Agenda

Community Focus Scrutiny Committee

Date:	Monday, 22 April 2024 at 6:30 pm
Venue:	Council Chamber, Town Hall, St Annes, FY8 1LW
Committee members:	Councillor Vince Settle (Chairman) Councillor Frank Andrews (Vice-Chairman) Councillors Peter Anthony, Julie Brickles, Damian Buckley, Edward Collins, Martin Evans, Gail Goodman JP, Gavin Harrison, Paul Hodgson, John Kirkham, Michael Withers.

	PROCEDURAL ITEMS:	PAGE
1	**Declarations of Interest:** Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	**Substitute Members:** Details of any substitute members notified in accordance with council procedure rule 23(c).	1
3	**Confirmation of Minutes:** To confirm the minutes, as previously circulated, of the meeting held on 18 January 2024 as a correct record.	1
	SCRUTINY ITEMS:	
4	**Swimming Provision**	3 -175

Contact: Scrutiny Team - Telephone: (01253) 658504 – Email: scrutiny@fylde.gov.uk

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http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx

SCRUTINY ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF CORPORATE SERVICES/ LEISURE MANAGEMENT	COMMUNITY FOCUS SCRUTINY COMMITTEE	22 APRIL 2024	4
SWIMMING PROVISION			

PUBLIC ITEM
This item is for consideration in the public part of the meeting.

PURPOSE OF THE REPORT

The purpose of the report is to present the agreed Disposal Plan for Kirkham Pool, the outputs of the work commissioned from Active Lancashire to consult with key local stakeholders and existing swimming providers, the feasibility and costs of making the existing Kirkham Pool fit for purpose/building of a new fit for purpose swimming pool on another site and setting out the futures steps over the next few months to secure swimming in line with the resolution of Council. Members are asked to consider this information and make any appropriate recommendations to the Executive Committee.

SOURCE OF REFERRAL

Community Focus Scrutiny Committee – 18 January 2024 - Swimming Provision

Following consideration of this matter, it was RESOLVED:

1. To note the work undertaken and commissioned to date and agree to the approach for addressing the resolution as set out in the report.

2. To agree to receiving a further report to consider the options to support public swimming provision.

Executive Committee – 5 December 2023 - YMCA Disposal Plan & Notice of Motion – Kirkham Pool

It was unanimously RESOLVED

1. The council does not approve the Disposal Plan submitted by YMCA as they are dissatisfied with:

- The length of time allowed to express and work up expressions of interest

- The provision made for the involvement of the council in deciding whether an expression of interest is acceptable

2. To approve the expenditure of £25,900 fully funded from the UKSPF (£16,601) and unallocated Covid Support Grant (£9,299) held by the council, for Active Lancashire to deliver the works listed under recommendation 3 of their report (Appendix 3), that is to consult with key local stakeholders and existing swimming providers in Fylde to understand the existing position, potential challenges and opportunities for the short, medium and long term.

3. To delegate authority to the Chief Executive, following consultation with the Leader and Lead Member for Tourism, Leisure and Culture to:

(i) commission any further work that may be required to address the Notice of Motion regarding swimming provision. Such further work is to be funded from the unallocated Covid Support Grant funding to a maximum of

£30,000 including the expenditure to date from the budget of £9,299, any expenditure to be reported to this committee.

(ii) draft and submit to the YMCA suggested changes to the Disposal Plan that would satisfy the Council.

Council - 2 October 2023 - Notice of Motion – Rural Swim Provision

It was therefore RESOLVED as follows: "In *the corporate and local plan this Council seeks to maintain or encourage public swim provision. I propose that this Council as a matter of urgency, supports that position and in light of the recent announcement by the YMCA to permanently close Kirkham Baths looks at all practicable options to work with partners and stakeholders to support that provision, and such options to be considered by the external Scrutiny Committee."*

SUGGESTED RECOMMENDATIONS

The committee;

1. considers the Fylde Borough Council Swimming Pools Public and Stakeholder Consultation Report (April 2024) undertaken by Active Lancashire and comments on the key findings and four considerations designed to support the council in its own next steps.
2. considers the survey, feasibility and costings of making the existing Kirkham Pool fit for purpose/building of a new fit for purpose swimming pool on another site and comments on the options presented.
3. considers the next steps in delivering the council resolution including the seeking of interest from voluntary or community groups to own and operate Kirkham Pool and makes any comments accordingly.
4. to make any recommendations arising from the information in the report to the Executive Committee.

REPORT

PREVIOUS DECISIONS/BACKGROUND

1. Council on 2 October considered a Motion on public swimming provision submitted on notice under council procedure rule 11. After amendment the following resolution was approved:

   "In the corporate and local plan this Council seeks to maintain or encourage public swim provision. I propose that this Council as a matter of urgency, supports that position and in light of the recent announcement by the YMCA to permanently close Kirkham Baths looks at all practicable options to work with partners and stakeholders to support that provision, and such options to be considered by the external Scrutiny Committee."

2. A report was considered by Community Focus Scrutiny Committee on 18 January 2024 which provided an update on the practicable options identified to date to support public swimming provision and to set out the role that the Community Focus Scrutiny Committee could play in delivering the resolution approved at Council on 2 October 2023.
3. The scrutiny report included the background to Kirkham Pool including matters associated with the YMCA closure notification on 10 August 2023, the subsequent Disposal Plan submitted by the YMCA and the decision of the Executive Committee on 5 December 2023. The report also provided an overview of the work undertaken and commissioned to date.
4. This report presents members with an update and the outcome of;

   - agreement of the Disposal Plan for Kirkham Pool,
   - the work undertaken on need/demand for swimming facilities in Fylde, Active Lancashire to consult with key local stakeholders and existing swimming providers in Fylde to understand the existing position, potential challenges and opportunities for the short, medium and long term, and
   - the feasibility and costs of making the existing Kirkham Pool fit for purpose, the capital cost of building of a new fit for purpose swimming pool on another site and the likely revenue costs of operating a fit for purpose swimming pool,

- the timeline of future steps to support the resolution.

THE DISPOSAL PLAN

5. In accordance with the 2009 agreement the YMCA announced a Closure Event on 10 August 2023, and submitted a Disposal Plan to Fylde Council within the required 3 months (10 November 2023). The Closure Event notification stated that YMCA was unable to continue operating the pool and has no use for the asset in delivering the objects of the trust.

6. A report was presented to the Executive Committee on 5 December 2023 seeking consideration and approval of a response to the YMCA disposal plan for Kirkham pool and requesting approval of expenditure to commission work to address the council resolution.

7. After consideration the Executive Committee resolved; that the council did not approve the Disposal Plan for Kirkham pool submitted by YMCA, as they are dissatisfied with the length of time allowed to express and work up expressions of interest and the provision made for the involvement of the council in deciding whether an expression of interest is acceptable.

8. The Executive Committee resolved to delegate authority to the Chief Executive, following consultation with the Leader and Lead Member for Tourism, Leisure and Culture to draft and submit to the YMCA suggested changes to the Disposal Plan that would satisfy the council.

9. Suggested changes have been proposed to the YMCA in relation to the disposal plan for Kirkham pool and following further dialogue agreement has been reached. A copy of the agreed Disposal Plan is attached at appendix 1.

10. The Disposal Plan gives community or voluntary groups the opportunity to submit expressions of interest in acquiring and operating Kirkham Pool, before consideration is given to selling the premises on the open market.

SWIMMING POOLS PUBLIC AND STAKEHOLDER CONSULTATION

11. Active Lancashire were commissioned in December 2023 to undertake a public consultation to ascertain stakeholder perceptions of swimming provision in the Fylde area. This follows on from an initial report published in October 2023 that provided the council with an indicative understanding of facilities across the borough and a series of recommendations to consider. The consultation took place between January and March 2024 and involved a public survey, key stakeholder discussions with schools, swimming pool providers and a series of public consultation events based on responses to the survey.

12. The consultation's purpose was to bring together different voices from the public and key stakeholders across the borough. This would enable the council to better understand key challenges being experienced across communities and allow space for the council to respond accordingly.

13. The public survey attracted 2,556 responses over a 3-week period in January 2024. Alongside the survey, comments from social media posts were captured, which gave the consultation an additional perspective on the views of local communities.

14. The stakeholder consultation involved swimming pool operators and groups of schools from across the borough. The purpose of these conversations was to develop an understanding of the current challenges being faced by the stakeholders, their experiences to date, any future aspirations they may have and how the council may be able to help them. These were carried out throughout February and early March with the support of Fylde Borough Council.

15. In total, 4 swimming pool operators were spoken with from both the third sector and private sector including hotels and holiday parks. During the full consultation period, 25 of the 36 schools located in Fylde (including primary, secondary and private schools) and 1 in Blackpool provided their views via the survey, group conversations, and/or email communications.

16. Key findings from the public survey of 2,556 respondents are (* multiple answers allowed):
    - 91% live in Fylde
    - 41% swim daily or weekly

17. When asked, what prevented you from swimming or swimming more often the highest answers were *,
    - Local facilities are too difficult to access – 31%
    - It's too expensive – 24%
    - I don't have the time – 19%
    - The facilities are not appealing – 18%.
18. When asked, why did you use Kirkham Pool the top answers were *:
    - It's my closest swimming pool – 76%
    - It was affordable – 52%
    - It was the most appropriate pool for my swimming needs – 37%
19. When previous users of Kirkham Pool were asked where they now access swimming the top answers were *:
    - Ribby Hall Village – 40%
    - St Annes YMCA pool and gym – 29%
20. When asked, what is personally important to members of the public when it comes to swimming? the top answers were *:
    - Convenient swimming opportunities local to me – 84%
    - Affordable flexible payment options – 60%
    - Adequate parking provision – 52%
21. When asked, what Fylde Borough Council could do to help support individuals to take up more swimming? the top answers were *:
    - seek investment to improve facilities – 66%
    - promote local swimming pools – 44%
    - make swimming more affordable – 41%
22. Do the public feel there is a need for a new sports facility within rural Fylde?
    - Yes – 77%
    - Unsure – 19%
    - No – 4%
23. The stakeholder consultation included contact with a number of venues in the Fylde area who have swimming facilities to understand how they operate and what provision they provide to local residents. There were responses from one hotel, two holiday park operators and a leisure facility, which are set out in the report.
24. In addition to the survey questions targeted specifically at schools, Active Lancashire also contacted schools directly to discuss their experiences of accessing swimming provision in the area.
25. Three key themes emerged as being important to the public including:
    - Ensuring swimming opportunities are local.
    - Ensuring swimming and leisure opportunities are affordable with flexible payment options (e.g. pay and play, memberships, tiered support).
    - Ensuring there is accessibility for all, including those with disabilities and the elderly.
26. Potential council support was also explored initially through the survey and in more detail through the public consultation events. Three broad themes emerged:
    - Refurbishing the existing Kirkham site to secure swimming opportunities for rural Fylde in the short term.

- Identifying a site and developing a new purpose-built facility to cater for rural Fylde and surrounding areas. This was identified as a long-term option if Fylde Borough Council could secure appropriate investment.
- Additional support includes subsidising school swimming for increased costs, converting Kirkham site to another community or commercial asset, exploring refurbishment or new site development costs, clear communication of council's approach to sport, leisure, and health alongside broader public communication on related topics.

27. As a result of undertaking this consultation exercise Active Lancashire have developed the following four considerations designed to support the council in its own next steps.

28. Communication - It is clear that in these consultations, action must be communicated to local stakeholders for realistic perceptions and expectations. Future activities involving stakeholders need a clear communication plan pre, during, and post-activity for efficient resource utilisation. Rebuilding trust between the community and Fylde Council, in collaboration with relevant leisure providers, is essential due to uncertainties surrounding issues like Kirkham Pool closure.

29. Being clear on role and responsibilities. - The consultation reveals a lack of clarity among stakeholders. For instance, what are the roles of the local council, leisure providers, operators, and schools? Establishing clarity could prioritise actions with resident support.

30. Aspirations and plans. - Fylde Council's recent Local Plan, adopted in December 2021, covers various priorities like economic prosperity, transport, environment, housing, education, health, and community. Physical activity is integrated across these themes, but Active Lancashire stresses its importance for achieving council objectives through better resident health. Plans for local swimming provision changes, including Kirkham Pool, should be shared with stakeholders for community involvement and co-creation.

31. Provision and facility sustainability. - Concerns arose in the consultation regarding future provision disruption, especially for schools struggling to meet curriculum needs. Many schools and individuals rely heavily on YMCA St. Annes post-Kirkham Pool closure currently suffering from operational and maintenance issues which is now requiring investment to update the facility. Fylde Council secured Swimming Pool Support Funding totalling £220,000 to support the facility, ensuring it remains open for at least 10 years. With proper planning and investment, this funding can enhance swimming provision across Fylde, meeting current and future resident needs.

32. The full report, Fylde Borough Council Swimming Pools Public and Stakeholder Consultation Report – April 2024, produced by Active Lancashire is attached at appendix 2.

FEASIBILITY AND COSTS OF MAKING THE EXISTING KIRKHAM POOL FIT FOR PURPOSE

33. Consultants were appointed in January to assess the feasibility and costings of recommissioning/ enhancing the existing Kirkham Pool or constructing a new build facility. The cost of three specialist works are set out below and were funded from the Covid Support Grant following a virement approved by the Chief Executive in consultation with the Leader.

Element	Cost (Excl. VAT)
Architectural Fee Proposal to RIBA Work Stage 2[1] – Strategic Definition, Preparation and Briefing, Concept Design	£22,680
Mechanical &Electrical (M&E) design services	£11,400
Quantity Surveyor feasibility costings	£9,000
Total	**£43,080**

34. The feasibility and costings looked at four options:

- Option 1 – Minimum Level Proposal to re-commission existing facilities at Kirkham Pool.

[1] The Royal Institute of British Architects (RIBA) Plan of Work is the definitive model for the design and construction process of buildings.

- Option 2 – Enhanced Proposal for Part Refurbishment (of the historic elements of the existing pool buildings) and replacement & remodelling of reception and dry facilities to include for gymnasium and café and enhancements to external works all following inclusive, access-for-all principles.
- Option 3 – Proposals to maximise opportunities for new wet and dry leisure facilities at the existing site.
- Option 4 - A new facility (of a nominal size) on a site to be determined based on price per square foot/metre within a range and with relevant exclusions and caveats relating variables and unknowns.

35. A survey of Kirkham Pool was undertaken in February 2024. This identified that the mechanical and electrical (M&E) installations at Kirkham Pool were generally in a very poor condition and beyond their serviceable lifespan. Previously a report was published in 2009 when YMCA Fylde Coast began to operate the facility, where it was deemed that the estimated operational life of the facility was approximately 10 years.

36. During the winter of 2021 the building was hit by Storm Arwen a powerful cyclone that with intense winds lifted the domed roof off the facility leaving an area 25-30 meters by 10meters completely exposed to the elements, of which is still exposed. In addition to the storm damage there have been numerous break-ins where bouts of vandalism are evident throughout.

37. It is therefore recommended that a full back to brick refurbishment and a full replacement of M&E services is required to bring life back to the facility.

38. The document attached at appendix 3c includes a mechanical and electrical condition report and options appraisal along with sketches/plans at appendix 3a and estimated costs of each option at appendix 3b. A summary and cost of each option is below.

39. Option 1 – Minimum Level Proposal to re-commission existing facilities at Kirkham Pool. This includes a new slate roof, suspended ceiling over the swimming pool area, refurbishing and upgrading the boiler and heating installations, pool management installations, lighting and power installations, air handling installations, etc., and finishes and decoration repairs. Estimated cost £1,853,163, around 65% of which is for M&E installations, with the works taking around 8 months to complete.

40. Option 2 – This proposal is refurbishment of existing pool hall area with a new adjoining two storey building to provide modern facilities for the pool with complimentary multifunctional spaces including gym, café and viewing gallery. Estimated cost £4,450,060 with the works taking around 12 months to complete. The benefit of this scheme is that it provides a new modern reception and changing facilities along with a café an increased dry side activity space. The budget costs so far indicated include for the Viewing Gallery which includes for flush glazing viewing panels. The other viewing options which are set out in appendix 3 would incur the following additional costs:

    - Spectator balcony cantilevered into the pool area – £175,000.
    - Viewing gallery with glazed side panels projecting into the pool area - £20,000.

41. Option 3 – This proposal is to re-develop the Station Road site to provide a new 4 lane 25m pool with complementary modern facilities including reception area, changing village, multifunctional activity spaces, spectator areas, gymnasium, and café together with enhancements to external works including disabled access provision. The existing large gable to the old pool hall is to be retained and incorporated within the new building design. Estimated cost £6,627,696, with the works taking around 14 months to complete.

42. Option 4 – This proposal is for a new 4 lane, 25m pool with multifunctional use based upon Sport England's design guidance notes on a notional site to be determined. Estimated cost £8,531,075 with the works taking around 16 months to complete.

43. All above estimates are based on a tender return for 1st quarter 2025 and include consultants' fees and contingency. VAT is excluded. The table below shows the estimates for each option.

Option	Estimated cost
Option 1 – Minimum Level Proposal to re-commission existing facilities at Kirkham Pool.	£1,853,163
Option 2 – Refurbishment of existing pool hall area with a new adjoining two storey building to provide modern facilities for the pool with complimentary multifunctional spaces including gym, café and viewing gallery.	£4,450,060
Option 3 – Re-develop the Station Road site to provide a new 4 lane 25m pool with complementary modern facilities including reception area, changing village, multifunctional activity spaces, spectator areas, gymnasium, and café.	£6,627,696
Option 4 - A new 4 lane, 25m pool with multifunctional use based upon Sport England's design guidance notes on a notional site to be determined/acquired.	£8,531,075

44. Subject to funding being available, each of the four options will have differing lead in times to consult, design and specify the works prior to tendering. Options 2 and 3 involve the demolition of at least part of the existing building which has been locally listed as a heritage asset. Any application that proposes alterations to a locally listed heritage building would be considered against the criteria set out in policy ENV5 of the local plan. Option 4 would potentially have the longest of lead in time as it needs to include site selection and acquisition along with planning permission.

45. The purpose of the feasibility study and costings is to set out the broad options for securing swimming for rural Fylde in the short and medium term. If any of these options was considered of merit it is suggested that further work be then undertaken to define in more detail the selected option for possible delivery.

THE TIMELINE OF FUTURE STEPS TO SUPPORT THE RESOLUTION

46. Following agreement of the Disposal Plan a dedicated webpage entitled Swimming in Fylde has been launched to provide information on the steps being taken to support the council resolution on swimming. Additionally, and with the permission of the YMCA, it sets out how a voluntary or community body can submit an expression of interest in owning and operating Kirkham Pool. The webpage incorporates an in-depth timeline with details of all actions taken to date and will be regularly updated to reflect progress.

47. The Fylde Swimming Pools Public and Stakeholder Consultation Report and the report into the feasibility and costings of recommissioning/ enhancing the existing Kirkham Pool or constructing a new build facility will be available on the webpage meaning it will also provide a comprehensive source of information for residents and interested parties. Key stages in the next few months are set out below.

48. As of Friday 12 April 2024, voluntary and community bodies can submit an Expression of Interest in acquiring and operating the Kirkham swimming facility using the dedicated online form. This submission period will run for six weeks, until Friday 24 May 2024. A voluntary and community body is defined in the Assets of Community Value (England) Regulations 2012.

49. From 25 May 2024 it is the start of ten-week period for any voluntary or community group that have expressed an interest to work up business plans.

50. The deadline for submission of business plans if expressions of interest are received is 2 August 2024.

51. If business plans are received, then a period of up to 8 weeks is allowed to evaluate the proposals submitted. Finally, once any business plans have been evaluated, recommendations will be made by Fylde Council to YMCA by 27 September 2024.

52. If at any of the stages, there are no expressions of interest or business plans submitted then a report will be prepared to Scrutiny and the Executive Committee to report the outcome.

53. A report detailing the capital work required at St Annes pool including the use of the grant of £220,000 capital funding from the Swimming Pool Support Fund will be presented at Executive Committee on 25th April. The report will provide the latest position regarding surveys and investigations on the building and infrastructure at St Annes pool identified from a condition survey currently being undertaken. It is anticipated that a further report will be presented later once a cost has been established for all the works involved.

THE ROLE THAT SCRUTINY COULD PLAY IN CONSIDERING THE REPORT

54. The Council resolution asks that Scrutiny considers the consultation report from Active Lancashire to ascertain stakeholder perceptions of swimming provision in the Fylde area along with the feasibility and costings to recommission Kirkham Pool/provide a new facility. Members are also asked to consider the proposed steps to generate interest from voluntary and community groups to acquire and operate the pool. The Lead Member for Tourism and Leisure will be in attendance as part of consideration of the report and to respond to any questions from members.

BACKGROUND PAPERS REVELANT TO THIS ITEM		
Name of document	Date	Where available for inspection
Council report and minutes – Notice of Motion rural swim provision	2 October 2023	CMIS > Meetings Calendar
Executive Committee report and minutes - YMCA Disposal Plan & Notice of Motion – Kirkham Pool	5 December 2023	CMIS > Meetings Calendar
Community Focus Scrutiny Committee report and minutes – Swimming Provision	18 January 2024	CMIS Meetings Calendar

LEAD AUTHOR	CONTACT DETAILS	DATE
Gemma Broadley/ Paul Walker	gemma.broadley@fylde.gov.uk paul.walker@fylde.gov.uk	3 April 2024

Attached documents
Appendix 1 – The Disposal Plan
Appendix 2 - Fylde Borough Council Swimming Pools Public and Stakeholder Consultation Report – April 2024 - Active Lancashire
Appendix 3a – Kirkham Baths Options Appraisal
Appendix 3b – Kirkham Baths Feasibility and Option Cost Summary
Appendix 3c – M&E Services Report

YMCA FYLDE COAST

Here for young people
Here for communities
Here for you

YMCA Kirkham

Disposal Plan

Author	Graham Oatridge
Date	19.03.2024
Audience	Fylde Borough Council

SCOPE

This disposal plan aims to provide the necessary detail for the Council to approve the plan and for YMCA to work in partnership with Council officers in order to take the plan forward. As per the 2009 Agreement, it addresses two items:

1. How the premises will be disposed of
2. Associated dates

It does not seek to set out all the due diligence and contractual requirements associated with the plan. This will be carried out by legal teams as and when the disposal is initiated.

