported to the meeting of full Council on 14<sup>th</sup> October as it is inevitable that comments about swimming will be included.

## 7. FINANCIAL IMPLICATIONS

- 7.1 The cost of the options available to the Council in retaining an operational pool are set out provisionally below in Table 3. Whichever option the Council chooses there will be a cost, either in actual or opportunity cost terms. The Council does not have unallocated capital resources that can be allocated for this purpose so the cost would need to be met through prudential borrowing (external borrowing or internal borrowing from the Council's own reserves) unless external funding can be obtained from organisations such as Sport England or the Amateur Swimming Association (ASA).

**Table 3: Costs For Pool Investment**

<b>Option</b>	<b>Project Cost (approx.)</b>	<b>Asset life</b>	<b>Internal borrowing costs</b>	<b>Average Annual MTFP cost</b>	<b>External borrowing costs</b>	<b>Average Annual MTFP cost</b>
<b>Option 2: Repair</b>	£130,000	4	£134,200	£33,500	£142,600	£35,300
<b>Option 3: Renew</b>	£500,000	10	£546,300	£54,500	£695,300	£68,600
<b>Option 4: Replace</b>	£3,700,000	25	£4,597,300	£183,520	£7,897,500	£311,900

- 7.2 The Council's current borrowing level is £21.9m against an Authorised Limit of £26m, so the Council has the capacity to borrow to fund a new pool. However, in terms of the Council's MTFP, the new build option, based on current figures, does not look affordable without either external funding, substantial changes to the way the Council is funded or Council tax increases. Partnering on a new swimming pool development in the county would make investment much more attractive. Nothing firm has been identified but options can be explored.
- 7.3 Funding the project from developer contributions agreed for investment in sports, leisure and recreation priorities would be possible (although the above costings do not include developer contributions). Investment in swimming may be determined as a priority activity as part of the development of the Culture & Leisure Delivery Plan due for reporting to Cabinet in November but levels of participation in other non-sports activities should be considered when allocating scarce capital resources or taking up borrowing for non-statutory services. The potential to switch the Sport England Improvement Bid from the Oakham Enterprise Park Community Sports Hall to a pool project has been followed up. Sport England would not entertain this, a new expression of interest for the next round in 2014 would need to be submitted which would delay any decision on improvement and extend the closure period.

- 7.4 Whilst there are capital costs to the Council, there is an ongoing direct revenue impact on SLL. The initial review carried out by the Council with SLL to understand the impact of the closure has highlighted that the pool generates a positive marginal cost contribution to fixed costs so its closure negatively impacts on the financial position. As the continued closure of the pool therefore creates a loss to SLL impacting on the annual financial position, it is in the Council's interest to ensure the facility is operational as soon as possible.
- 7.5 It is not expected that either the repair or renewal of the pool roof (options 2 and 3) would in themselves lead to additional income generation although there may be marginal increased usage once the issues known by the public are seen to have been remedied. As such the above costs will not be offset by additional income.
- 7.6 In order to understand whether a complete new facility would generate additional income, the Council has asked SLL for its view. They have advised it would be difficult to produce any forecast without further information regarding the type of facility, size etc. and have indicated that they would need to employ an external firm to help them produce such an analysis which would take 2 – 3 months. There are concerns as to whether a new facility would generate substantial additional income given the alternative facilities available in and out of county as set out in Table 1 and 2 above, although it is very likely that an improved facility would result in some increased usage and much improved user satisfaction.
- 7.7 The management of the Catmose Sports Centre is in year 3 of its 10 year term. The contract is based on a nil revenue cost to the Council, with a share of income on profit over the life of the contract. Membership numbers and income have grown but not to the anticipated level to achieve the net position initially forecast. Comparison of monthly income between Catmose and other SLL operated centres indicates a substantial shortfall on what could be achieved. Similarly a comparison of data obtained for Huntingdonshire shows underperformance. There is potential to improve upon this, officers are working with SLL on various actions, but the pool is an important factor given the growing popularity and income potential from AquaEd and aqua fitness classes.
- 7.8 The key issue for the Council to reflect on in assessing the future of the pool as a marginal cost contributor is that the current contract allows SLL to withdraw if the losses in 3 consecutive years (after year 1) exceed a particular level per annum. There is also a termination clause at the end of year 5 (March 2016). The Council has received an updated 10 year forecast following notification of pool closure, this not only reflects the short term pool closure but also the current view of the market. Due consideration must be given to contract risks and the consequential operational arrangements and future management costs. Further information will be provided in an Exempt Appendix 2 which will be issued to Members shortly before the meeting.

## 8. RISK MANAGEMENT

<b>RISK</b>	<b>IMPACT</b>	<b>COMMENTS</b>
<b>Time</b>	<b>HIGH</b>	A decision needs to be taken without further delay to minimise the closure period during which losses are reported and may incur costs to the Council of circa £1.5k/week. Minimum 8-12 weeks on site should enable the pool to reopen in January 2014 at the earliest.