TIMEFRAMES

The Agreement relating to the transfer of the facility from Fylde Council to YMCA sets out timeframes that were, in the first instance, initiated by the Closure Event notification. In turn, the submission of this Disposal Plan gives the Council 28 days to inform YMCA whether it approves or rejects the plan. If rejected, the Council should identify the elements of the plan that it is dissatisfied with. If a decision is not given within 28 days, then it is deemed that the Council approve the plan.

CONTEXT

Kirkham Pool (the 'Facility') dates from 1914 with a large-scale refurbishment taking place in 1979. The car park is shared with Kirkham Bowling club which is situated at the back of the car park behind the building. There is a pool house attached to the building which forms part of the Facility, and which was rented via YMCA social housing team. It is currently vacant. As well as public swimming, the Facility when operational provided both wet and dry activities to communities and local schools, with circa 15 schools using it for their swimming lessons.

YMCA Fylde Coast began to operate the Facility in 2009 under an Agreement with Fylde Council. At that time the estimated operational life of the Facility was approximately 10 years. The Agreement provided for a lease of the Facility to YMCA, followed by the transfer of the freehold. The freehold was transferred to YMCA in accordance with the Agreement in 2011. The Agreement also provides for the council to pay an annual subsidy to YMCA to deliver leisure provision from the Facility. Budget provision for this was £50,337 for 2023/24.

YMCA lodged a closure event in June 2023. The closure event was triggered because the Net Cumulative Deficit exceeded 50% of the asset value and supported by a detailed paper submitted by YMCA to the Council on 26th June 2023. The Council confirmed that there were no grounds for dispute on 26th June and the formal announcement took place on 10th August. This report does not seek to re-state the detail contained within the Closure Event paper.

As per the Agreement, YMCA is now obliged to submit a Disposal Plan to Fylde Borough Council. The Disposal Plan requirement is referenced in Schedule 6, 'Effect of Closure Event', clause 5, 'Asset Destination'. The Agreement is included as Appendix A.

YMCA Fylde Coast

YMCA Fylde Coast is a registered Charity whose vision is to create communities where all young people can thrive. We do this by creating networks and relationships so that they can be healthy in mind, body, and spirit. Our charitable operations cover leisure provision - both via our own assets and through management agreements, supported, affordable and social housing provision, outdoor education and youth and community work.

YMCA has extensive experience as an operator within our core work areas of leisure, housing, outdoor education, youth, and community. We aim to make our service provision as accessible as possible whilst understanding that we need to operate in a financially viable way. The majority of our income is revenue generated income, with a relatively small amount coming from fundraising activity or trust and grants.

We are governed by a Board of Trustees and regulated by the Charity Commission. All owned buildings are considered charitable assets and Charity commission guidance informs how those buildings should be treated if they are to leave YMCA Fylde Coast's portfolio.

Current Losses: From the lease commencement date up to financial year 20/21 and when subsidy support from the Council has been accounted for, YMCA Kirkham incurred no losses as a result of operation of the facility.
However, financial losses have been recorded since the closure in December 2021. As of January 2024, these losses amount to £92,721.

Losses will be offset by the insurance award, with costs continuing to be monitored via our management account reports. It is expected that disposal options will be concluded before losses exceed the insurance award. If this is not the case, then the deficit will be netted to zero using the monies received via a sale, in accordance with clause 5.2.7.1 of the Agreement.

PROPOSED METHOD OF DISPOSAL

A: YMCA acknowledges the wish of the Council to see that swimming provision is available to the communities of rural Fylde as envisaged by clause 5.2.7.3 of the agreement and that any realistic possibility of using the Facility for this purpose should be explored.

B: The proposed method of disposal allows a period for community or voluntary groups to express an interest in acquiring the Facility and gives the Council (acting reasonably) the ability to determine whether the Facility should be disposed of to such a group.

1. Definitions:

a) "Business Plan" means a business plan which:

(i) has been received by the Council between 25 May 2024 and 2 August 2024 (inclusive);

(ii) has been prepared by or on behalf of a Voluntary or Community Body which has submitted a Community EoI;

(iii)nominates a Community Interest Group to receive a Community Disposal of the Facility (whether by reference to a Community Interest Group then in existence or which intended to be established for the purpose)

(iv) includes projected income and expenditure in relation to the Facility over at least five years.

b) "Community Disposal" means a Relevant Disposal pursuant to a Community EoI and a Business Plan submitted in accordance with these provisions.

c) "Community EoI" means a written notification by a Voluntary or Community Body that it is interested in operating the Facility as a public swimming pool and which is received by the Council between 12 April 2024 and 24 May 2024 (inclusive).

d) "Community Interest Group" means a parish council or a body which is (or would at the time of the Relevant Disposal be) a Community Interest Group in relation to the land comprising the Facility within the meaning of regulation 12(b) of the Assets of Community Value (England) Regulations 2012.

e) "Relevant Disposal" has the meaning set out in section 96 of the Localism Act 2011.

f) "Voluntary or Community Body" has the meaning set out in regulation 5 of the Assets of Community Value (England) Regulations 2012

2. YMCA shall not enter into a Relevant Disposal of the Facility other than a Community Disposal or a disposal to the Council before the date set out in paragraph 3.

3. The date referred to in paragraph 2 above is:

a. 5 July 2024, if the Council has not received a Community EoI;

b. 14 September 2024, if no Community EoI received by the Council has been supplemented by a Business Plan which has been approved in writing by the Council;

c. If the Council notifies YMCA in writing that it does not intend to take forward any Community EoI and does not intend to acquire the Facility itself, the date YMCA receives that notification;

d. 18 October 2024 in any other case.

4. The Council will act reasonably in making any decision, exercising any discretion or forming any opinion for the purposes of this part of the disposal plan and will in particular have regard to the interests, objectives and obligations of YMCA as a charity.

ANTICIPATED PROCEEDS OF DISPOSAL

If the premises are disposed of to a charity, community group or local authority as set out in above, the anticipated proceeds of disposal will be nil.

A valuation of the premises carried out by Lancashire County Council on 23rd July 2023 returned a value of £300,000 if sold on the open market. Once legal and agency fees are accounted for it is anticipated that the net proceeds would amount to circa £270,000, although this is purely an estimate at this stage.

Kirkham Asset
Transfer Agreement.

April 2024

Fylde Borough Council Swimming Pools Public and Stakeholder Consultation Report

Produced by Active Lancashire

Report by:
David Redmond
Research Manager

Callum Webster
Research Officer

EXECUTIVE SUMMARY

Active Lancashire were commissioned by Fylde Borough Council to undertake a public consultation to ascertain stakeholder perceptions of swimming provision in the Fylde area. This follows on from an initial report published in October 2023 that provided the council with an indicative understanding of facilities across the borough and a series of recommendations to consider. Two of these recommendations formed the foundation of this consultation; to engage the public, schools, community groups, and swimming pool providers to understand their views and the challenges being experienced across the borough. The consultation took place between January 2024 and March 2024 and involved a public survey, key stakeholder discussions with schools, swimming pool providers and a series of public consultation events based on responses to the survey. Some key areas of support were explored, including discussing if the existing Kirkham Rural Splash site should be refurbished, whether a new, purpose-built facility should be considered and the needs of specific groups including schools and young people. The findings highlight challenging current economic and societal circumstances which are having an impact on all stakeholders. Members of the public have reported a loss of local, affordable swimming opportunities across rural Fylde due to increased costs, travel time and availability of facilities. Schools, especially those within rural Fylde, are experiencing similar issues around increased costs of hiring swimming pools and the transport needed to reach these. Additional travel time and greater competition for facility access has limited swimming experience for young people within the curriculum and beyond it and has had wider effects on educational delivery. Swimming pool providers have shared a range of operational and strategic challenges, including increased operational costs (both labour and material), balancing business models and local needs, and other administrative challenges including planning and asset development. Finally, additional comments shared directly and through social media expressed similar concerns. Common themes derived from the analysis of this body of data informed the considerations below, which we have highlighted to guide the council in moving forward:

Communication – A dialogue between all stakeholders is key. Ensure any action taken, or being considered, is communicated effectively with local residents and organisations so they feel informed in the process and their needs are prioritised.

Being clear on role and responsibilities – Improving clarity on the roles and responsibilities of various stakeholders in delivering swimming provision will help establish realistic perceptions and expectations of involved parties.

Aspirations and plans – Physical activity should be integrated into strategic planning to ensure Fylde Borough Council objectives can be achieved through the far-reaching benefits of improved health and wellbeing in residents.

Provision and facility sustainability – Creative planning and investment of funding are imperative to ensure swimming provision meets the needs of residents long-term and alleviates concerns around access disruption, especially for schools.

Adrian Leather *CEO | Active Lancashire*

Active Lancashire recognises the key strategic contribution that Fylde Council makes to enabling sport and physical activity across the Borough through its facilities and provision in addition to supporting broader health, wealth, and wellbeing objectives through its leadership and coordination role. As a Charity leading Physical Activity, we are pleased to have been able to support Fylde Borough Council in undertaking this consultation to capture the voices of key stakeholders across the borough. We hope that this consultation will enable Fylde Borough Council to further develop its sport and leisure provision to ensure everyone across Fylde has access to opportunities including swimming.

Cllr Karen Buckley *Council Leader | Fylde Borough Council*

Fylde Council are grateful to the team at Active Lancashire for coordinating a comprehensive consultation across the borough which has captured the voices of all those interested in swimming. The findings demonstrate the impact of the closure of Kirkham Rural Splash by the YMCA following Storm Arwen in 2021 and we are concerned to learn that there are some schools and residents struggling with the limited availability of swimming provision. This valuable report, along with the support of key stakeholders, will help shape the council's future direction and strategy for sport and leisure, including swimming, and we will be launching a dedicated page on our website to detail the work already underway.

CONTENTS

ACKNOWLEDGEMENTS

We have received input on this consultation from a wide range of local stakeholders and would like to thank all of them for engaging in this process. Firstly, we would like to recognise the large number of residents from Fylde and the surrounding area who took the time to complete our online survey or attended the public consultations to share their views. We also appreciate Kirkham Town Council's provision of William Segar Hodgson Pavilion and Wesham Town Council's provision of their Community Centre as venues for these public consultations. We acknowledge the input from the following schools too, who also contributed via our survey or through further consultation:

AKS Lytham	Holy Family CE Primary School	Medlar with Wesham CE Primary School	St Josephs Primary School	Weeton Primary School	Weeton St Michaels Primary School
Ansdell Primary School	Kirkham and Wesham Primary School	Newton Bluecoat CE School	St Paul's Primary School	St Thomas CE Primary School	Treales CE Primary School
Clifton Primary School	Kirkham Grammar School	Pear Tree School	Strike Lane Primary School	Lytham Hall Park Primary School	Singleton VA Primary School
Freckleton CE Primary School	Kirkham St. Michaels CE Primary School	Ribby With Wrea CE Primary School	The Willows Primary School	Hodgson Academy	Linton School
Heyhouses CE Primary School	Our Lady Star of the Sea Primary School				

Similarly, we would also like to thank the following swimming providers for interviewing with us:

Dalmeny Spa and Hotel	Partingtons Holiday Parks	Ribby Hall Holiday Village	YMCA St Annes

Finally, we would like to thank Fylde Borough Council and their officers for their input and support in the development of the consultation and the report, which we believe gives an accurate portrayal of swimming provision in the region.

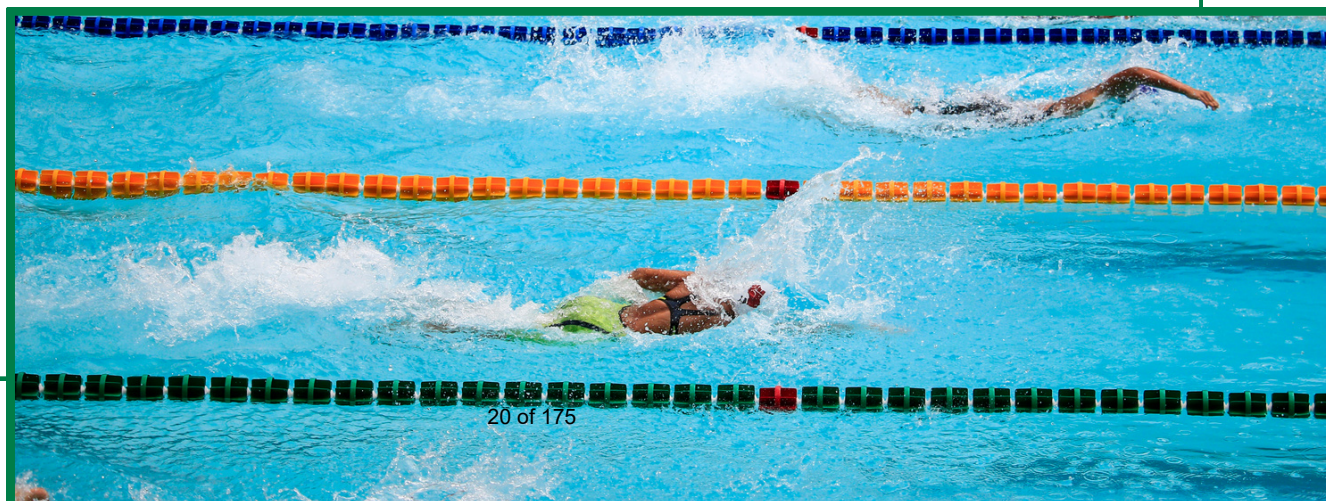
INTRODUCTION AND BACKGROUND TO THE CONSULTATION

Active Lancashire were commissioned by Fylde Borough Council to undertake a public and stakeholder consultation. This was in response to the clear public interest in swimming and leisure opportunities across the borough following the closure of Kirkham Rural Splash. An initial report was published in October 2023 (1) that provided the council with an indicative understanding of facilities across the borough and a basic understanding of the borough demographic, geographic, social, health and physical activity data. In addition to this, a series of recommendations were put forward for consideration. Two of these recommendations formed the foundation of this consultation to engage the public, schools, community groups and swimming pool providers, to understand their views and the challenges being experienced across the borough. The broader societal and economic landscape remains challenging for the region with ongoing rising costs, increasing pressure to ensure residents have opportunities to engage in physical activity and the impact these can have on communities across rural and coastal Fylde.

As part of Fylde Borough Council commitment to support sport and leisure across the brough, a notice of motion was put forward to the Full Council meeting on 2 October 2023. It was resolved that:

"In the corporate and local plan this Council seeks to maintain or encourage public swim provision. I propose that this Council, as a matter of urgency, supports that position and in light of the recent announcement by the YMCA to permanently close Kirkham Baths looks at all practicable options to work with partners and stakeholders to support that provision, and such options to be considered by the External Scrutiny Committee."

To aid understanding of existing sites across Fylde, figure 1 below outlines the known pools within Fylde and whether the site is managed by a commercial, charity or local authority. It should also be noted that Kirkham Rural Splash operational responsibilities was transferred to YMCA Fylde Coast in 2009 with the freehold being transferred to YMCA in 2011. The decision to close the site was made by YMCA with a Closure Event Announcement and Disposal Plan curated in summer of 2023.



Site Name	Post Code	Facility Sub Type	Access Type	Ownership Group	Year Built	Year Refurbished
DALMENY HOTEL AND LEISURE	FY8 1LX	Main/General	Registered Membership use & Pay and Play on request subject to availability	Commercial	1995	2005
SPORT AND LEISURE (RIBBY HALL VILLAGE)	PR4 2PR	Main/General	Registered Membership use & Pay and Play on request subject to availability	Commercial	2003	n/a
ST ANNES YMCA POOL & GYM	FY8 1SW	Main/General	Pay and Play and Registered Membership	Local Authority owned/ managed by Community Organisation	1987	2010
ST IVES HOTEL	FY8 1LS	Main/ General	Registered Membership use & Pay and Play on request subject to availability	Commercial	1970	n/a
THE GRAND HOTEL	FY8 1NB	Main/ General	Registered Membership use– facility advised pre-book only via membership pass	Commercial	2002	n/a
BLACKPOOL NEWTON HALL INDOOR BOWLS CLUB	FY3 0AX	Main/General	Residential only	Commercial	1900	2010
WINDY HARBOUR HOLIDAY PARK	FY6 8NB	Main/ General	Residential Only	Commercial	Unknown	n/a
NIVENS HEALTH CLUB	FY8 1LU	Learner/Teaching /Training	Residential only	Commercial	1994	n/a
SPORT AND LEISURE (RIBBY HALL VILLAGE)	PR4 2PR	Main/General	Residential only	Commercial	1994	2017

Figure 1 – Known swimming pools across Fylde and operational responsibility

Alongside the consultation, Fylde Borough Council have been successful in securing both Phase 1 and Phase 2 Sport England Swimming Pool Support Fund (SPSF). The phase 1 funding (£59,189) was secured in November 2023 and is to be used to offset additional operational costs for YMCA St Annes swimming pool. In March 2024, Fylde Borough Council secured a further £220,000 in capital funding as part of phase 2 SPSF to undertake vital work at YMCA St Annes by replacing the aging gas boilers with newer more efficient models and implementing photovoltaic solar panels. A condition of the funding is to assure Sport England that the St Annes swimming pool will remain open for at least a further 10 years. In addition to the above funding that has been secured, Fylde Borough Council have invested significant officer resources and capacity throughout the consultation period including networking support, promoting the consultation, and supporting Active Lancashire in developing and delivering the consultation itself.

The consultation's purpose is to bring together different voices from the public and key stakeholders across the borough. This will enable the council to better understand key challenges being experienced across communities and determine what role they can play in addressing these. In addition, it will support the existing work already outlined in the report so far.

CONSULTATION APPROACH

The approach to collating insight was split into three phases which have been outlined below:

Public Survey

- Active Lancashire worked with Fylde Borough Council to design a survey that covered a broad range of themes including:
- ·Types of swimming activity the public engage in.
- ·Challenges to accessing swimming opportunities and what was important to the public when considering swimming provision.
- ·Understanding of how schools currently access swimming to meet curriculum requirements.
- ·Where the public are currently accessing swimming facilities.
- ·How the council may be able to support those who want to engage or re-engage with swimming.
- ·Past use of Kirkham Rural Splash as a facility prior to its closure.
- ·How individuals may get themselves to sport and leisure facilities.

This survey was shared with the public through a variety of platforms including:

- Social media channels of Active Lancashire, Fylde Borough Council and YMCA Fylde Coast Facebook Pages.
- Direct emails to YMCA Fylde Coast sport and leisure members.
- Leaflets in key public venues such as libraries, local leisure centres and information points.
- Taking advantage of public information screens.
- Public relations links with local newspapers and press associations.
- Local councillors and parishes.
- Key stakeholders directly, including but not limited to community groups, sport and leisure contacts, business networks.

The survey attracted 2,556 responses over a 3-week period in January 2024. Alongside the survey, comments from social media posts were captured, which gave the consultation an additional perspective on the views of local communities. Key insights from the survey and social media comments are explored at later stages within this report.

Stakeholder Conversations

These conversations primarily involved swimming pool operators and schools from across the borough. The purpose of these conversations was to develop a rich understanding of the current challenges being faced by the stakeholders, their experiences to date, any future aspirations they may have and how the borough council may be able to help them. These were carried out throughout February and early March with the support of Fylde Borough Council. In total, 4 swimming pool operators were spoken with from both the third sector and private sector including hotels and holiday parks. During the full consultation period, 25 of the 36 schools located in Fylde (including primary, secondary and private schools) and 1 in Wyre provided their views via the survey, group conversations, and/or email communications. Therefore, the consultation had a 69% response rate from schools across Fylde. Each of the conversations had with either swimming pool operators or schools were unique but offered key areas of similarities that are explored further within this report.

Public Consultation Events
Following the public survey and stakeholder conversations, 4 public consultation events were held at the end of February and early March. These events were held in Kirkham and Wesham, and this report would like to thank both town councils for their generosity in supporting these events through providing venues. The events were designed to offer members of the public an opportunity to explore topic areas in more detail through group conversations facilitated by Active Lancashire. Examples of topic areas covered included:

- Current facility usage compared to Kirkham Rural Splash when it was open.
- Market analysis with a focus on costs of using facilities.
- Exploring further what is important to members of the public about swimming.
- Exploring further how the council could support swimming and what the potential priorities should be.

Each of the phases above fed into each other ensuring a continuous cycle of learning and reflection was adopted, with regular constructive feedback between Active Lancashire and Fylde Borough Council.

Other Sources of Insight:
Throughout the consultation process, Active Lancashire collated any additional comments and insight. These included letters and social media comments as a response to the social media campaign. These have been included as part of the consultation.

FINDINGS

The findings from the consultation are broken down based on the approach taken to collate the relevant insight. The aim of this section is to provide a clear overview of the views of those consulted throughout the consultation process.

SURVEY FINDINGS

Who responded to the survey?

The initial public consultation survey was launched in early January 2024 and was live for 3 weeks. In total, 2,556 responses were captured from a range of individuals as shown in figure 2 below. The consultation recognised many individuals fulfil multiple 'roles' and therefore were allowed to tick all that applied to them. Despite this, most individuals either live and/ or work in Fylde with a smaller number of individuals responding as either teachers, councillors, business operators, workers in the health and wellbeing sector or individuals responding on behalf of someone else.

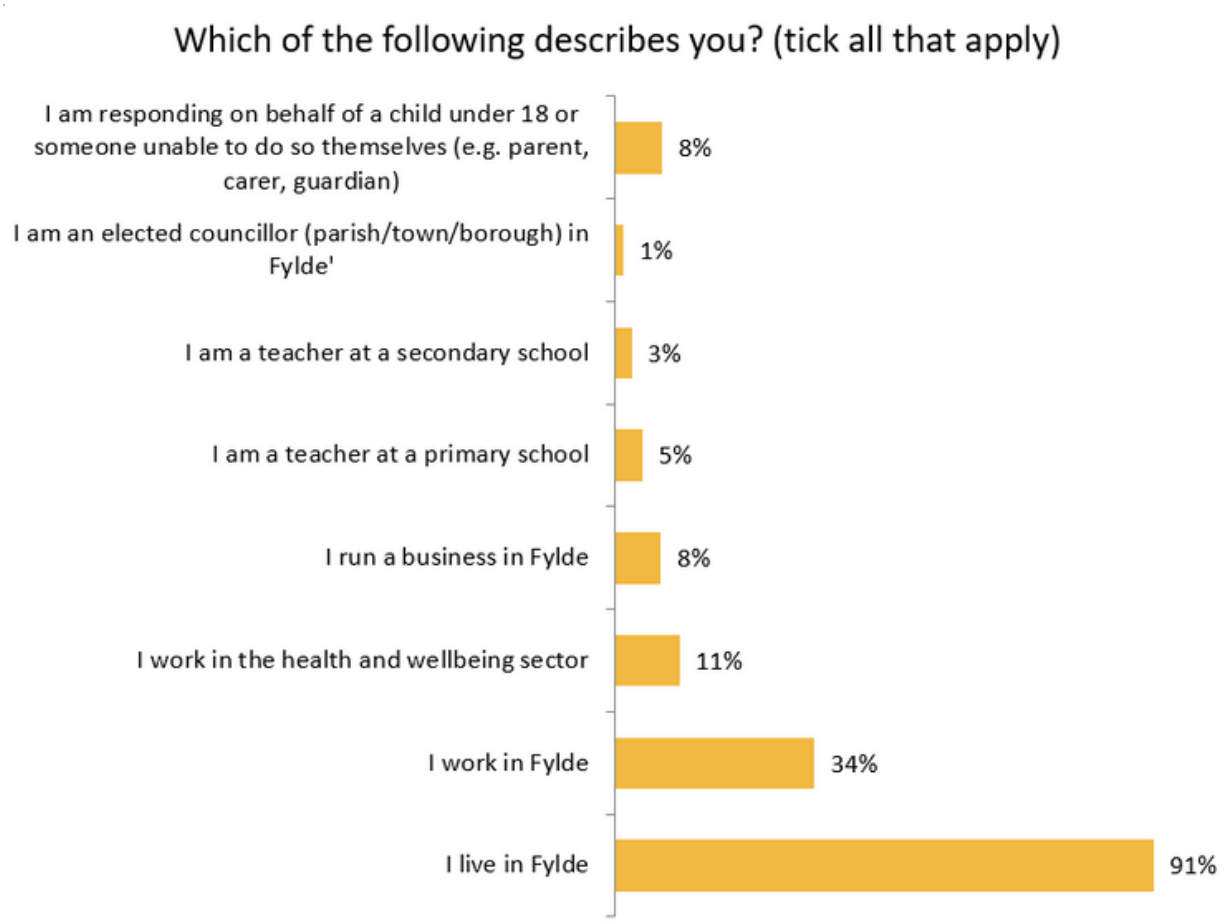


Figure 2 – Role(s) of the individual responding to the consultation survey.

To support the findings of figure 2, the geographic spread of respondents has been captured and shown below in figure 3. Whilst the darkest shaded areas are predominantly within the Fylde Borough Council boundaries, where 90% of people stated they lived, a proportion of respondents also reside within Blackpool, Wyre, Preston, and South Ribble. This highlights the spread of those influenced and impacted by the sport and leisure offered within Fylde.

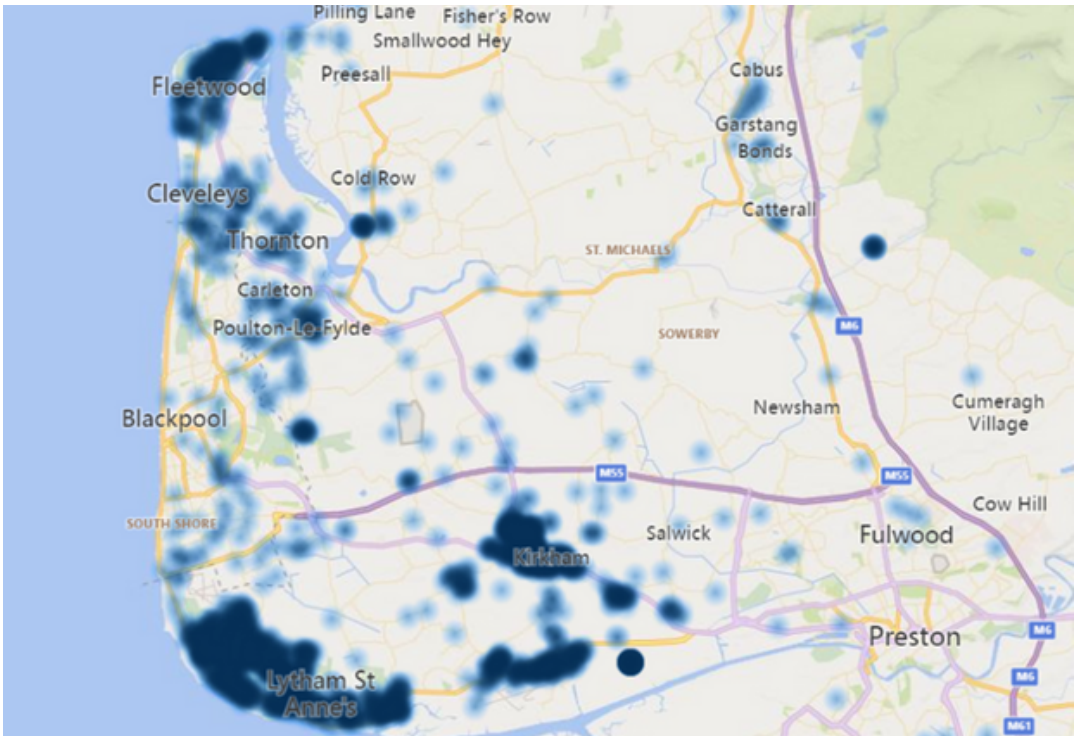


Figure 3 - Geographical illustration of where respondents live.

From an age perspective, the survey engaged with a broad spread of the population with 75% of respondents being between 25 and 64 years of age. The survey struggled to engage with those under 16s and over 75 years of age. It is however likely some of the under 16s feedback will have been collated with those of working age and captured via conversations with schools across the borough. It is recognised that a higher proportion of over 75s may have poorer access to digital media and feel less comfortable to complete surveys online. If timescales had allowed, paper copies of the survey could have been distributed to encourage greater engagement from this age group, but this was not feasible for this consultation. The survey did however allow for those with more confidence using technology to respond on behalf of others.

The consultation also recognised the importance of engaging with those from ethnically diverse communities. Whilst the vast majority of those who responded to the survey would identify as white (97%), 3% of the respondents identified with other minority ethnic groups. To put this into perspective, the 2021 UK Census (2) reported that 96% of the Fylde population identify as white, suggesting the ethnicity representation within the survey was indicative of the area.

CURRENT SWIMMING ACTIVITY

Being able to recognise the type of activity, locations and how frequently members of local communities engage with swimming is important. It can play a role in understanding the current market and where resources are currently being utilised across the borough. The findings show that most swimming pool users engaging with our survey either swim weekly (34%) or occasionally (30%). This highlights two distinctive groups of users that the local authority needs to take into consideration. Figure 4 below shows the swimming frequency in more detail.

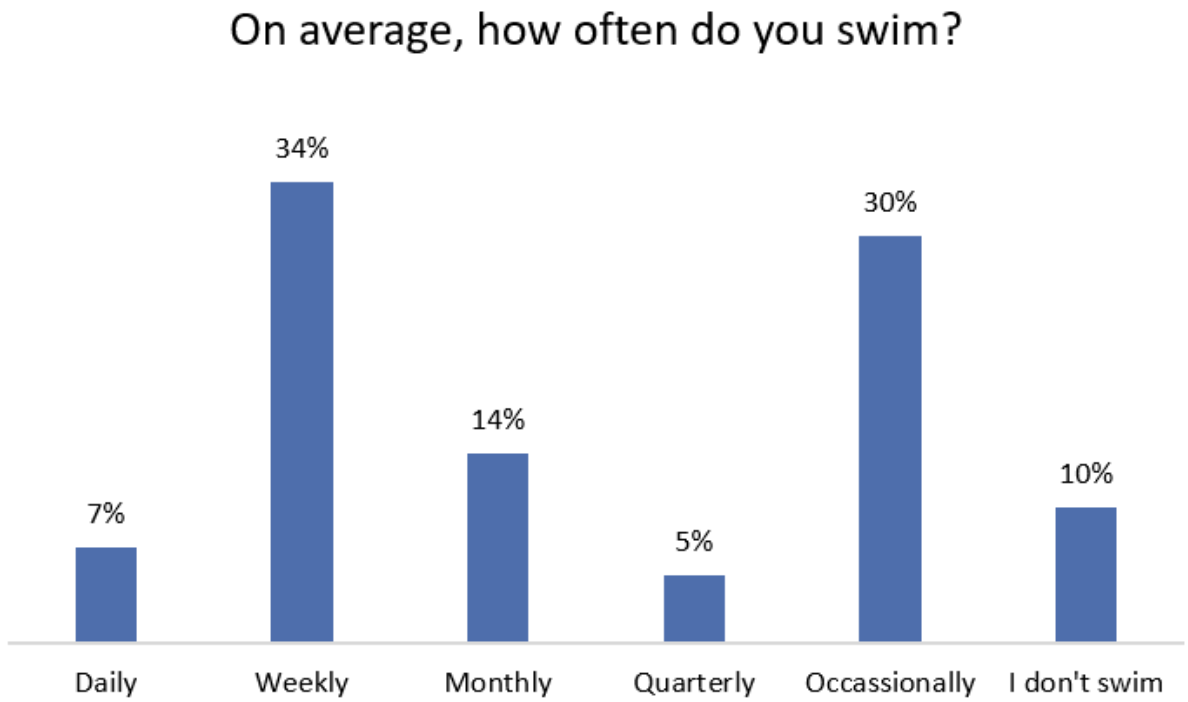


Figure 4 – Swimming frequency levels

Considering sport and leisure membership levels, those with a sport and leisure membership that includes pool access are more likely to swim daily, weekly, or monthly. Whilst those without any form of sport and leisure membership are more likely to swim occasionally or not at all. This is important when considering what the needs are of those users and the amount of time and money they are willing to spend to access the facilities. This understanding has been considered when having further conversations with members of the public at later stages during the consultation.

Fylde has a range of swimming pool facilities; there is one operated by YMCA, with the building managed by Fylde Borough Council, and others in the private sector such as hotels and holiday parks. In addition to the pools within Fylde, other pools operated by YMCA across the coastal region were included in the consultation as it was recognised those with YMCA membership could access these sites too, regardless of where the individual lived. Figure 5 below shows the findings in more detail but most respondents typically either used St Annes YMCA Pool and Gym, Ribby Hall Village or Fleetwood YMCA, although respondents were able to tick all that applied to them. It should be noted that those locations marked with an asterisk were not included in the original options but rather were identified through an 'other' category respondents could select from. What is clear is that most users engage with either a charity/ local authority led offer on the coast or in Wyre, or a private holiday park offer which is based in rural Fylde and situated close to the former Kirkham Rural Splash site.

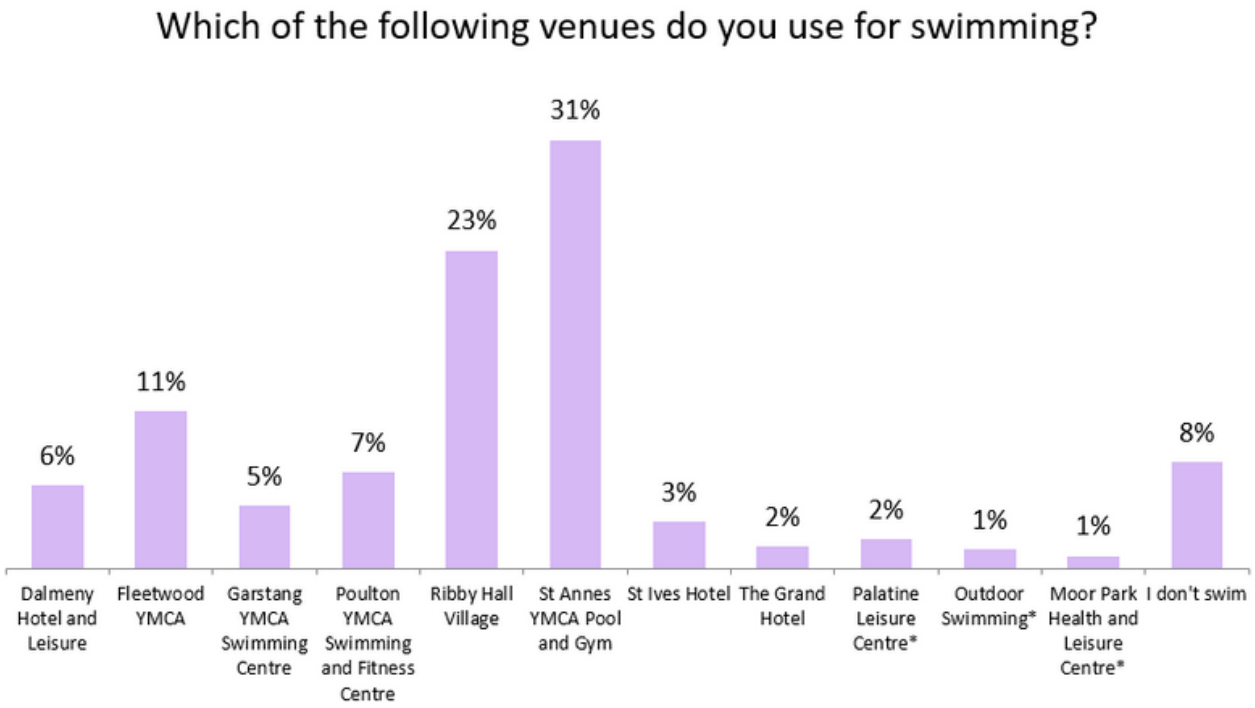


Figure 5 - Where respondents choose to go swimming.

BARRIERS TO ENGAGING WITH SWIMMING FACILITIES

The consultation sought to better understand the challenges residents of Fylde face when engaging with swimming facilities. Figure 6 below highlights the range of barriers faced.

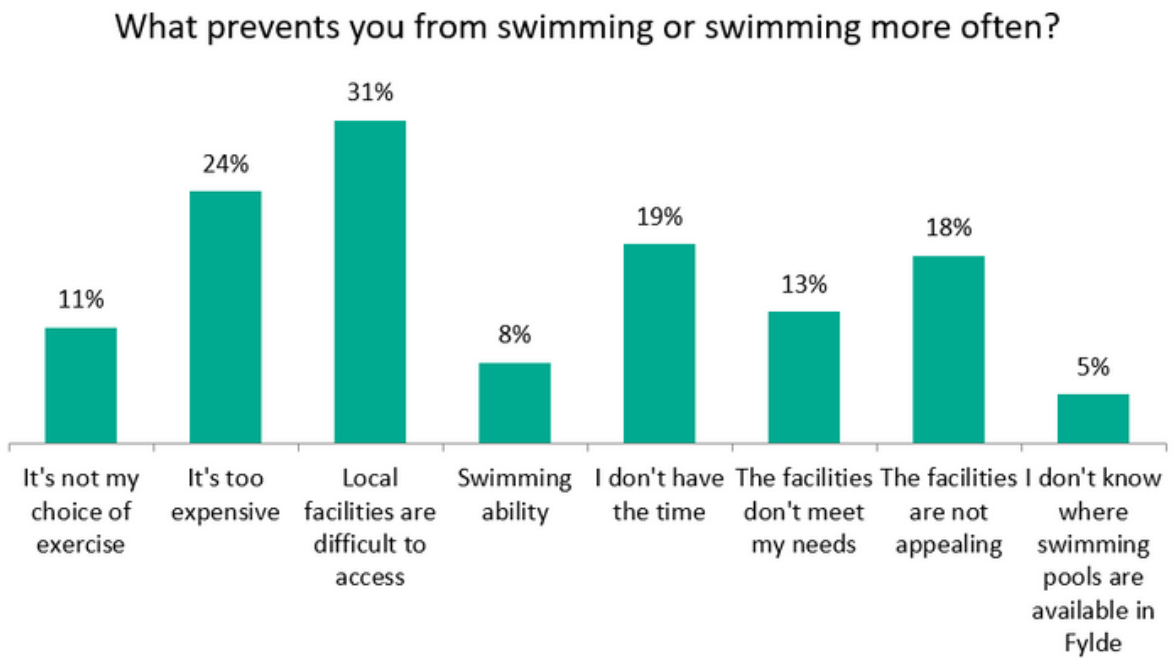


Figure 6 – What prevents members of the public from swimming more often?

Survey respondents could select multiple options which allowed the consultation to appreciate the range of challenges residents and site users face. The most common barrier was 'local facilities are difficult to access' and the activity being too expensive. Facility appearance, lack of time, facilities not meeting needs and not being their choice of exercise were other barriers selected by respondents but were not as prominent. Residents do appear to be aware where the facilities are, given the low proportion of respondents who selected this option. In addition to the options listed within the question, respondents had a chance to provide further comment. Whilst a range of feedback was provided, the comments often expanded upon the options in the question and provided further insight into residents' experiences.

"I go to the early morning adult public swimming sessions and find that three times a week (unless away from Fleetwood) fits in nicely with other leisure and hobby activities."

"I love swimming. The parking situation at St. Annes needs improving but it doesn't stop me because there are no restrictions at 7am."

"Now that Kirkham pool has closed Swimming pools are difficult to get to, particularly in the summer months, when they are around the St Annes pool is very busy. At these times the pool at Ribby is also usually unusable for swimming due to the amount of people in it."

"The timetable for the St Anne's pool is so busy I find it difficult to find a time to go (especially if I want to combine it with the gym there)."

Respondents to the survey were asked what type of transport they would most likely use to access a sport and leisure facility within Fylde. This was important given the urban and rural nature of Fylde and the different approaches members of the public might take. Respondents could select more than 1 mode of transport to indicate a range of preferred options. Most respondents (83%) indicated that a car would be a mode of transport they would use to access sport and leisure facilities. However, 54% of individuals also said they would adopt some form of active travel (walking and/or cycling), suggesting that if facilities are in appropriate locations, users may choose active travel over driving. Using a bus was selected 17% of the time, showing the continued importance of linking facilities with existing public transport routes. Given respondents felt that a range of transport options were right for them, Fylde Borough Council needs to consider how existing facilities and future developments can accommodate a range of transport options, by collaborating effectively with relevant authorities and transport networks.

USAGE OF KIRKHAM RURAL SPLASH PRIOR TO CLOSURE

44% of survey respondents either used just the swimming pool or both the swimming pool and gym at Kirkham Rural Splash in the year prior to its closure. Given those individuals are no longer able to access the closed site, it was important to understand why they previously used the facility and where they go swimming now (if at all). This helps to identify what was attractive to users whilst also building a picture of which facilities across the region are taking on the extra demand generated from the closure.

When asked about why they previously used the facility, a range of options were presented to the public, the findings of which are represented in figure 7 below.

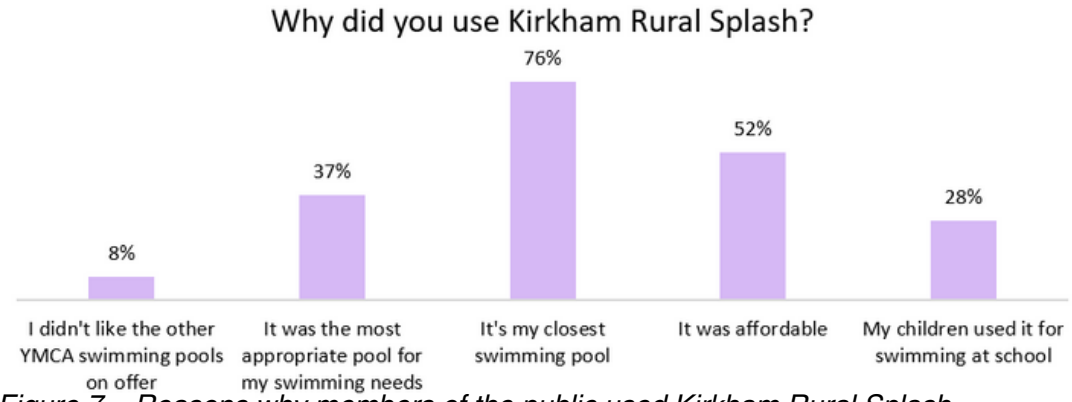


Figure 7 – Reasons why members of the public used Kirkham Rural Splash

Respondents could select multiple options, allowing them to express a range of views, but by far the most prominent reason was for its locality in relation to the rural communities it served across the borough. In particular, the towns of Kirkham, Wesham, Newton with Scales, Wrea Green and Freckleton. Other reasons identified included affordability and that the pool was the most appropriate for their swimming needs. Given the site was formally operated by YMCA Fylde Coast, it is not surprising affordability is recognised given their organisational priority of ensuring services are affordable to maximise the benefits within local communities. The pool at Kirkham Rural Splash had varying depths. The deep end of the pool was 1.75 meters deep and the shallow end of the pool was 1 meter deep, allowing individuals to stand if they needed to, which made it ideal for all swimming abilities and ages.

In addition, it had equipment to cater for those with disabilities (ramp and shallower steps into and out of the pool) and a pool viewing area for parents and carers. The findings also acknowledged the schools that used the site prior to its closure and the knock-on effect this had on schools and the communities they support. This closely aligns with the comments provided by members of the public in relation to this question. Comments often referred to it as being an important place for children and young people to learn how to swim, both in and outside of school. This was true for newer families to the area but also families who have lived in Kirkham for generations.

"My children also attended lessons after school."

"Had swimming lessons there when younger but now Kirkham has nowhere for children to have them."

Those who used to use Kirkham Rural Splash were asked which venue(s) they now (if at all) use for swimming. Figure 8 below outlines the key findings identified. Across the 8 pre-identified swimming facilities, most former Kirkham Rural Splash users have moved to either Ribby Hall Village or St Annes YMCA Pool and Gym. Given the geographical proximity Ribby Hall Village has to Kirkham, it is potentially unsurprising that those who can afford to access Ribby Hall Village have chosen to do so. However, facility location and affordability are both key deciding factors for people when choosing a venue as this report will discuss later. A range of other sites were selected with a broad geographical spread and operational model approach, including charity and privately operated with different priorities. In addition to the pre-identified sites, a proportion of individuals no longer currently swim and a range of additional sites were identified through comments submitted by members of the public. These sites include Palatine Leisure Centre in Blackpool, Inn on the Prom in St Annes, Total Fitness in Preston, and Fulwood Leisure Centre. The most common of these were sites situated in Blackpool. Those who said they no longer swim often described distance and cost being a barrier to accessing facilities (approximately 10% of those who selected other/ I don't use any of the above).