<b>Viability</b>	<b>HIGH</b>	The practicability of addressing the structural and weather tightness issues in the pool make options 3 and 4 more appropriate but cost effectiveness in the long term and pay back periods may not support option 4.
<b>Finance</b>	<b>HIGH</b>	The revenue position of contract in year 3 is now known and the impact of the loss of the pool increases the risk of underperformance. The scale of capital investment costs could be significant if Members were minded to support option 3 or 4, however this might result in longer term profitability for the contract.
<b>Profile</b>	<b>HIGH</b>	Even though the actions were in the best interests of public safety, the closure of the pool has been a high profile subject in the community and continued closure will create high levels of negative publicity. Some adverse comments have been received by the Council but many comments have gone direct to SLL.
<b>Equality and Diversity</b>	<b>LOW</b>	An EIA questionnaire has been completed which indicates a positive impact resulting from the repair, renewal or replacement of the pool. However, it should be noted that a decision NOT to open the pool could have a negative impact and risk non-compliance by the Council of its equality, diversity and human rights duties with regards to individuals and groups protected by equality legislation. Should Members be minded not to reopen the pool a full EIA will need to be carried out prior to a final decision being implemented.

## 9. CONCLUSION

- 9.1 Swimming is a high participation sport, 11% of Rutland residents swim regularly. The provision of a community pool in Oakham is a benefit to all residents but many may opt to use alternative facilities in the county or nearby outside of the county. Removing a community pool will restrict access to swimming in terms of affordability and transport for many residents. The scale of investment required to re-open, renew or replace is significant particularly for a non-statutory service when there are likely to be many other statutory service pressures requiring capital investment over the next 3-5 years and beyond.
- 9.2 Opportunities for external funding are limited in the short term but a longer term solution of partnering could be considered after an initial short term investment. However a longer term solution may be considered more appropriate after an extended closure period. The community and the College benefit from an experienced management partner currently operating on a nil cost contract. The pool is a marginal cost contributor to this and changing the core facilities will inevitably lead to contract changes that may result in revenue cost pressure to the Council and the College. Preserving the current contract arrangements with capital investment may achieve a better net revenue position.



**Background Papers:**  
Report 204/2013

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## **PLACES SCRUTINY PANEL**

5<sup>th</sup> September 2013

### **CATMOSE SPORTS CENTRE SWIMMING POOL**

**Report of the Operational Director for Places**

<b>STRATEGIC AIM:</b>	<b>Building our infrastructure Creating an active and enriched community Meeting the health and wellbeing needs of our community</b>
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#### **1. PURPOSE OF THE REPORT**

1.1 This report provides a brief overview of the current position relating to the swimming pool facilities at the Catmose Sports Centre and the issues that have arisen forcing its closure with effect from Wednesday 21<sup>st</sup> August 2013.

#### **2. RECOMMENDATIONS**

**2.1 That the Places Scrutiny Panel notes the current position and supports the urgent assessment of options with recommendations being presented to Cabinet in September 2013. A copy of this report will be forwarded to the Places Scrutiny Panel prior to the Cabinet meeting.**

#### **3. BACKGROUND TO REFURBISHMENT**

- 3.1 A swimming pool has been in existence on the site of the Catmose College (formerly Vale of Catmose College) since 1981. Prior to replacement in 2006/07 the pool enclosure was fabricated from a pre-formed fibreglass metal framed panelling. A decision was taken in September 2005 by full Council (Report No. 231/2005) to refurbish the pool with a short to medium term solution to replace the roof, superstructure, key equipment and the changing facilities. A medium to long term option to develop a new build facility at a cost of circa £3m was rejected. It was expected the new pool roof would have a 10 year life.
- 3.2 At the time of the approval of the project the Council did not have a capital projects team or project management resources. As such a project management consultant firm E C Harris were engaged to scope the project to the council's brief and procure and manage the works.
- 3.3 The scheme was tendered on a design and build basis and awarded to Wilcott Sport and Construction Ltd in July 2006 for completion in February 2007. Wilcott Sport and Construction Ltd delivered the package of works, but the actual pool enclosure was sub-contracted to Telescopic Pool Enclosures Ltd. Towards the end of the contract prior to completion of the snagging during the defects period both contractor and sub-contractor went into receivership and the companies were dissolved.

- 3.4 An ongoing dispute on the contracted works was not remedied and an element of the project budget was used on third party contractors to complete some aspects of the defects. Final payment to the contractor was withheld. Recourse for action against the contractor to remedy defects was considered in 2008 alongside defence against action to recover outstanding costs by Wilcott Sport and Construction. No legal action has been taken as a positive outcome was not expected given the position of the companies.