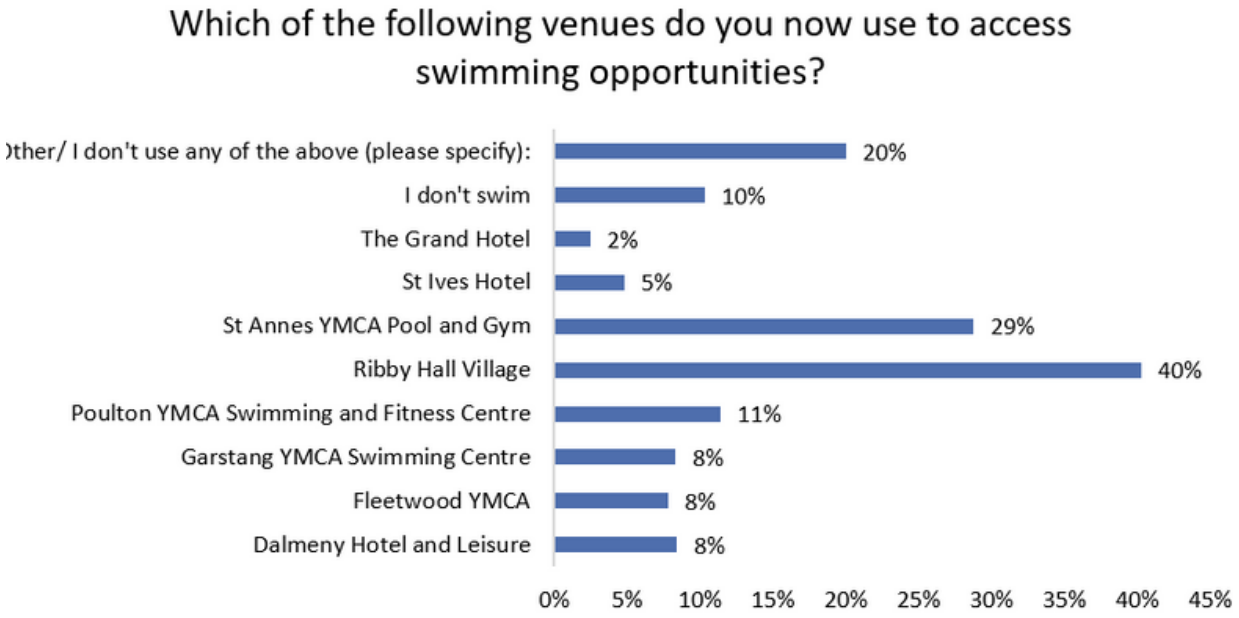


Figure 8 – Where previous Kirkham Rural Splash users now access swimming

IMPACT ON SCHOOLS

In total, 22 different schools responded to the initial public consultation survey from across the borough and this includes primary, secondary, and special educational needs schools. 20 of these are based within Fylde Borough Council boundaries. Active Lancashire have been made aware of the following schools being moved from Kirkham Rural Splash to other YMCA sites. These are:

- Freckleton Church of England Primary School
- Fulwood St Peters
- Kirkham and Wesham Primary School
- Kirkham Grammar
- Kirkham St Michael's Church of England Primary School
- Newton Blue Coat Church of England Primary School
- St Marys Catholic Primary School
- Strike Lane Primary School
- Weeton Primary School

Active Lancashire are also aware of some schools in the area that moved away from YMCA provision prior to its closure due to it not being deemed suitable for their educational needs.

The following schools have been identified based on data collated through the survey to be using Ribby Hall Village:

- Linton School
- Ribby with Wrea
- The Willows Kirkham
- Weeton St Michaels Primary School
- Willows Catholic Primary

Further schools based in Fylde have been identified to be using St Annes YMCA Pool and Gym and this will be discussed later in this report. In addition, the impact of the closure will be discussed in both this section and later in this report within the section covering conversations with schools.

The time it takes for schools to transport its pupils to access swimming facilities varies. Figure 9 below sets out these findings in more detail with the number of schools noted against the time taken to reach the facility.

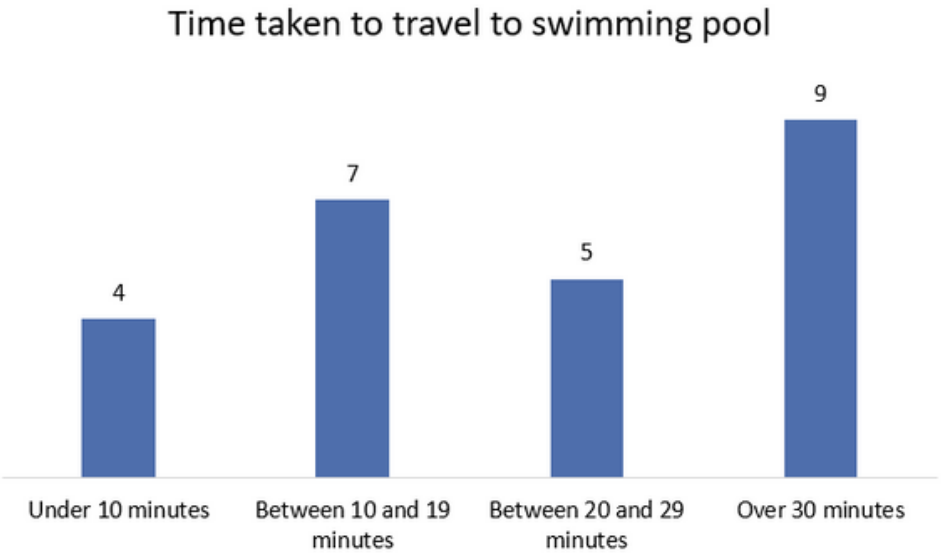


Figure 9 – Time taken for schools to travel from their school to the swimming facility.

This data on its own tells us that schools across Fylde have a broad experience travelling to swimming facilities. Whilst for some schools it is under 10 minutes from the school to the site, for others it is over 20 or 30 minutes each way. Whilst various academic and non-academic reports highlight time away from other curriculum subjects to be a concern and broader barriers to engaging with swimming, less is known about the average time away (3, 4, 5). Research undertaken by Swim England indicate on average schools allow 76 minutes for swimming lessons including travel, changing and the lessons itself (6).

The comments below highlight the broader impact of limited swimming facilities in rural Fylde. Schools that have had to change to another facility have experienced increased costs and travel time. This has a subsequent impact on the young people's education as the schools are forced to spend their budgets on these increased costs rather than other ways to support the educational needs.

"We tried using the pool at St Anne's but the travelling time was far too long, and the cost was over three times more because of coach hire. A massive difference. We could walk to Kirkham, now must pay for buses, it takes a whole morning away from learning for the children and has cost £1000s. Due to this no classes are swimming this year. It has failed a vast majority of the children of Kirkham. Not only do they lose out on curriculum swimming and lifesaving skills, but they also miss a proportion of curriculum time through unnecessary travelling of which the costs are horrendous. On top of this, when out of school, the children and their families are missing out on a valuable opportunity for affordable, indoor recreation (whilst learning the lifesaving skill of water safety) in their local area."

"The children now set off from school at 10am and return to school at 12.40pm - this delays our dinner service and means staff do not get a sufficient dinner break. The time it takes to provide swimming lessons has now doubled with children leaving school at 10.15 to swim at 11am. They then return at approximately 12.30 pm and need to have lunch asap. They miss out on 1hrs teaching time and their outside lunchtime play."

"It has meant that the children have less classroom time. When at Kirkham pool it was less than an hour now it's half a day using St. Anne's."

Further impact on schools will be discussed later in this report through the lens of conversations Active Lancashire held with individual and groups of schools.

IMPORTANCE OF SWIMMING, COUNCIL SUPPORT AND PUBLIC VIEWS ON NEW FACILITY

This final section of the survey covers 3 broad areas. These are designed to recognise what elements of swimming are important to individuals, how the local population feel the council can best support swimming across Fylde and local views on any new facility, should this be a viable option for Fylde Borough Council.

A wide range of options were presented to members of the public concerning what is personally important to them when it comes to swimming (figure 10). Whilst some topic areas were clearly more 'important' than others, it was noticeable to see the spread of themes that were important. It is also worth noting that members of the public could select multiple options to allow for flexibility depending on their current role(s) within the community (e.g. teacher, parents, carer, etc).

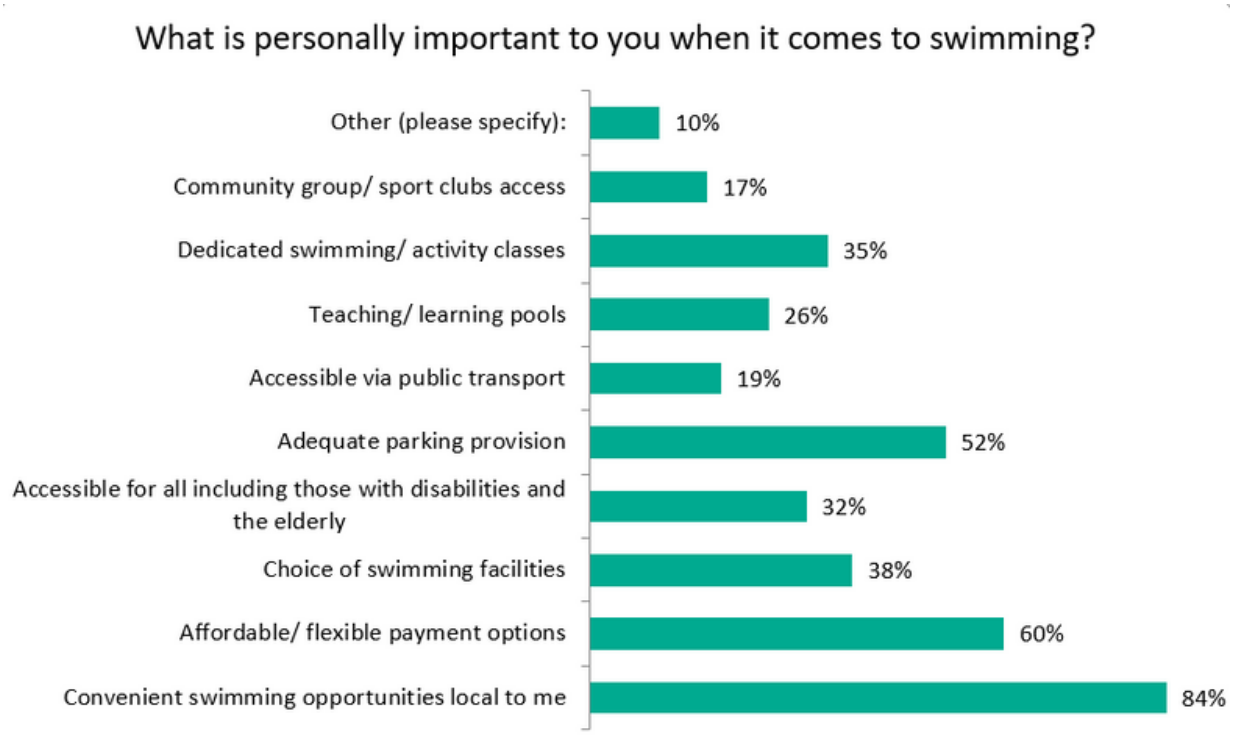


Figure 10 – What is personally important to members of the public when it comes to swimming.

Participants were able to select multiple options, but the most important themes identified by members of the public were:

- Convenient swimming opportunities local to me
- Affordable/ flexible payment options
- Adequate parking provision
- Choice of swimming facilities
- Dedicated swimming/ activity classes
- Accessible for all including the disabled and the elderly

These options indicate that any facility needs to be able to offer these elements to ensure it is good value for money for those who use it. These 6 themes were presented to small groups of members of the community in the public consultation events held in February and early March. This was to narrow the list down and understand the reasoning why the themes above are important. The findings of these conversations are explored later in the report. In addition to the above, additional themes were identified including improving existing facilities, cleanliness of facilities and increasing capacity across the borough.

Council support to encourage swimming could be implemented in a variety of ways including investment, promotion of facilities and benefits, and targeted support to specific stakeholders and groups. Members of the public were asked to consider these options and provide any other options they felt the council could do to support swimming across Fylde. Again, participants were able to tick all that applied to them. Figure 11 below presents the findings from the survey.

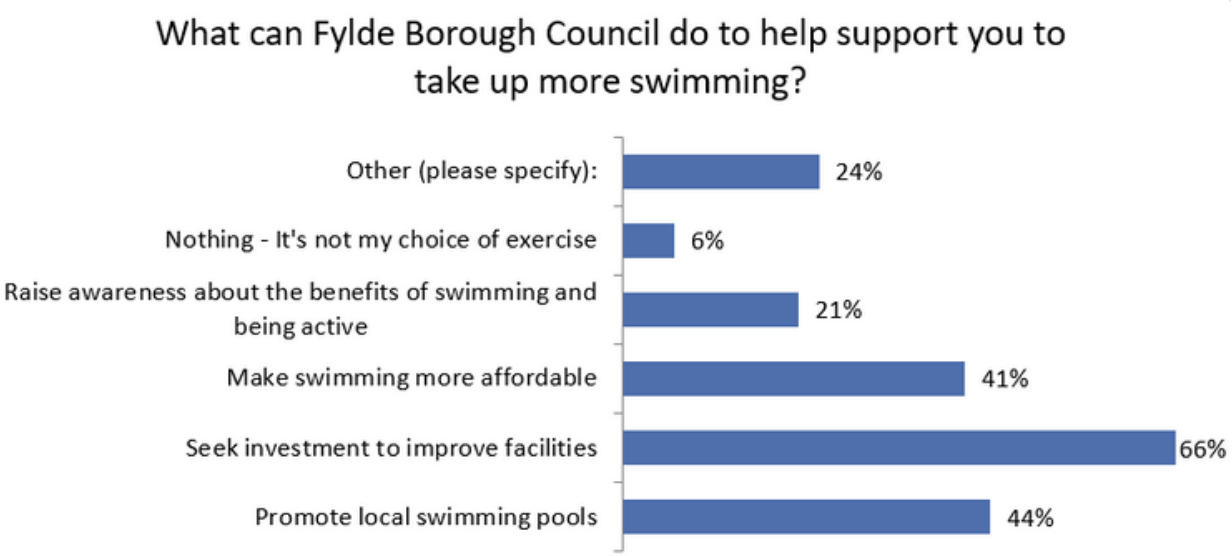


Figure 11 – Public views on what Fylde Borough Council could do to help support individuals to take up more swimming.

Again, members of the public could select multiple options to reflect a range of roles they may undertake in their local community. However, whilst there were a considerable number of comments (587) provided by members of the public, 3 themes were consistently selected. These were:

- Seeking investment to improve facilities
- Promoting local swimming pools
- Making swimming more affordable

Whilst raising awareness about the benefits of swimming and being active was not as common of a selection, it is still important to some and could be considered alongside other options the council may consider, such as promotion and exploring ways to make swimming more affordable. Considering the comments, some additional themes emerged including:

- Modernising facilities
- Reopening or replacing the Kirkham site
- Capacity for swimming and in particular swimming lessons

Whilst this report recognises the challenges investing in a new facility may present to Fylde Borough Council, it is important to consider the public views to understand and capture the inevitable broad set of reasons for this. Figure 12 below sets out the overall findings.

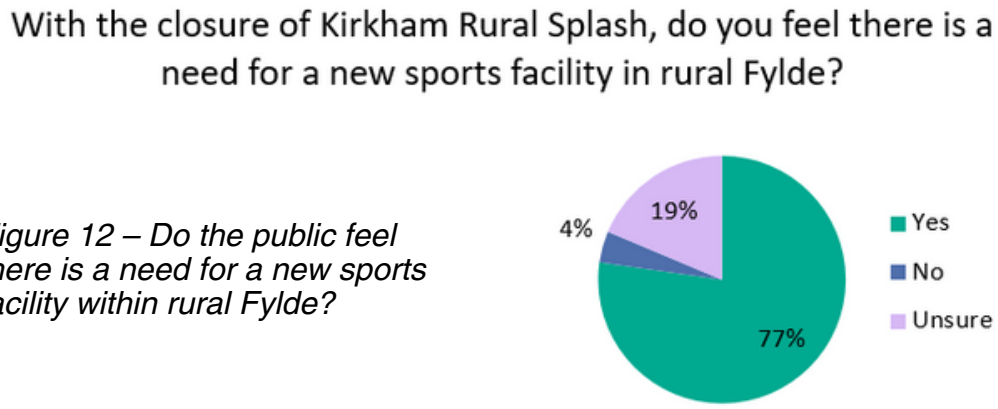


Figure 12 – Do the public feel there is a need for a new sports facility within rural Fylde?

The question was specifically worded to consider a broader sport and leisure site that would cover both wet and dry facilities. There are potentially benefits to having a multi-purpose site including long term sustainability, meeting a broad range of local and regional needs and the health and wellbeing benefits for local stakeholders including adults, children, elderly, schools, local clubs and groups and tourists. These benefits can have tangible broader impacts on life expectancy, household income, community, and educational benefits (7, 8, 9). Overwhelmingly members of the public felt there is now a need for a new sports facility in rural Fylde. It is worth noting some members of the public may always select 'yes' regardless of current facility availability but with 1,159 comments submitted in response to this question, a deeper understanding as to why is possible. A range of themes emerged from these comments including:

- Reducing pressure on existing facilities.
- Travelling to the coast or neighbouring local authorities for affordable facilities is not always suitable.
- Ensuring young people and members of the community can access affordable leisure options.
- Local population across Fylde (rural Fylde in particular) is expected to grow over the coming years, with new housing developments that are either currently underway or expected to start construction.
- Ensuring new or improved facilities are linked across multiple sectors including health and wellbeing, education, and community services.

STAKEHOLDER CONVERSATIONS

Provider Interviews

We contacted a number of venues in the Fylde area who have swimming facilities to understand how they operate and what provision they provide to local residents. We had responses from one hotel, two holiday park operators and a leisure facility provider. These providers attended a semi-structured interview with Active Lancashire staff to discuss topics including their facilities, operational challenges, current offer, and future plans.

Dalmeny Spa and Hotel

This family-run hotel offers a 20m pool, jacuzzi spa pool and a small children's pool, which is available to all hotel guests and to local residents primarily through monthly memberships, although they do offer a pay per swim option too. They also open up their facility to an external swimming lesson provider 3 evenings per week, who run their sessions independently.

Those with gym memberships generally use the pool mornings and evenings, but also have access to aqua classes that run during the day. Outside of these times the pool tends to be quiet, but this can vary to some degree between peak/off-peak seasons where guest numbers range from 250-300, while membership varies between 1,500-2,000 users. These 2 groups are the hotel's main target audiences, so they therefore prioritise their needs by generally keeping an open pool with limited lane swimming, although they do rope off a section of the pool when classes are in session. This focus therefore limits the scope for offering the facilities out to schools or other large groups, although some arrangement could potentially be offered at a cost if it would generate enough revenue to cover increased facility maintenance and energy overheads the hotel must cover. Similarly, the hotel itself has accessibility ramps but would need extra financial support to make their pool suitable for users with additional access needs. The hotel has reduced staffing costs by using CCTV to monitor the pool rather than a poolside lifeguard and has made the pool shallower to reduce risk to users. While this is appropriate for their current operations, this arrangement may limit the kinds of groups who could safely use the pool if they were in a position to open up additional access.

The hotel wants to expand the building to potentially accommodate a new spa area, including a pool, but has had difficulty navigating the council planning application process, which has been costly and has prevented any changes so far. They also suggested some strategic direction and incentives from local authorities may encourage businesses in the area to invest in upgrading swimming facilities for locals and tourists alike.

Ribby Hall Holiday Village

This holiday village offers a spa hotel which includes dry facilities such as a gym and a coffee shop, as well as a leisure pool with slides, hot tubs, sauna, and steam rooms. These can be utilised on a pay per swim basis, but they also have a 25m adult pool which is available to on-site guests and those with memberships only. There are around 4,600 local membership holders (general membership cost of £65pm) and a high number of repeat guests given that the site includes both holiday rentals and privately-owned holiday homes, so holiday periods and weekends are generally very busy. As such, an online booking system is utilised to provide timed swimming slots for guests.

They offer a number of swimming activities in term time, including a triathlon club and swimming classes for children, as well as parent and toddler sessions which are offered at discounted rates and are very popular. This therefore means that even in term time there is limited time and space available to give access to school groups, although the provider is open to discussions on this. They are not actively looking to attract more pool users as their main concern is that it will affect the experience of existing membership holders; the facility is advertised as a premium health club and there are many older users who tend to use the pool when working people have left and it is quieter. They have however recently partnered with a GP referral scheme aiming to support those with health issues become more active and improve their nutrition, a project part-funded by the NHS.

Partingtons Holiday Parks

Partingtons own a number of holiday parks, 2 of which are based in Fylde and have pool facilities, namely Newton Hall and Windy Harbour. The facilities vary by site, but include additional features such as saunas, steam rooms and changing facilities. These are only available to guests staying on the park, not the general public, although in the past schools have had access at Newton Hall. These were however redirected to Moor Park and the current business focus is on ensuring the facilities are available to guests throughout the season, which runs for the majority of the year.

The facilities cater to various groups of users, offering children's sessions, adult only sessions and lane swimming dependent on needs. The pools also have accessible changing rooms and entrances/exits. While rising utility costs were cited as an operational challenge, there are no plans to close these facilities and there has been refurbishment around the Newton Hall pool.

YMCA St Annes

This facility caters to a wide audience, including 15 local schools, the general public and clubs. They provide their own swimming classes and aqua-aerobics classes, pay per swim options and membership starts at £19 per month for pool access, rising to £27pm or £270py for those who also want to access all facilities including the on-site gym. It was noted that the gym wasn't used that much but the pool facilities have become busier since the closure of Kirkham Rural Splash. While there is some extra capacity to cater to more people, the provider was conscious that this may have a negative impact on current users or create long waiting lists, so although they do run membership promotions (their preferred payment option), they are conscious to not over-subscribe. There are currently no schools on the waiting list despite 5 or 6 having moved across from Kirkham Rural Splash, but any free slots are booked up quickly. See figure 13 below for their 2023/24 timetable for school sessions:

2023 2024	AUTUMN TERM			SPRING TERM			SUMMER TERM		
	9-10	10-11	11-12	9-10	10-11	11-12	9-10	10-11	11-12
MON	Kirkham	Treales St Pauls	Strike Lane	Holy Family	St Pauls	Strike Lane	AKS	AKS	Strike Lane
TUES	AKS	AKS	AKS	Our Ladys	Mayfield		Mayfield	Lytham CofE	Clifton
WED	St Peters	Lytham CofE	Ansdell	Heyhouses	Heyhouses	Heyhouses	St Peters	Hall Park	Hall Park
THURS	Our Ladys	Our Ladys	St Thomas	Our Ladys	St Peters	Freckleton	St Thomas	Lytham CofE	Freckleton
FRI	AKS	AKS	AKS	St Thomas	Kirkham & Wesham	Kirkham St Michael	Holy Family	Kirkham & Wesham	Kirkham St Michael

Figure 13 – School timetable for YMCA St Annes

YMCA St Annes can use the pool in various configurations, such as utilising extra lane swimming or can access equipment that lets them offer swim sessions for those with disabilities. During school sessions, which are in place for 3 hours per week in term time, changing rooms are closed off to all other facility users to ensure appropriate safeguarding.

There is adequate parking around the area for customers to access the facility, but there are a number of operational challenges with the building itself for staff, who can face a range of issues on a daily basis. For example, they have had problems starting the boilers in the morning which delays opening and condensation from the pool has been an ongoing problem. This has had a negative impact on the building, including damage to the roof, electrical systems, and mould in office spaces which has meant that staff do not feel they have access to a suitable staff room. As an older building it may well be more prone to certain issues and it has been suggested that the refurbishment carried out 10 years ago may even have increased the issues with condensation.

Although the YMCA has been operating this facility since 2009, the building is owned by Fylde Borough Council so any repairs or changes must be arranged through them. YMCA staff expressed concern that effective long-term solutions to the operational problems will require a great deal of additional investment, which they felt would be difficult to secure for the facility. It is however worth noting at this point that Fylde Borough Council secured phase 1 SPSF funding for this facility which has been used to alleviate operational costs and address the condensation problem by consulting with a specialist firm . Additionally phase 2 funding has also now been allocated which will be used to renovate the building further. However, during this time dehumidifiers have been used to mitigate problems which has increased the facility running costs and in turn has meant an increase in costs for customers too. There are also additional pressures on the facility to support greater numbers of customers due to the closure of Kirkham Rural Splash, which staff believe is because there are no other local facilities that can meet the needs of the local population in terms of accessibility or suitability. YMCA have tender on this facility until 2025 but are unsure of how operations will function after this time.

SCHOOL CONSULTATIONS

In addition to the survey questions targeted specifically at schools, we also contacted schools directly to discuss their experiences of accessing swimming provision in the area. We were able to attend an online sports association meeting with schools based in the Lytham and St Annes area to pose some questions directly to their representatives, while for schools based in and around Kirkham we collated email responses to the same questions.

Email Correspondence

For those schools that moved their provision to Ribby Hall before Kirkham Rural Splash closed, there was not a direct impact on delivering their swimming curriculum and St Joseph's stated they did so because they felt the provision offered at Kirkham Rural Splash was unsatisfactory. However, Kirkham Willows mentioned a noticeable effect on children's swimming ability overall because they now have limited access to extra-curricular swimming due to high costs and high demand. As a greater number of children were failing to meet curriculum requirements, the school were able to use their Sports Premium funding to source a temporary 25m on-site pool to boost pupil's swimming experience time, but this funding may not be available in the future.

For those schools who have been unable to get an allocated place at Ribby Hall, delivering swimming is much more difficult and some were without any provision for months while waiting to see if Kirkham Rural Splash would re-open. These schools have now moved to YMCA St Annes which can be over a 2-hour roundtrip in some cases, a substantially longer time than the swimming lessons themselves. This travel time also takes away from the rest of the school day, with schools describing how children have ended up eating their lunch in lessons to make up for time lost or missing out on Maths and English classes. Kirkham St Michael's condensed all students' swimming lessons into one year to catch up with requirements after covid, but also to avoid the disruptions caused by this the following year. There is also added pressure on the school faculty, who must allocate several staff to oversee pupils during travel and swimming lessons for this whole period.

Pear Tree school has their own 5m hydrotherapy pool, so can teach basic swimming on-site, but have been unable to access any other facilities for students who are able to swim longer distances due to lack of availability and time. This has been a major source of frustration and disappointment for parents at this school. Several other schools have also expressed similar attitudes from parents in relation to changes they have had to make to meet the swimming curriculum.

Sports Association Online Meeting

None of the schools represented in this meeting had used Kirkham Rural Splash for their school swimming provision previously, opting to use St Anne's due to its closer proximity to these schools. They did not therefore have to make any major changes to their delivery but did note that due to many Kirkham schools now also using the facility, there was less flexibility in swimming timeslots, often schools were unable to pick times that suited them or could have them changed. They also noted that schools from Blackpool were enquiring about using the St Annes facility too due to some issue accessing their local facility, Palatine, suggesting demand will only increase. It is understood these schools will be unlikely to get priority over local schools, but it does show that across the region swimming provision is becoming harder to access for schools. Additionally, provision costs have increased for schools considerably in the past year, meaning financial as well as physical barriers are increasing.

The rest of the conversation focused less on the facilities themselves, but on the way swimming lessons were being provided. There appears to be a Lancashire County Council-led directive to encourage the schoolteachers themselves to guide the sessions using lesson plans developed for them to implement, with support from qualified swimming teachers at the YMCA. In a practical training session for teachers that was introducing this, the teachers in the meeting found this more manageable than expected, although there appeared to be some anxiety around this new form of delivery from others. There also seemed to be some resistance from the YMCA swim instructors on this new approach, so the YMCA will need to be more effectively integrated with this if there are to be coherent changes to the way school provision is delivered in the area.

PUBLIC CONSULTATIONS

Following a public survey and a series of stakeholder conversations being held, the insight gathered fed into the development and delivery of a series of public consultation events. These events were held in Kirkham and Wesham (given the focus on rural Fylde within the council) but invitations were sent to residents across the Fylde borough. Following a review of those who responded to the public consultation survey, invites were sent out to individuals who swim regularly, those who don't currently swim, used to use Kirkham Rural Splash in the 12 months prior to its closure and also live within the boundaries of Fylde Borough Council. In total, 47 individuals attended the sessions that were designed to facilitate co-designing of ideas that can be considered by Fylde Borough Council. Those who attended represented a broad range of roles and experience from local communities including retirees, teachers and head teachers, swim teachers and leisure staff, parents, young people, and families who previously had or currently have sport and leisure membership.This section aims to highlight the key findings captured from these events which focused on 5 key questions. The themes explored in these workshops were:

- How members of the public felt their current swimming facility compared to Kirkham Rural Splash when it was open? In particular, what could be learnt from existing sport and leisure facilities across the borough and surrounding areas.
- What is a 'reasonable' amount to pay to be able to access swimming facilities in Kirkham/ Rural Fylde?
- Exploring in more detail what is important to members of the public when it comes to swimming.
- Exploring in more details ways the local council could support swimming across Fylde.
- An opportunity for members of the public to comment on anything else they felt was important and has not been covered throughout the whole consultation process between January and March.

How members of the public felt their current swimming facility compared to Kirkham Rural Splash when it was open

Across all the groups, swimming experience varied from those expressing concern for the poor condition of current facilities, such as the YMCA St Annes pool, whilst others with more disposable income were happy with the facilities available at other sites such as Ribby Hall Village and other hotel sites. Members of the public who use sites such as Ribby Hall Village were very transparent about the high costs they are having to pay

but accept they are both able and willing to pay these increased costs. They reported that these facilities are much cleaner, offer higher quality of equipment and a much-improved customer service experience compared to Kirkham when it was open. Those who currently use sites such as St Annes express concern about the current state of facilities, cleanliness, equipment maintenance and are concerned about their long-term future. Examples specific to St Annes include roof maintenance, changing facilities being in a poor state, showers not working, electrical problems and

condensation issues. Members of the public also identified YMCA Poulton as being a better facility than St Annes but expressed concern that they were required to travel outside of the borough to access affordable swimming at an acceptable site. Some members of the public discussed about using hotels, but again costs were a factor in decisions and whether the sites had a suitable pool to meet their needs and those of tourists staying at hotels, creating capacity challenges to access the facility.

Members of the public acknowledged that Kirkham Rural Splash had a limited car park compared to other facilities across the borough. Despite this, it was frequently discussed that weekends, half terms and the summer period parking within Lytham and St Annes are particularly challenging with many local, regional, and national (during festivals and events) tourists visiting the area. This presents challenges to those who must travel by car to St Annes from rural Fylde and are unable to park their car locally. Many members of the public explained that street parking was more accessible within Kirkham given less tourists visit the area. Those who use sites such as Ribby Hall Village or Poulton highlighted adequate parking provision making the site more accessible by car. Public transport could be an alternative option for those who need to travel across Fylde to access swimming facilities, but many residents expressed concern about it being challenging to access regular buses to and from facilities at all times of the day and across the week. Examples given included bus stops away from the facilities and limited services throughout the day, such as one bus an hour for some routes across the borough.

Many residents noted existing facilities within and beyond the borough were often busy and found it challenging to book a time to access the pool. This was especially the case during normal working hours in term time at sites such as St Annes, due to schools accessing them, and during half term at tourist-focused sites such as Ribby Hall. When Kirkham Rural Splash was open, many residents described swimming as being easier to access and capacity being less of an issue, with the site serving a wide variety of groups and individuals. Many of these have now been forced to move to another site across the borough, adding further capacity challenges to existing sites.

When considering supporting infrastructure that adds greater value to swimming facilities, many residents commented on gyms, cafés, multi-purpose rooms, and other dry based activities such as climbing walls or courts. These were assets that were preferential at current sites being used compared to Kirkham Rural Splash when it was open. It was also noted that members of the public were realistic and maintained their priority was ensuring a suitable pool was established to serve rural Fylde with additional assets being seen as a ‘bonus’. In addition, many residents commented on the ‘odd’ size of Kirkham Rural Splash swimming pool being 22 meters or locally known as 24 yards. This doesn’t always make it ideal to meet the national curriculum requirement of ensuring young people can swim 25 meters competently. Other sites such as St Annes and Ribby Hall have a 25-meter pool but at sites like Poulton it is only 20 meters. Finally, it was noted that some schools have tried to approach Ribby Hall Village to use their pool for swimming lessons and

have been advised of no discounts for schools. For some schools, the rate charged by Ribby Hall Village is not sustainable. Active Lancashire have been made aware of at least 2 schools within Fylde that have been forced to spend up to £8,000 a year on a pop-up swimming pool for 2 weeks. This is to ensure they continue to meet national curriculum requirements and offer intensive lessons over a short period of time. When asked why they were not looking at using existing facilities, cost of travelling to these sites and securing time within the existing timetable was not possible or sustainable.

What is a 'reasonable' amount to pay to be able to access swimming facilities in Kirkham/ Rural Fylde?

Members of the pubic were asked what they felt was a 'reasonable' amount to pay to be able to access swimming facilities, which included their views on what they felt should be offered within these price expectations.

For just being able to access a basic swimming pool and appropriate changing facilities, members of the public felt that between £5 and £8 per swim (with no membership) was appropriate. However, if the facility was of high quality and well maintained then there may be willingness to pay slightly more per swim. With regards to membership prices for a typical adult, members of the public felt between £30 and £40 a month was appropriate depending on the quality and type of facilities included in the price. For example, if the facility had a café, gym and some social spaces/ multi-purpose rooms, and other dry facilities then members may be prepared to pay a higher membership fee.

Members of the public recognised the need to ensure any facility is sustainable and would prefer to pay a fee that would enable long term sustainability than a fee that doesn't support the facility economically. It is also worth noting that consideration and support in the form of discounted rates to those on lower incomes, families, elderly, and those with disabilities. In addition, the council should consider working in partnership with other organisations such as local GP surgeries, NHS, sporting organisations and others to increase participation rates and potentially generate further income to support the operational costs of such a facility.

Exploring in more detail what is important to members of the public when it comes to swimming

As discussed earlier in this report, a series of themes were presented to members of the public within the public consultation survey. From this, 6 key themes were identified as being the most important to members of the public when it comes to swimming. These 6 were:

- Convenient swimming opportunities local to me
- Affordability/flexible payment options
- Choice of swimming facilities
- Adequate parking provision
- Accessibility for all, including those with disabilities and the elderly
- Dedicated swimming/activity classes

These 6 were presented to those who attended the public consultation events and were asked to consider which 3 are the most important and why. Across all the events, 3 themes emerged consistently as the most important. These were:

Convenient swimming opportunities local to me:

Many members of the public understood and recognised that whilst they would prefer a facility within central Kirkham to remain, it may not necessarily be practical or suitable to all. A consensus was reached across all groups that a facility may be needed within or near the Kirkham and Wesham area. A site that is well connected to existing road network and public transport is vital, with suggestions being made of AFC Fylde or similar site types with close connections to the motorway. Many members of the public felt that this could attract a broader audience and tourists to help boost facility users and compete with neighbouring facilities. In addition, it would help to reduce some of the increased travel times being experienced by schools within the rural Fylde area and in turn benefit both schools financially and pupils' educational attainment and employability prospects.

Affordability/flexible payment options:

As discussed within the previous question regarding appropriate charges to access the facility, many members of the public felt those who can pay should and those who may need extra support should be offered more affordable rates or flexible payment options. Ideas discussed include monthly, every 3 months, annually and tiered options based on what individuals or groups would need access to (if a multi-purpose site).

Accessibility for all, including those with disabilities and the elderly:

Members of the public recognise this as being vital to ensuring any facility can cater for as many as possible within communities across Fylde. They felt the benefits would be amplified across other sectors including local health services, businesses, social services and individual and community groups' health and wellbeing. It was believed that classes and clubs would become established once the right equipment (e.g. ramps or hoists) and support (e.g. subsidies and/ or partnerships to deliver services) has been put in place.

Exploring in more details ways the local council could support swimming across Fylde

- Understanding how the public feel Fylde Borough Council could better support swimming across the borough was initially explored through the survey. The public consultation events sought to explore this topic area further with a particular focus on:
- Seeking investment to improve facilities
- Promoting local pools
- Making swimming more affordable

A range of options were discussed including but not limited to:

- Subsidising school swimming costs to support those having to use PE and Sport Premium funding or other funding streams that are not sustainable in the long term.
- Consider converting the existing Kirkham Rural Splash site to another community-based site or exploring how it could become a commercial asset to the council.
- Consider undertaking a feasibility study on refurbishment and options to support this option includes a section 106 order.
- Developing and clearly communicating a sport/ leisure/ health and wellbeing strategy or approach that the council would use to support health and wellbeing across Fylde. Being clear on short, medium, and long-term aspirations for the borough.
- Many members of the public felt that local hotels were not always suitable for meeting the swimming needs of the local population as capacity to access facilities is limited, especially during busy tourism periods.

Besides the options above, most members of the public identified with one of two groups:

Refurbishing the existing Kirkham Rural Splash site so that rural Fylde has swimming opportunities.

Reasons for this approach include:

a. It could offer a simple pool to serve local communities and schools to offer swimming opportunities.

b. Many were querying how the estimated cost of £12 million and a 5+ year timescale to develop a new facility was established and did not believe it to be realistic given other developments across the borough and the challenges they have faced.

c. Members of the public felt this approach could be a more affordable option for the council given the broader economic landscape being experienced by local authorities.

Identifying a site and developing a purpose-built facility that would cater for rural Fylde. Reasons for this approach include:

a. Offers a long-term, purpose-built facility that would cater for local and regional needs with potential commercial opportunities for Fylde Borough Council. These opportunities include residents, clubs and groups, tourists, swimming lessons and other sport competitions (assuming wet and dry site) and being able to compete with other established facilities across the borough.

b. Provides long-term stability for local schools and young people across Fylde to learn to swim and meet national curriculum requirements. It also would reduce costs that are currently being experienced through increased travel and increased venue hire costs at some existing facilities.

c. Whilst members of the public recognised the heritage associated with Kirkham Rural Splash, many of these heritage elements could be transferred to any new site. These include trophies, pictures, stories from those who previously used the site.

d. Some of those who attended the public consultation events expressed an interest in being part of a

An opportunity for members of the public to comment on anything else they felt was important and has not been covered throughout the whole consultation process between January and March.

This final topic area was included to allow members of the public to express views that haven't yet been captured throughout the consultation process, any concerns they may have and any further questions they have for the Fylde Borough Council.

A range of views were captured including:

- Communication with the public is very important with whatever decision(s) is/ are being made. Many members of the public feel like they are not being listened to or understand what the council's position is regarding swimming or indeed broader sport/ health and wellbeing matters.
- Ensure financial viability of any new or refurbished site so that local communities are not impacted in the same way in the future.
- Consider the number of children who are not learning to swim due to a lack of local pool and the strain on schools. Also consider the elderly population who can benefit from swimming and the subsequent broader benefits it can bring to other local and national services.
- Concerns regarding what work has currently taken place regarding the Kirkham facility and if this could be communicated with local communities.

stakeholder group to support the local council and ensuring any money spent is of good value.

- Some residents voiced concerns about how the £12 million and 5+ years' timeframe was reached with regards to any new site. If there is an opportunity for greater transparency it would be greatly appreciated even if it is via a dedicated stakeholder group(s).

- Some residents voiced concerns about the support offered by the council after a meeting that took place at Kirkham Community Centre in the Autumn of 2023. Active Lancashire understand there was a developer from Wrea Green (Libby Steale who ran the swimming lessons swimming clubs) and many other who were vocal about the closure of Kirkham Rural Splash, who put their names on a list because they wanted to be involved in further developments. However there appears to have been little follow-up on this which has had a negative impact on trust and belief in the local council.It has now come to light that the stated purpose of the list was to provide updates via the Fylde Borough Council newsletter as and when they were available so there has been a misunderstanding of its purpose. As such, it has been suggested that any group wishing to seek support should engage with Fylde Borough Council direct.

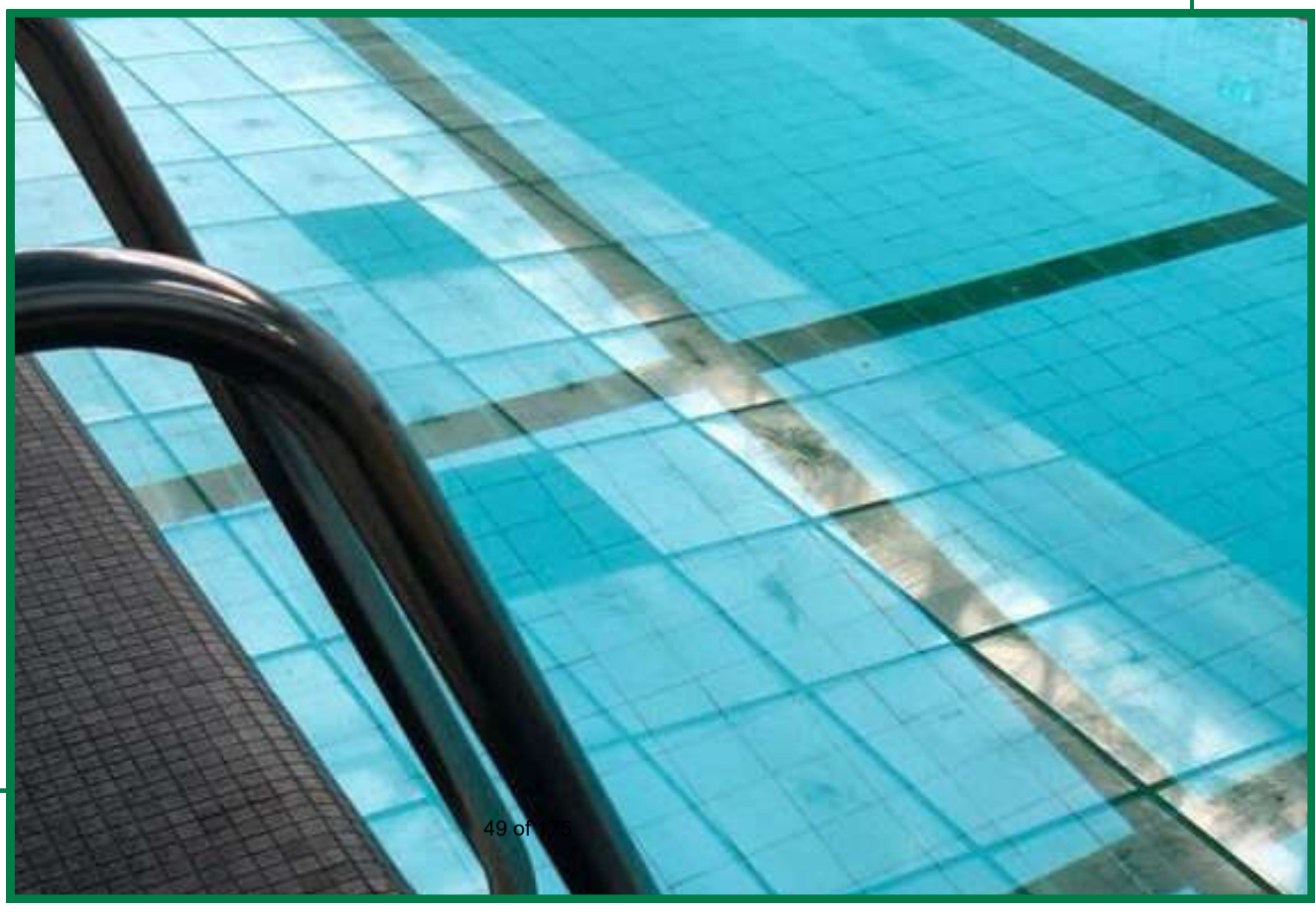
- Consider approaching housing developers for funding towards sport and leisure given the various housing developments either currently or due to be developed soon. Additionally, deprivation aspects need to be considered with lots of new homes but people working out of the area and not contributing to the local community.
- Many members of the public voiced concerns about the lack of opportunities for local young people within the area and asked how the council could better work alongside other organisations such as charities.

OTHER CONTRIBUTIONS TO THE CONSULATION

Throughout the consultation process, Active Lancashire received and collated some additional views in the form of letters, social media comments and views from key leaders across the borough. This section aims to summarise these views as part of the consultation findings.

Whilst many of the points raised from other contributions are similar and reflect the general experience of those who contributed to the consultation so far, some additional points were raised. This includes a clear desire to ensure leisure provision is local and affordable to maximise the benefits to social, physical, and mental wellbeing.