#### **4. STRUCTURE AND LEAKS**

- 4.1 Following completion of the project the new swimming pool structure consists of a light aluminium portal frame supporting polycarbonate sheet roofing panels and glass wall panels. The frame is supported by a ridge beam comprising two large timber glulam beams, spanning 29m. The ridge is supported by glulam posts with bracings for longitudinal sway resistance. These beams in turn have steel knee braces installed for lateral sway resistance – these were installed after the main structure design at the request of Building Control.
- 4.2 Ongoing complaints over leaks through the panelled roof in particular over the last year have led to a broad options review being instigated with a framework contractor and a report was received on 24 July 2013. Investigation identified the detailing of the aluminium structure allows ponding of rainwater at the longitudinal glazing bars, many of which have become ill fitting and are not water tight. The glulam beam has suffered some deflection and warping, and the very lightweight nature of the structure indicates it is susceptible to movement during times of wind and snow loading. This movement together with already ill fitting panels has caused failure of the bond between the glazing and the seal, creating leaks. Examination of the Building Control file and snagging reports indicate there were leaks evident before completion.
- 4.3 The contractors report outlined a range of options from low cost, short-term to high cost long-term. It also recommended a full structural survey given the initial noting of movement. A site survey took place on Friday 16<sup>th</sup> August 2013. This resulted in receipt of a report on Tuesday 20<sup>th</sup> August 2013. That report detailed problems and symptoms of structural movement including fatigue. The lightweight structure continues to be subject to flexing under wind, snow and live loading. This flexing can cause fatigue in the joints of the aluminium framing system given the repeated changes in stress within the material. The fatigue status of the structure is impossible to predict and can lead to sudden system failure.
- 4.4 As a consequence of the findings and concern of the engineer actions to close the pool were instigated that day and the pool was closed until further notice from 7pm. It should be noted whilst the report indicated risk of further movement particularly in high wind that could cause failure in the structure the circumstances that day (no snow and no high wind) did not warrant immediate closure. A planned shut down in agreement with Stevenage Leisure Ltd, the current service management contractor, was instigated.

#### **5. REMEDIAL WORKS**

- 5.1 The design and build contractor and the commissioned engineer together with Stevenage Leisure Ltd are now reviewing the scope of works to remedy the leaks including strengthening the structure. It is anticipated there will be a number of

options which will have a range of longevity to the products and solutions and a range of costs from bracing, support frame, cloaking and mastic to new frame and new envelope. The Council will need to consider the costs and benefits of each of the options alongside the financial aspects of operating the wet side facilities with the service management contractor. The options will be presented to an urgently convened Project Board comprising the Chief Executive, the Portfolio Holder, Operational Director and service managers for Property and Culture and Leisure. Recommendations and funding proposals will be presented to Cabinet in September.

- 5.2 Other issues with the pool such as the continued heat gain from sunlight due to glazed construction and the failing mechanical & electrical plant will also be considered as part of the cost benefit analysis. £15k has been spent in 2012/13 on solar reflective treatments which have provided some improvement.

## 6. CATMOSE SPORTS CENTRE CONTRACT

- 6.1 The Catmose Sports Centre, comprising the old hall and pool plus the new sports hall, gym, fitness studios and outdoor all weather pitch, Multi Use Games Area and grass pitches are managed and operated by Stevenage Leisure Ltd (SLL) under a contract which commenced in April 2011. SLL operate both for the College and the community facilities under terms of the Sports Centre Contract within the framework of the Joint Use Agreement and the leases negotiated between the Council and Catmose College at the time of the development of the new Catmose Campus.
- 6.2 Whilst SLL are responsible for the repairs and maintenance of the old and new sports facilities under the terms of their lease from the Council, under the head lease from Catmose College to the Council their exposure to capital works is capped. They are required to contribute to a capital investment fund but this did not commence until 2013 so has no significant reserve for use to address the problems with the pool building. The Council as tenant of Catmose College have full responsibility for capital works at the old sports hall and pool.
- 6.3 The revenue operating costs of the sports centre are monitored against the business plan. A review will now take place with SLL on the impact of the closure to their business plan alongside the investment options to bring a wet side facility back into use.
- 6.4 Discussions have taken place with other pool providers (Oakham School, Oakham C of E Primary, Uppingham School) to identify availability for block bookings for sessions to transfer over from Catmose Sports Centre. Sessions at pools in Melton, Stamford and Corby are also being considered. Details are currently being finalised for the highest take-up sessions, aqua-ed classes and school swim programmes to be transferred. Details will be notified by SLL direct to their users and members as well as via the Council's web site.

## 7. RISK MANAGEMENT

RISK	IMPACT	COMMENTS
Time	HIGH	Immediate action needed to be taken once the engineers report indicated a level of concerns over the structure. Whilst the pool is closed to use the plant and dosing continues to operate as temporarily de-commissioning the plant and pool is not feasible. As such costs continue

		to be born by the contractor without any income from pool use. This will impact in their net position and cannot be sustained, as such early decisions needs to be taken.
<b>Viability</b>	<b>HIGH</b>	The practicability of addressing the structural and weather tightness issues in the pool will make selecting a cost effective option a difficult decision.
<b>Finance</b>	<b>HIGH</b>	Capital costs will range from tens to hundreds of thousands of pounds depending upon which option is deemed appropriate. The cost benefit analysis will need to consider the detail of the revenue operating position and the capital investment.
<b>Profile</b>	<b>HIGH</b>	The closure of the pool has been a high profile subject in the community and continued closure will create high levels of negative publicity, even though the actions were in the best interests of public safety.
<b>Equality and Diversity</b>	<b>LOW</b>	An EIA questionnaire will be completed once the immediate urgent actions have been undertaken and a clearer way forward is known.

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