In addition, views covered the negative impact of the closure of Kirkham Rural Splash on young people and schools. Finally, any refurbished or new site should be able to accommodate a range of needs including lessons, children and young people, adults, disabled and the elderly.



STAKEHOLDER SUMMARY

Given the broad nature of the consultation and the variety of different stakeholders engaged with over the consultation period, this section aims to bring together some of the key themes from the perspectives of the key stakeholders. These views should be considered alongside the in-depth findings analysis that has been presented throughout this report and not in isolation as it is not possible to cover everything in a succinct manner.

Members of the public

With over 2,500 responses to the survey and a further 47 individuals engaging with group discussions, some common themes have emerged which Fylde Borough Council should consider. Typically, individuals tend to swim either weekly, monthly, or occasionally depending on their reasons for swimming. For example, someone who is part of a club or engages with swimming to maintain or improve their health is more likely to swim weekly or monthly, whilst those who engage with swimming for fun are more likely to swim occasionally. Regardless of how often people swim though, facilities need to cater for their unique needs. Through the survey and speaking with members of the public, the majority of those who swim currently either use St Annes or Ribby Hall Village, with some users transferring to Palatine Leisure in Blackpool, Moor Park Health and Leisure in Blackpool, outdoor swimming, or other sites across the region.

There are some common barriers that members of the public appear to experience when engaging with or looking to engage with swimming. These include finding local facilities challenging to access, financial costs associated with swimming, travel time and facilities not being suitable to their needs (e.g. lack of changing facilities, pool type, specific accessibility needs such as ramps). Many of these barriers were addressed by Kirkham Rural Splash for those who used to use the site and many of these previous users have expressed views on benefits and concerns about other sites. In particular, accessibility to sites and parking, costs to users, capacity of facilities to meet local demands and being aware of how facilities can be used flexibly to meet local needs (e.g. multi-purpose rooms and flexible pool space to cater for lessons or open swimming).

Three key themes emerged as being important to the public including:

- Ensuring swimming opportunities are local.
- Ensuring swimming and leisure opportunities are affordable with flexible payment options (e.g. pay and play, memberships, tiered support).
- Ensuring there is accessibility for all, including those with disabilities and the elderly.

Potential council support was also explored initially through the survey and in more detail through the public consultation events. Three broad discussion themes emerged:

Refurbishing the existing Kirkham site to secure swimming opportunities for rural Fylde in the short term to ease pressures identified within the report across all stakeholders.

Identifying a site and developing a new purpose-built facility to cater for rural Fylde and surrounding areas. This was identified as a long-term option if Fylde Borough Council could secure appropriate investment. Benefits again could be experienced across sectors including economic and societal benefits. In addition, it could provide long term sustainability to the region with the potential to attract tourists, clubs, and community groups to compete with local competition across the borough.

Range of additional support including subsidising school swimming to support with increased costs, converting the existing Kirkham site to another community based or commercial asset, further exploring costs associated with refurbing or developing a new site, clearly communicating the council's approach to sport, leisure, and health with the public alongside broader communication on topics associated with this.

Swimming Pool Providers

Despite differences in the kinds of facilities providers operate, there is a consensus that most are running at or close to their desired capacity. YMCA St Annes stands out as differing from the other facilities in that it aims to cater to a wide variety of community groups and schools across the area, whereas the others have a much more defined clientele based on their business models. Although some do provide access to outside groups, most are at least somewhat reluctant to open up additional access based on the potential negative impact it would have on their core audience of guests and local membership holders. However, most were open to having conversations with the council around this if there was potential for investment or new revenue streams. The fact that the YMCA are the only facility currently catering to the wider community, but are experiencing several operational issues, suggests a potential risk to accessible swimming provision in the area if they were to have to shut their facility as Kirkham Rural Splash did. Rising utility costs were cited by most providers as an operational issue and both Dalmeny and the YMCA mentioned the increasing costs of maintenance as infrastructure aged, but Dalmeny and Partingtons do have plans to develop aspects of their sites, although this is not specific to their swimming facilities necessarily.

Schools across Fylde

Both the survey responses and the discussions we had directly with schools painted a similar picture of swimming provision in Fylde, with a lot of discussion around the impact of the closure of Kirkham Rural Splash. As would be expected, schools in the Kirkham district have faced the most challenges relating to the closure, with higher associated costs, greater travel times and more restrictive timetabling which impacts the school day for teachers and students. However, for those who did not use Kirkham Rural Splash originally, they have now also found it more difficult to arrange

swimming lessons at convenient times as there has been much greater demand on facilities in their vicinity. In particular, YMCA St Annes is heavily relied on by the majority of schools in the area, with 13 of the schools who responded to our survey using this facility, almost 3 times as many as at any other facility. This greater demand on facilities also extends outside of school time, so children's overall swimming ability has potentially reduced due to increased challenges in accessing swimming experience outside of the curriculum requirements, especially if they are from lower income households.

Other stakeholders including Businesses and Social Media

Throughout the consultation process, Active Lancashire collated additional comments and concerns. Both the letter from the business and social media comments highlighted similar views and concerns already discussed in this report.

CONSIDERATIONS FOR FYLDE BOROUGH COUNCIL

As a result of undertaking this consultation exercise some considerations have been developed based on the findings established throughout the process and are designed to support the council in its own next steps.

Communication – It has become clear throughout these consultations that there is a need for effective communication channels between decision-makers and local stakeholders, so they feel informed of developments and their needs are integrated within authority priorities. . In addition, any future activity that involves these key stakeholders needs to have in place a clear communication plan prior, during and post-activity to ensure time and resource is utilised effectively. There should be a drive to rebuild mutual trust and respect between the community and Fylde Borough Council, in collaboration with leisure providers where relevant, as this appears to have suffered due to uncertainties around issues such as the closure of Kirkham Rural Splash.

Being clear on role and responsibilities – There appears to be a lack of clarity about the roles and responsibilities of various stakeholders involved in providing swimming provision. For example, what are the roles and responsibilities of the local council in facilitating local leisure provision? What are the obligations of leisure operators and associated swimming pool providers in operating facilities? What are the minimum access requirements expected for local schools to be able to deliver their swimming curriculum? Clarity would potentially help establish actionable steps, as well as realistic perceptions and expectations of all stakeholders, including the general public.

Aspirations and plans – Fylde Borough Council's latest Local Plan (10) was adopted in December 2021, outlining their priorities on topics including economic prosperity, transport infrastructure, environment and climate, housing, early years and education, health and wellbeing, and communities and place. Physical activity is embedded to varying degrees across these themes, but Active Lancashire would like to emphasise the importance of this integration to ensure short, medium, and long-term strategic objectives for the council can be achieved through the far-reaching benefits of improved health and wellbeing in residents. Plans for changes or development to local swimming provision, such as any regarding Kirkham Rural Splash, should be shared in an appropriate format with key stakeholders to establish community buy-in and foster co-creation.

Provision and facility sustainability – The consultation highlighted concerns around future disruption to provision, particularly for schools, many of whom already face difficulties to meet curriculum requirements. These are

based around the heavy reliance on YMCA St Annes by many groups and individuals since the closure of Kirkham Rural Splash, which has suffered from operational issues and will undergo a tender process for an operator in 2025 which is when the current lease with the YMCA comes to an end.
Fylde Borough Council has taken steps to secure SPSF funding to support this facility, with funding offered on the proviso that this facility will remain open for at least 10 years, should alleviate some of the immediate concerns for residents. However, creative planning and investment of funding by decision-makers is imperative to improving accessibility to swimming facilities and ensuring these adequately meet the needs of schools and local residents long-term.

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APPENDICIES

Appendix 1 – Additional Reading Material and Information to Consider

The below list are resources and reports Fylde Borough Council and any additional organisation involved in swimming provision should be made aware of. They provide further insight into national research and useful resources.

- Swim England are the national governing body for swimming in England and can provide guidance and support - https://www.swimming.org/swimengland/
- A Decade of Decline Swim England Report (September 2021) - https://www.swimming.org/swimengland/decadeofdecline/
- National curriculum in England: PE programmes of study - https://www.gov.uk/government/publications/national-curriculum-in-england-physical-education-programmes-of-study
- 'Don't Put a Cap on Swimming' Social Value Report from Swim England (2023) - https://www.swimming.org/swimengland/value-swimming-research/
- England Swims report produced by Swim England (2022) - https://www.swimming.org/swimengland/england-swims-research-findings/
- Guidance on managing and developing swimming facilities - https://www.swimming.org/swimengland/managing-your-pool/

KIRKHAM BATHS OPTIONS APPRAISAL

MARCH 2024

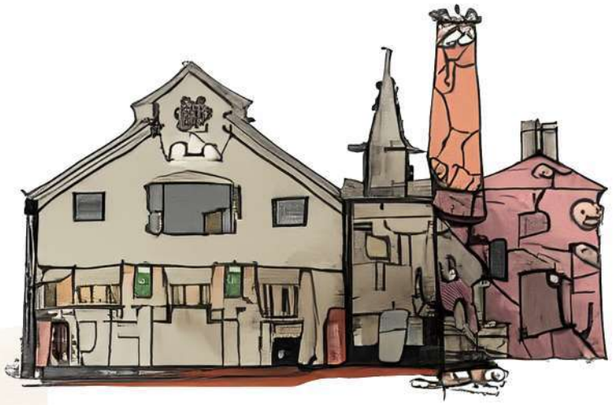
Fylde Council DC&MG ASSOCIATES

INTRODUCTION AND BACKGROUND

INTRODUCTION

This report covers works undertaken by DCMG Associates Chartered Architects as part of an exercise carried out on behalf of Fylde Council to investigate a series of options to provide leisure facilities at the site of Kirkham Swimming Baths on Station Road, Kirkham.

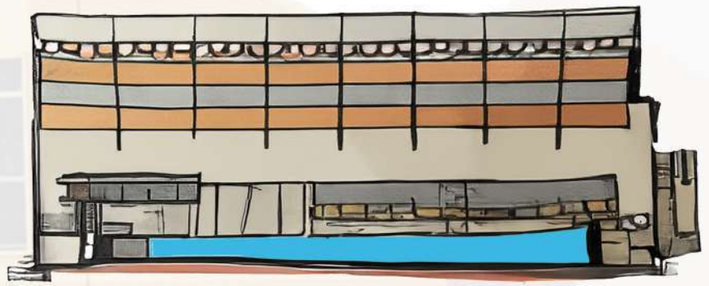
Following meetings and discussions with the Council, a method was agreed to scope survey works required in relation to the existing building and site, and then further briefing discussions held to see how to develop a series of options of varying intervention and investment levels.

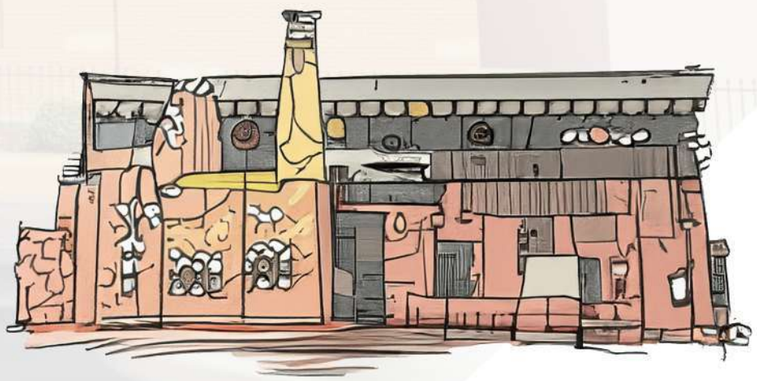


BACKGROUND

Last operated by the YMCA, the facilities were closed following storm damage on 4th December 2021. Subsequent reports and information packages were shared by the YMCA that covered initial post storm safety and holding works, and then proposals and costings prepared during negotiations with insurers in the period leading up to Summer 2022. At that time tenders were invited for re-instatement and necessary improvement works, and on their receipt studies followed around the level of costs for re-instatement and additional capital investment moving forward. This led to a decision being made by the YMCA to trigger a Closure Event in June 2023 which concluded “The age and condition of the premises, the forecast operational deficit in the short term along with the inevitable future capital investment that would be required within a few years present a significant risk that the YMCA Board are not able to undertake. “

Following discussions with the YMCA, Fylde Council subsequently commissioned works in January 2024 for the production of the proposals to follow for consideration and review.

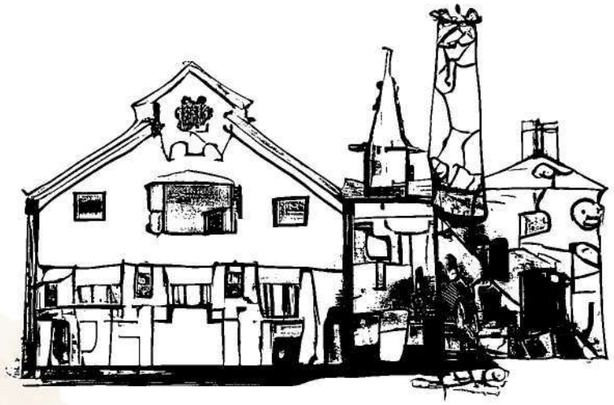




METHOD AND BRIEF

METHOD

Appraisal and survey works were undertaken to review the existing building, grounds and surrounding areas and to scope potential uses, record existing site features, relationships with adjacent features and properties that would need to be reflected in any repair and design schemes. Mechanical and electrical consultants and cost consultants were appointed to assist in developing the solutions, both with a focus on producing associated cost estimate forecasts for a series of agreed options moving forward. Specialist advice was sought on the works connected with the pool itself, plus the associated specialist equipment and services involved.



BRIEF

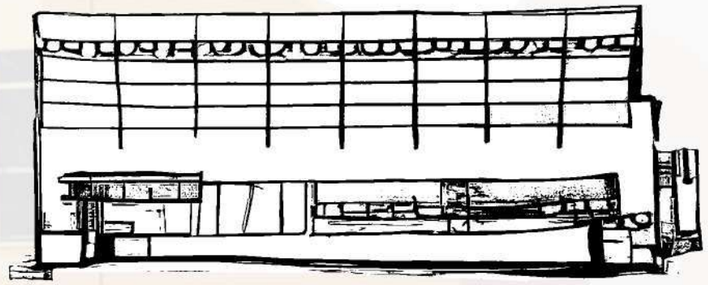
The options to be investigated were agreed with the Council as follows:

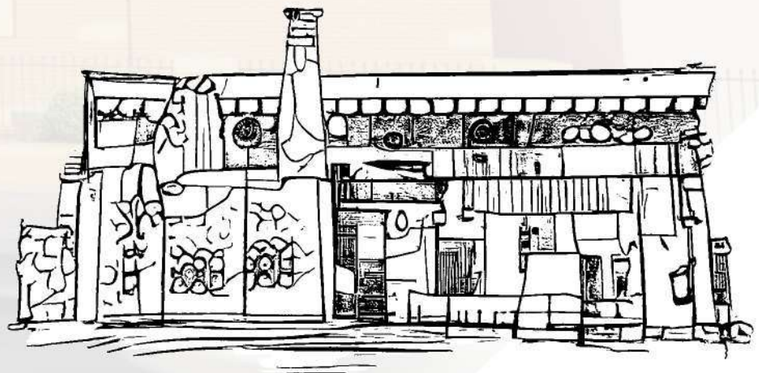
Option 1 Recommission existing facilities at existing site.

Option 2 Retain main historic pool and add supporting and complementary accommodation.

Option 3 Maximise opportunities for new wet and dry facilities at existing site.

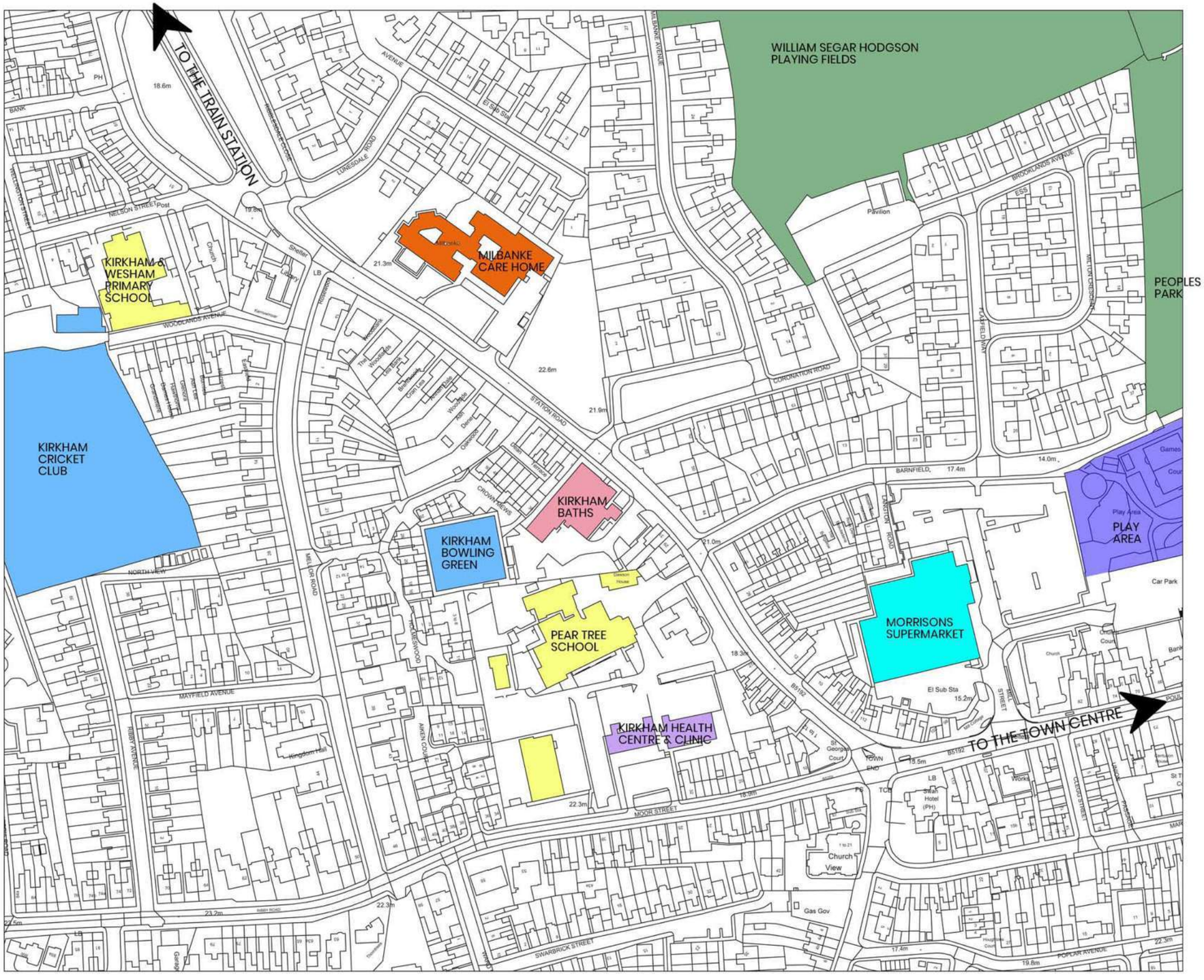
Option 4 New Facility of nominal size on a site to be determined.





This report looks to summarise the works to develop the 4 Options and to show the designs produced for the developed concepts. A separate “Summary Report on Feasibility Costs” has been prepared by cost consultant Beardsmore Associates Ltd , and Kingswood Building Services Engineers Ltd have produced a “Mechanical and Electrical Engineering Services Condition Report & Options Appraisal”. Both of these documents are intended to be read alongside our own Option proposals.

SITE CONTEXT



NORTH

KEY

- SWIMMING BATHS
- PARKS
- LEISURE
- PLAY AREA
- SUPERMARKET
- SCHOOLS
- CARE HOME

SITE APPRAISAL

NORTH

Pedestrian access

Vehicle access

Site Boundary

Buildings

Carriageway - Tarmac

Private Gardens

Landscaping

Existing Trees

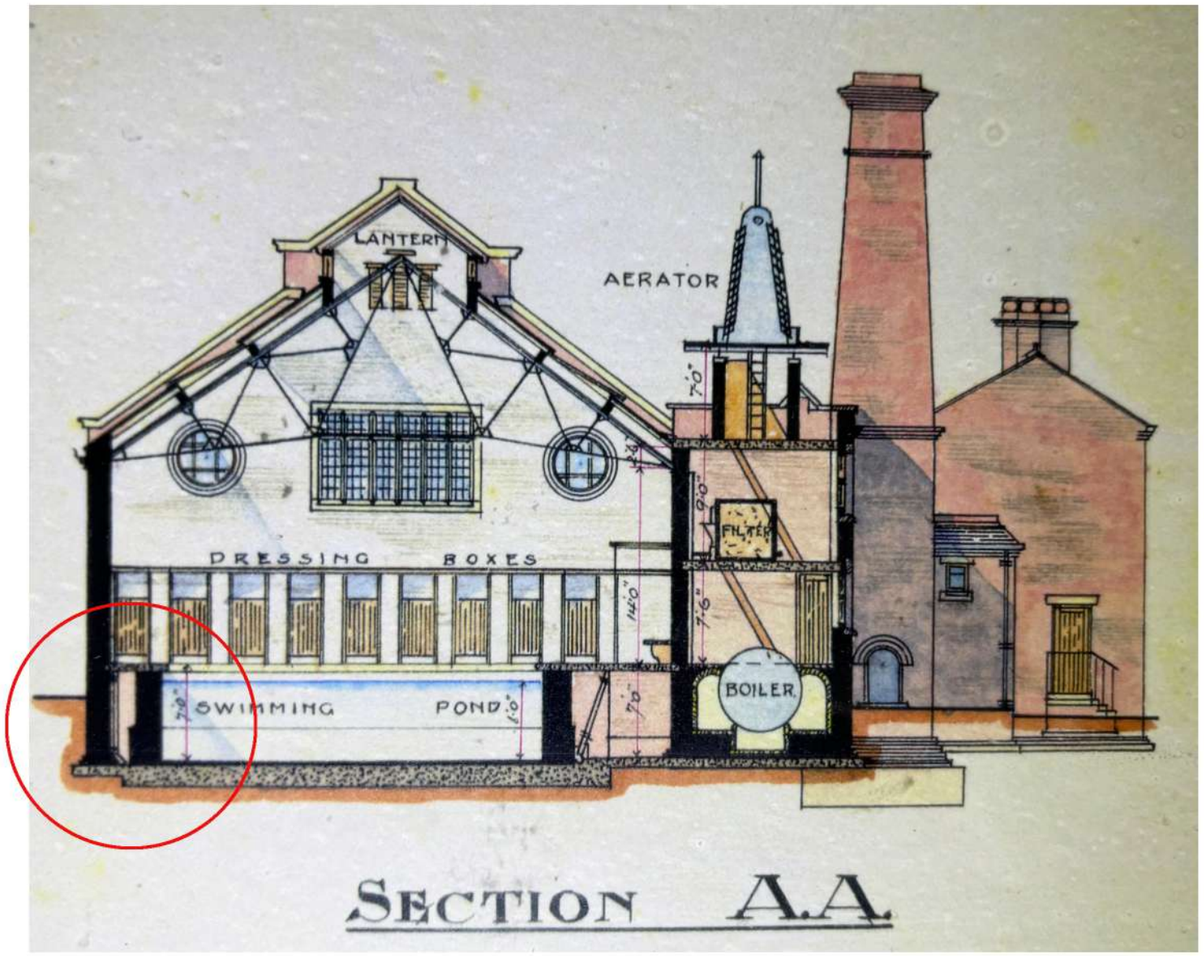
ADJACENT PLANNING ACTIVITY

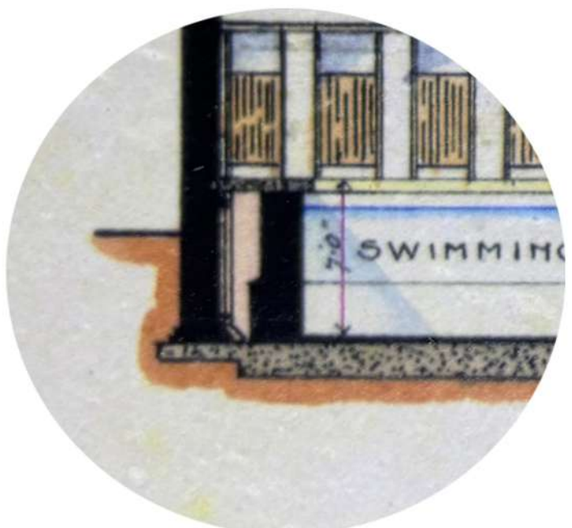
NORTH

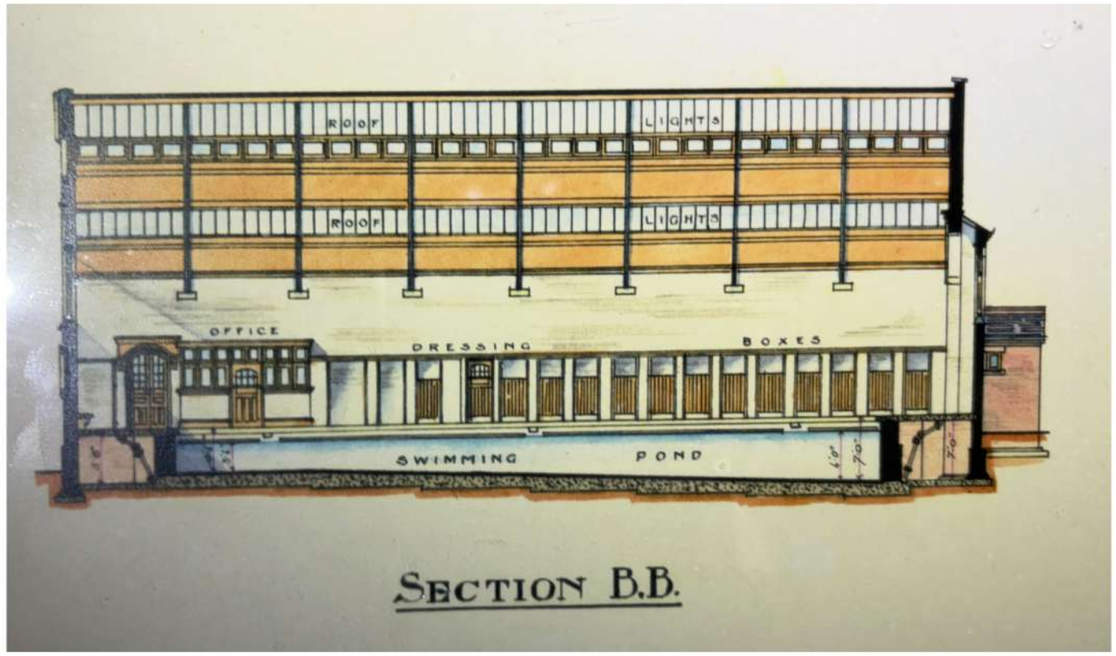
Pear Tree 29 Station Road
Pending Planning Application PD/2023/0002 – LCC Application to determine If prior approval is required for change of use class of the annex building from commercial to state funded special educational needs school use class

Nolan Hardman 29a Station Road
21/1078 ERECTION OF THREE STOREY BUILDING PROVIDING 16 NO. X 1 BED RESIDENTIAL FLATS FOLLOWING DEMOLITION OF EXISTING BUILDINGS – Awaiting Legal Agreement

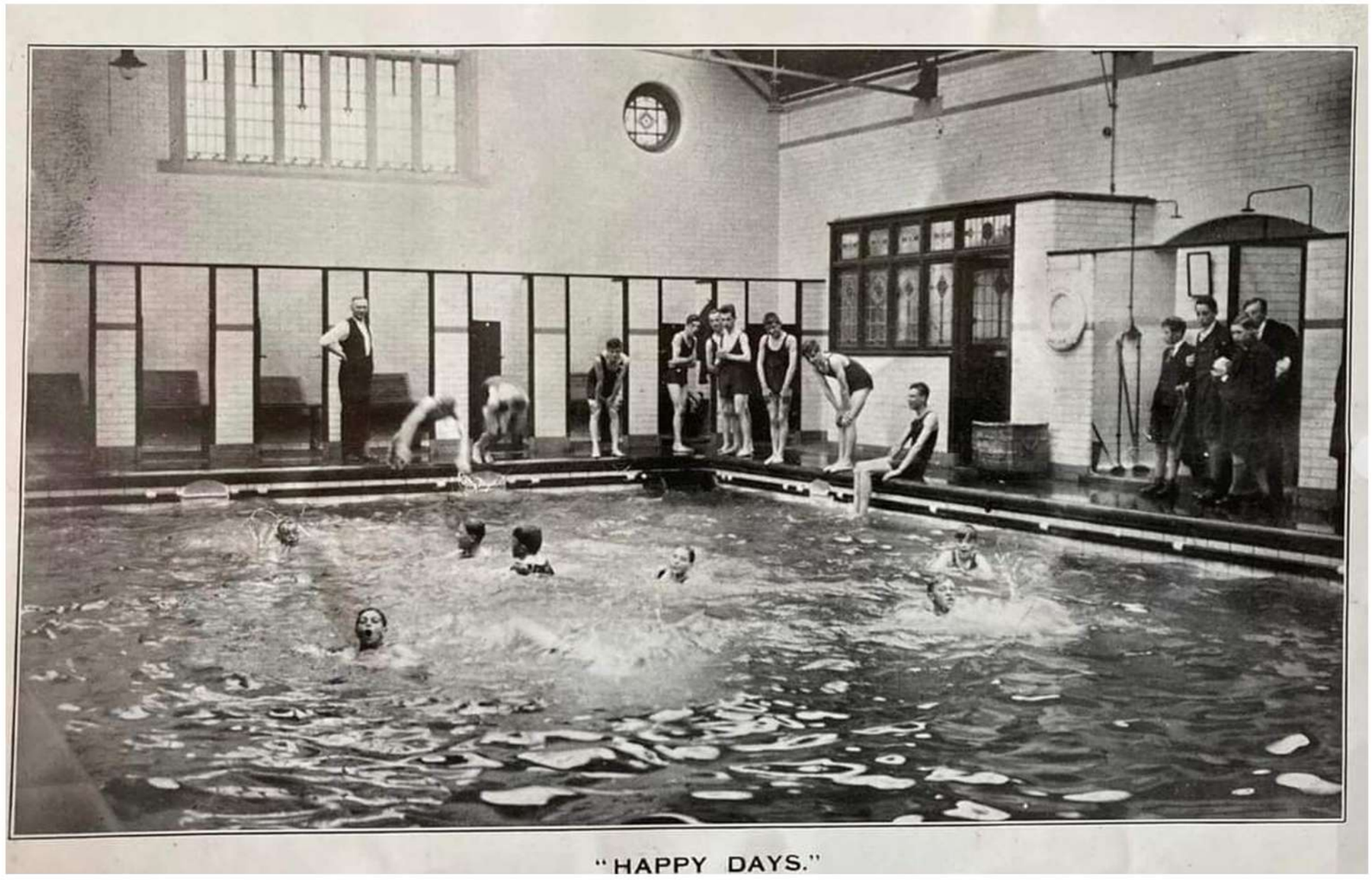
HISTORIC DRAWINGS - SECTIONS





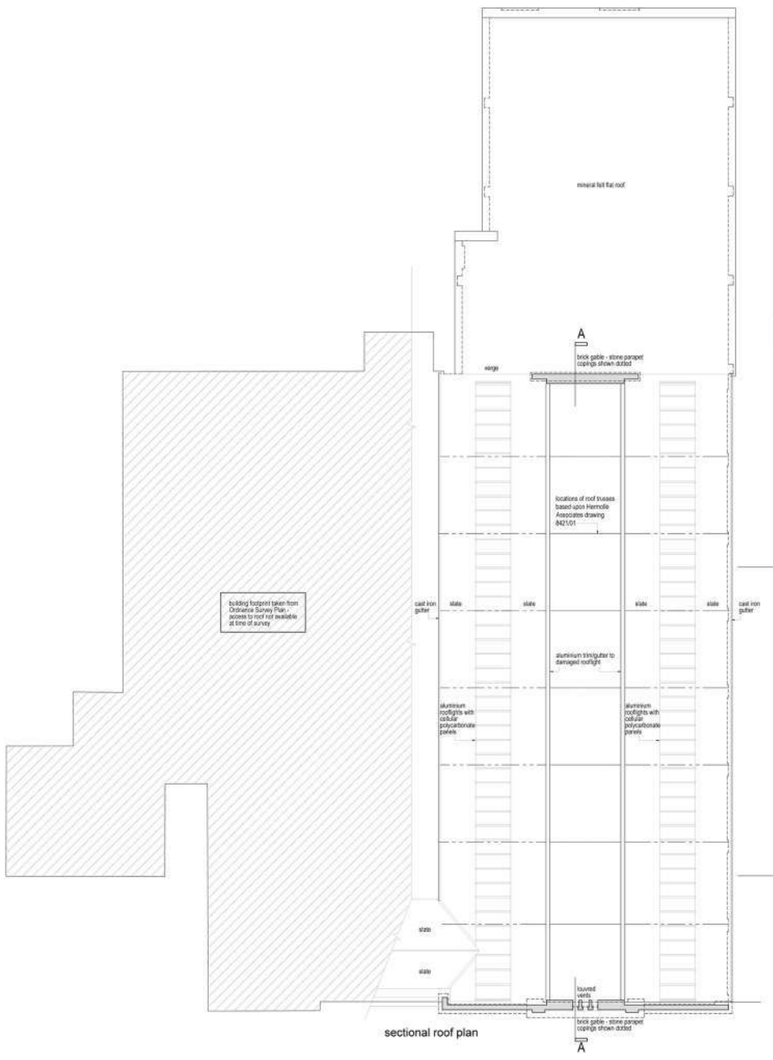


HISTORIC PHOTOS

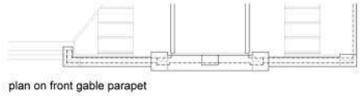


EXISTING MODEL / SURVEY

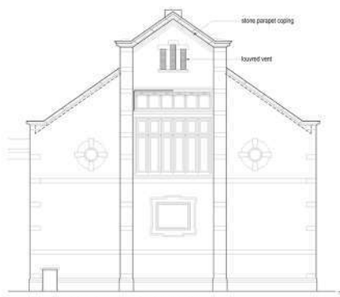
NORTH



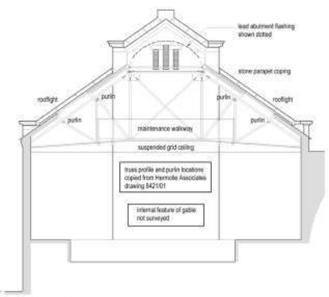
sectional roof plan



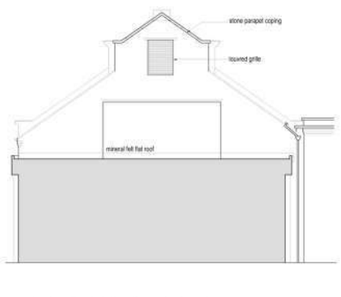
plan on front gable parapet



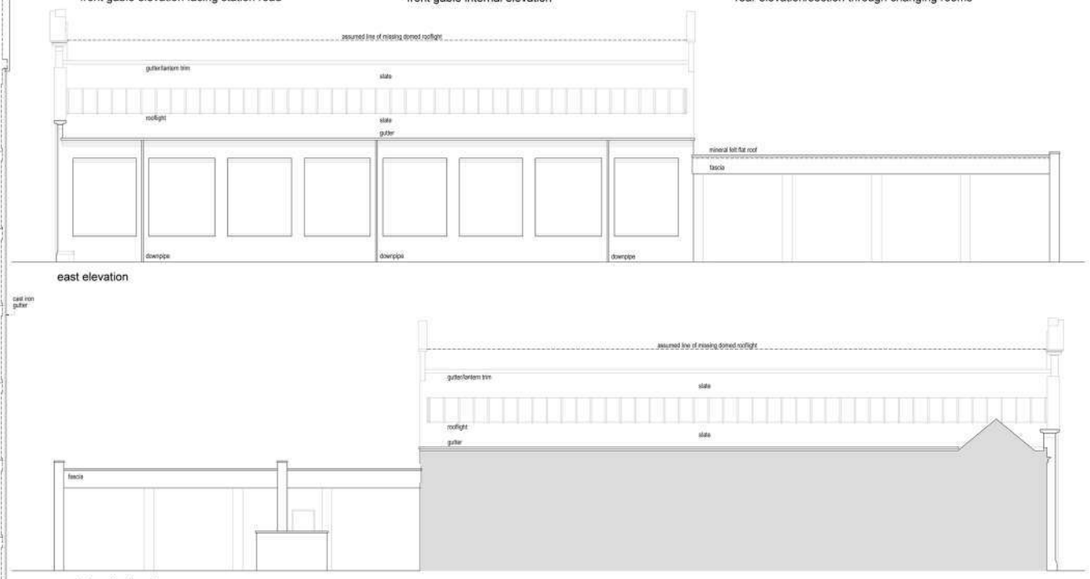
front gable elevation facing station road



front gable internal elevation

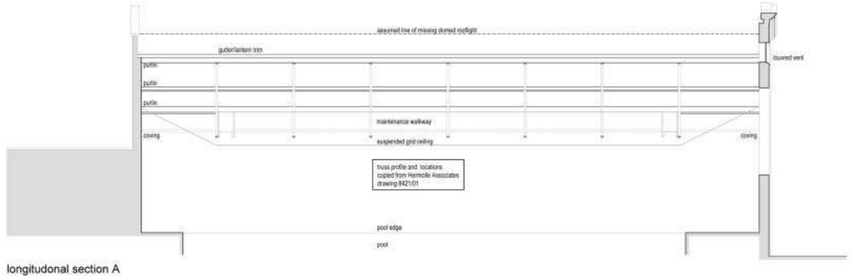


rear elevation/section through changing rooms

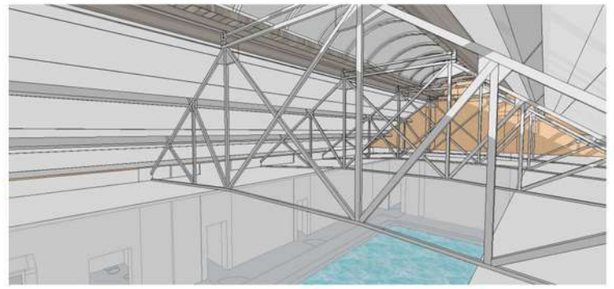


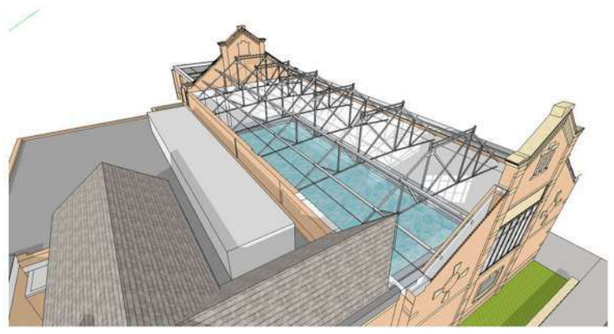
east elevation

west elevation/section

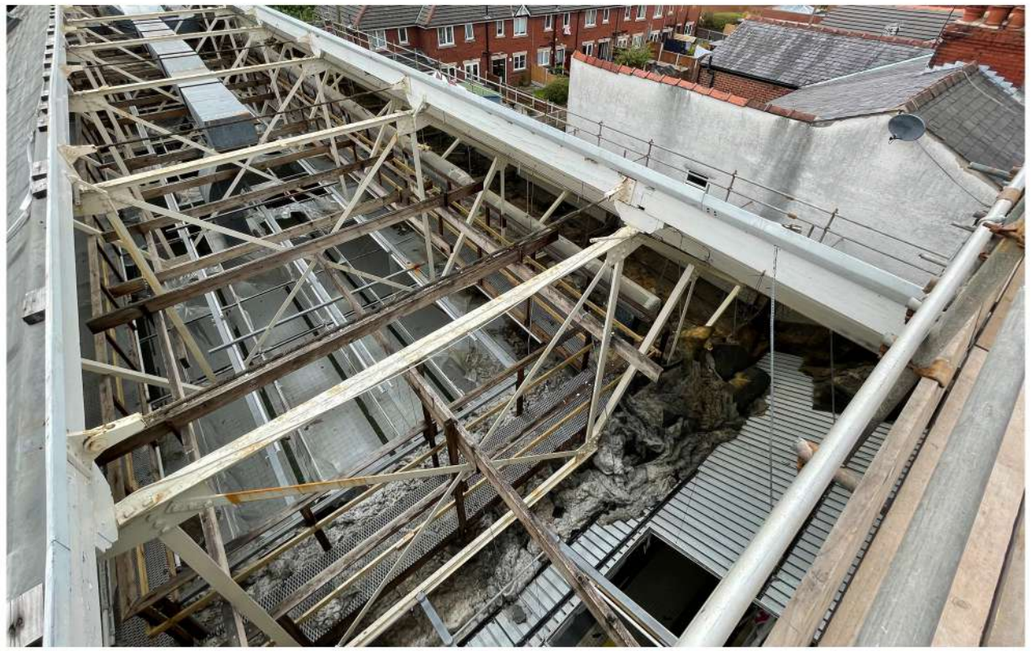


longitudonal section A

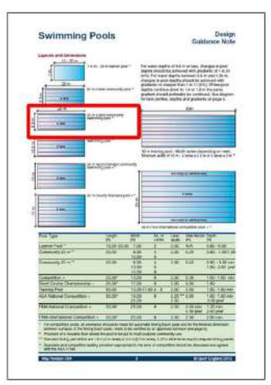


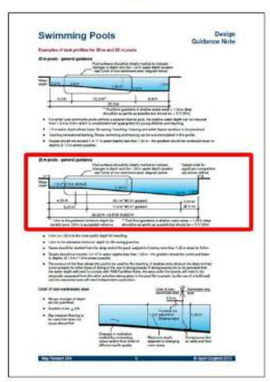


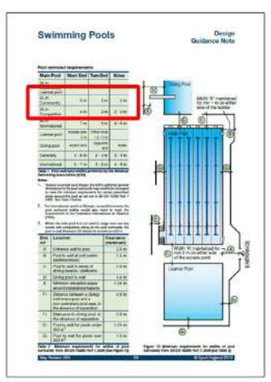
CURRENT PHOTOS

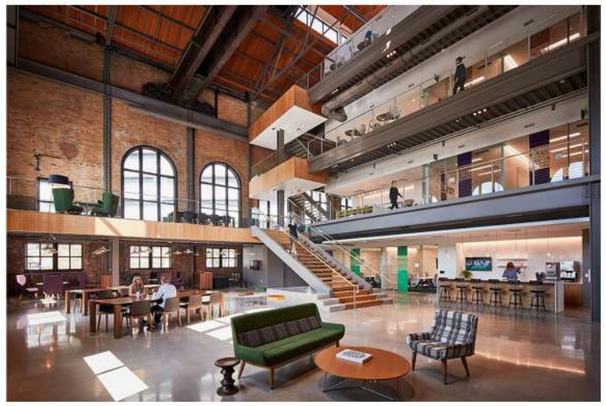


GUIDANCE & PRECEDENTS





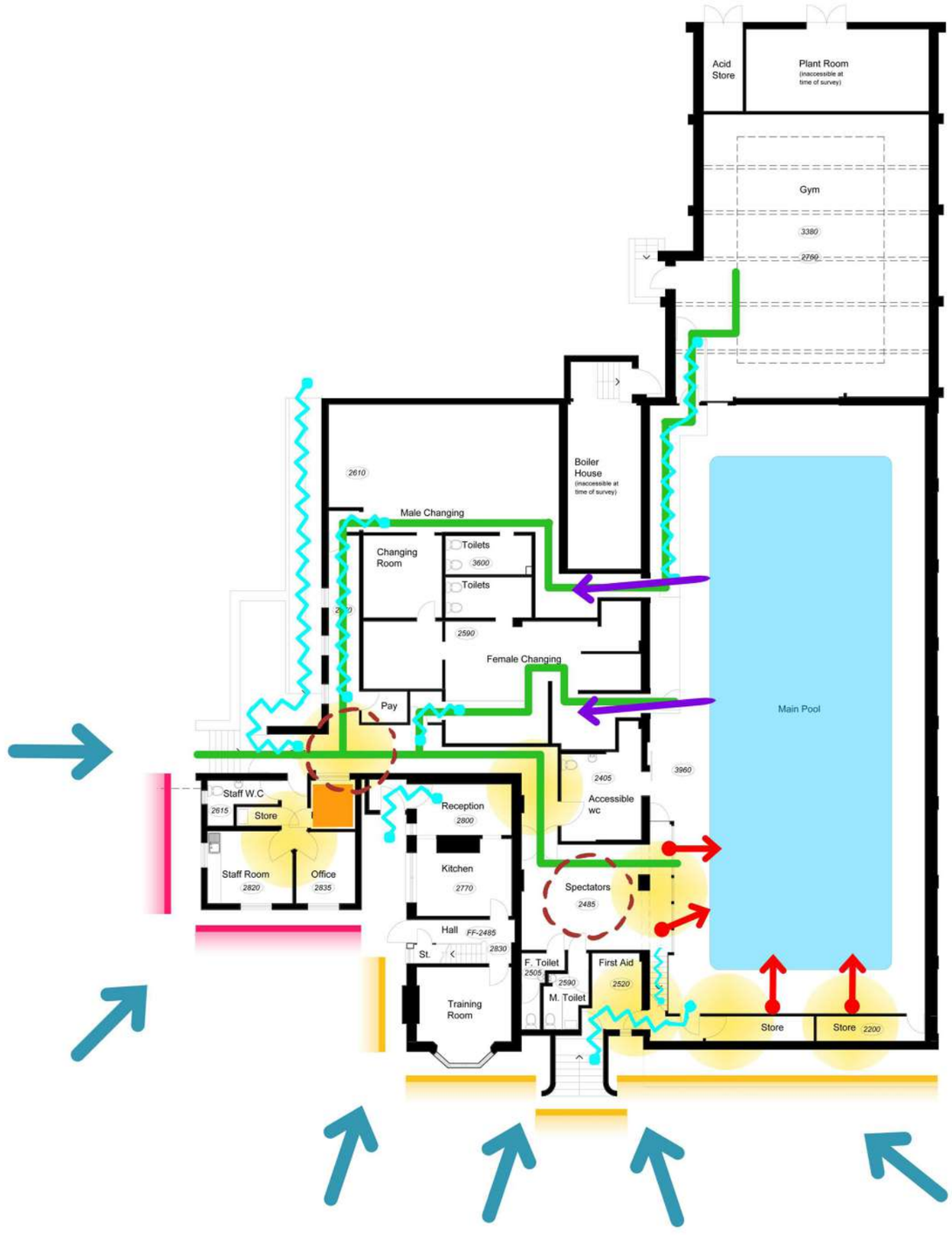




OPTION 1

Recommission existing facilities at existing site

EXISTING BUILDING ANALYSIS



Key View

Spectator View

Minimal Privacy

Activity Zone

Congestion Area

Important Edge

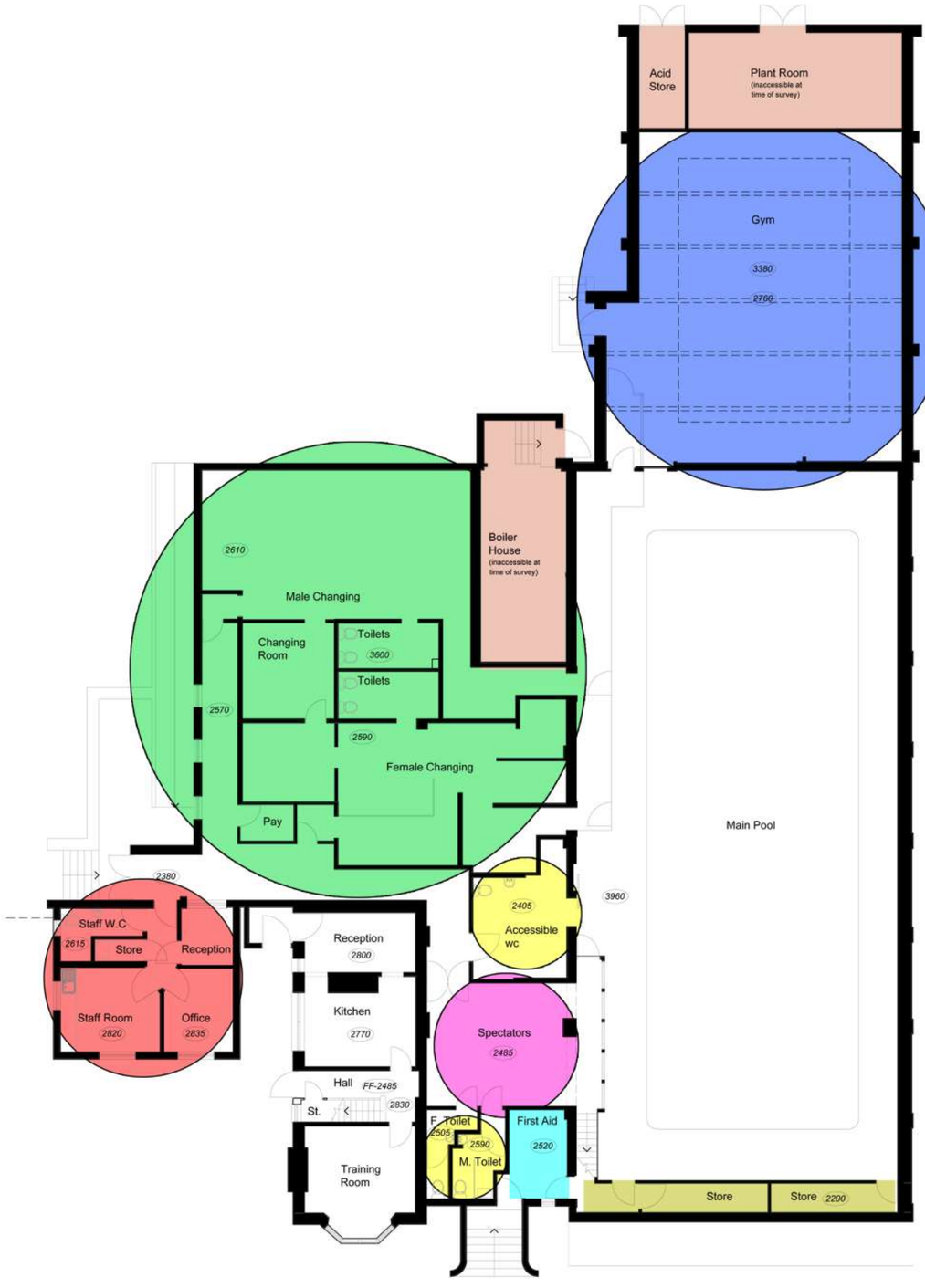
Poor Edge

Poor Access

Main Route Through

EXISTING ZONING

- Cafe
- Reception
- Changing
- WC's
- First Aid
- Dry activity space - 129 SqM Total
- Plant/filtration/stores
- Viewing gallery



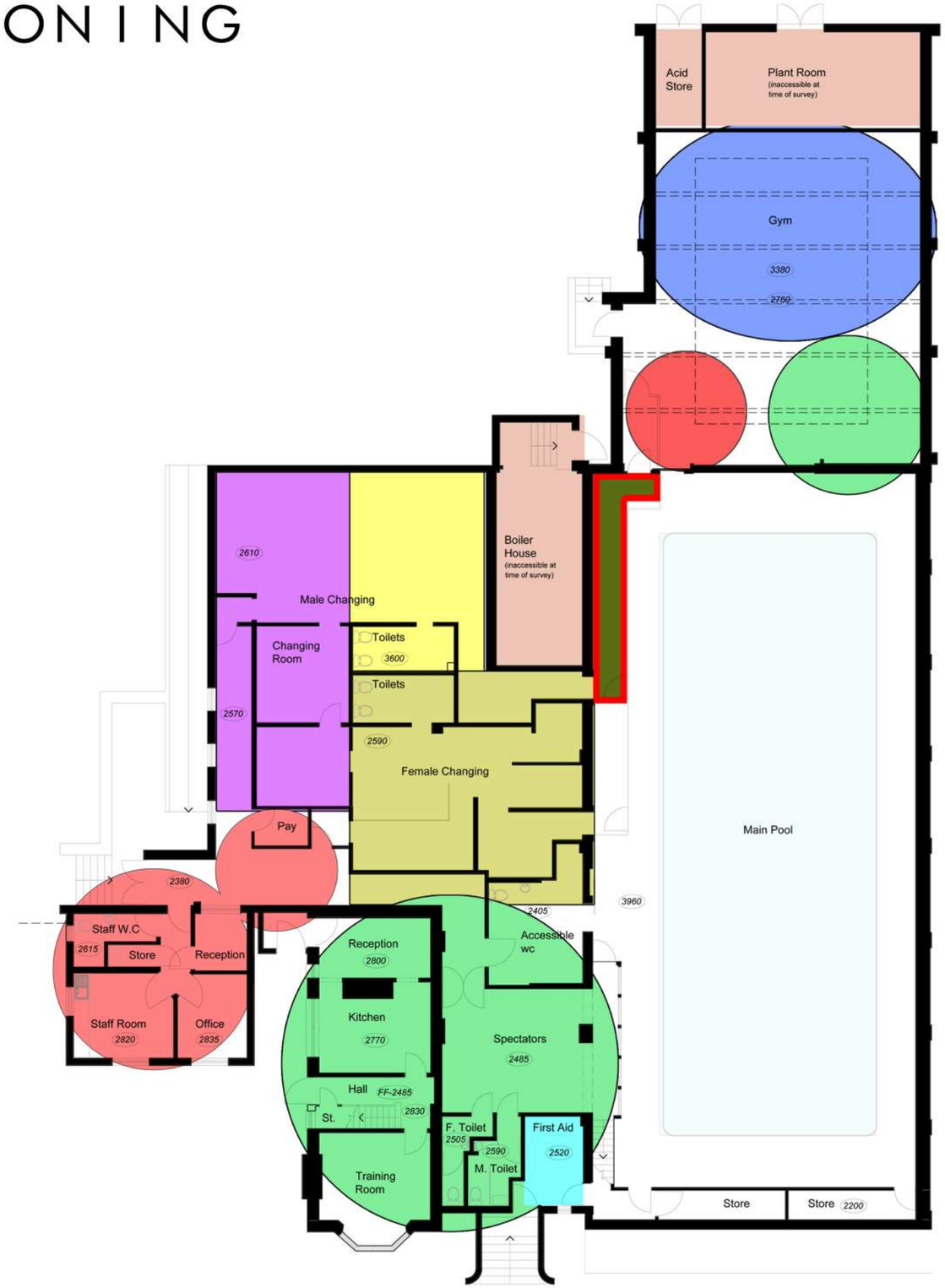
RENDER EXISTING

OPTIONS 1A AND 1B

Concept study of re-zoning facilities within existing supporting accommodation

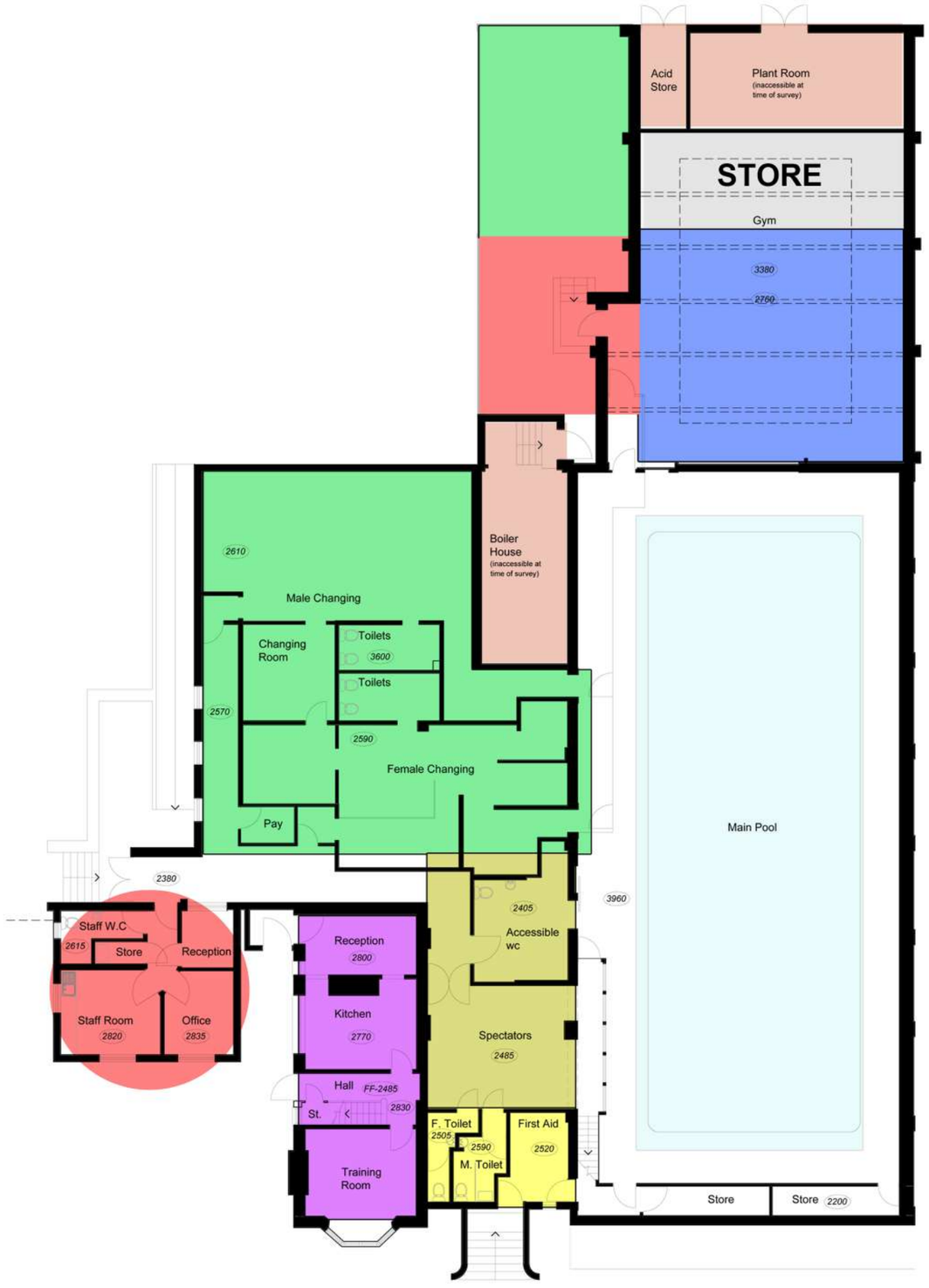
OPTION 1A ZONING

- Cafe
- Reception
- Changing
- WC's
- First Aid
- Dry activity space
- Plant/filtration/stores
- Viewing gallery



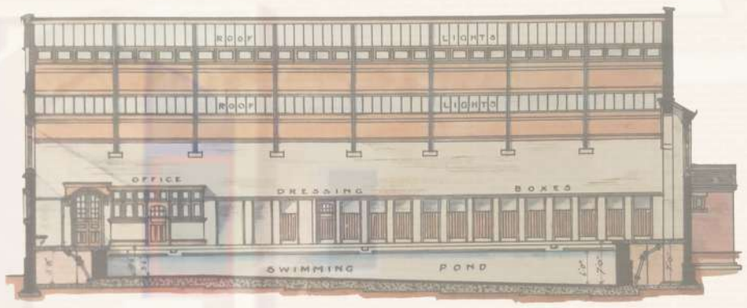
OPTION 1B ZONING

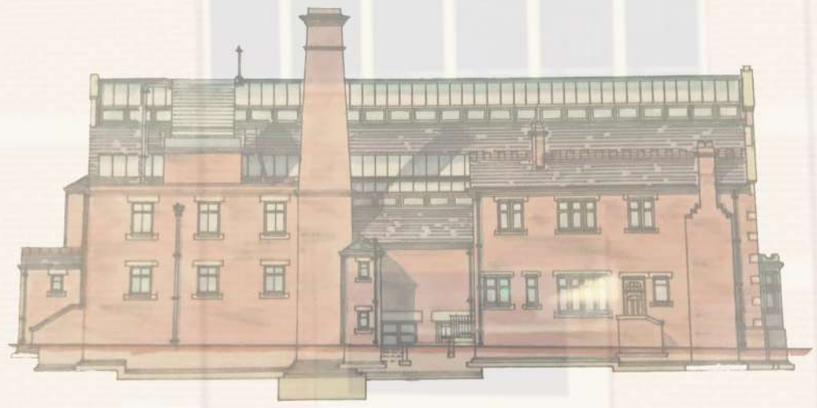
- Cafe
- Reception
- Changing
- WC's
- First Aid
- Dry activity space
- Plant/filtration/stores
- Viewing gallery



OPTION 1A AND 1B SUMMARY

Having assessed the extent of remodelling required to adapt the existing supporting accommodation, it was agreed that the cost and large scale of invasive adaptation work makes these sub-options unviable. Consequently, the designs within Option 2 will show retention of the main Pool Hall with supporting accommodation within a new build extension.





OPTION 2

Retain main historic pool, add supporting and complementary accommodation

BUILDING REVIEW PLAN

LEGEND

Original 'Swimming Pond' space.

Original support and serving accommodation

Original learner pool/ modern gymnasium and changing/ reception/ staff/ plant spaces

POOL ANALYSIS

SECTION THROUGH EXISTING POOL

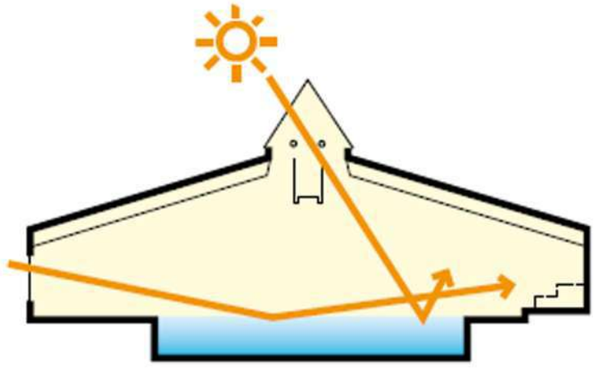


Figure 9 Top glazing will not create reflection on the water for spectators. However, side glazing may need to be screened

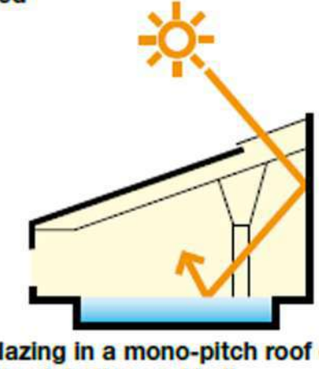
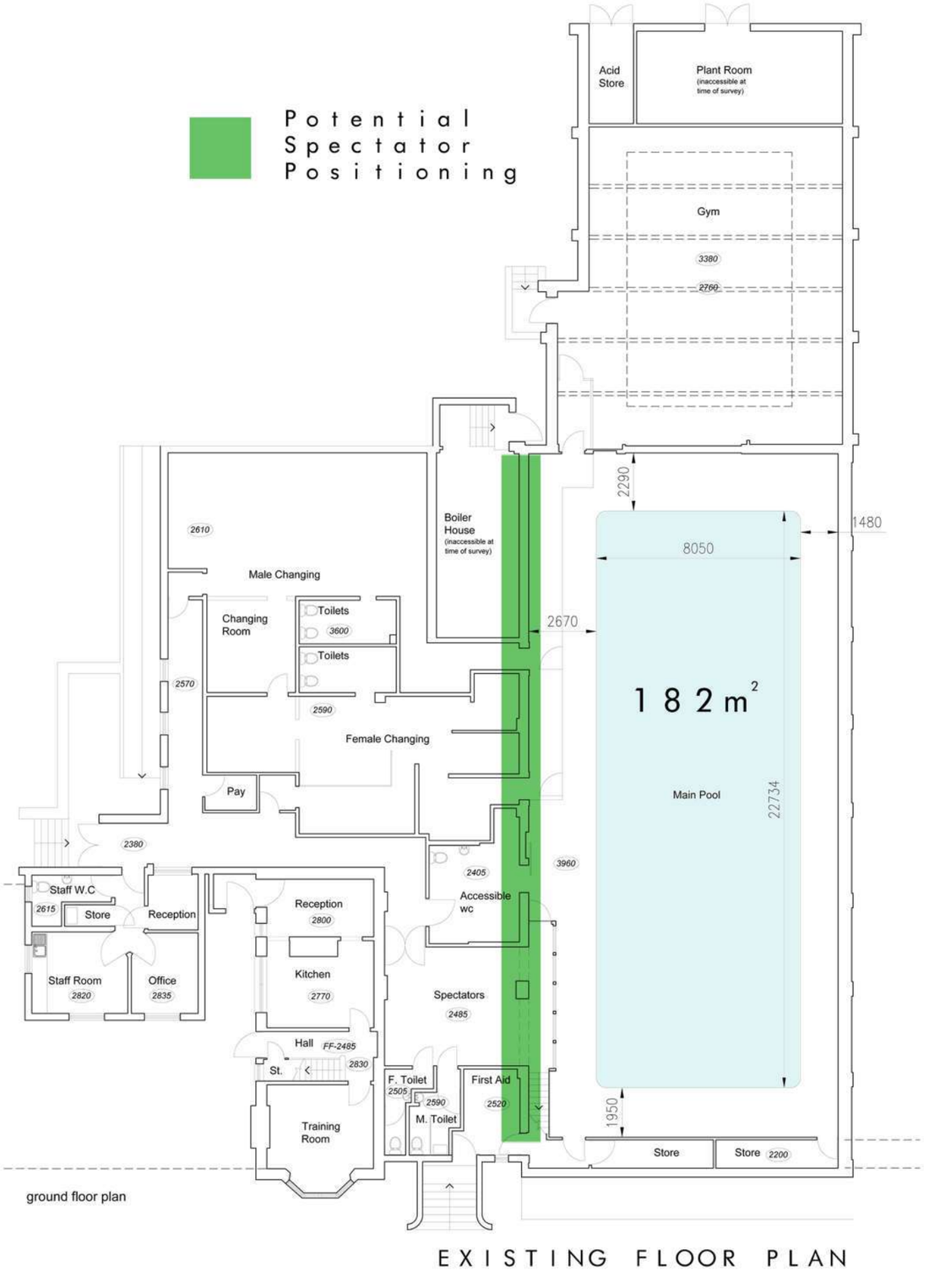


Figure 10 Glazing in a mono-pitch roof can allow safe sun penetration into the pool hall



EXISTING FLOOR PLAN

NEW BRIEF AND ACCOMMODATION

WET AREA CHANGING PROVISION

APPLIANCE	MALE	FEMALE
CHANGING ROOMS	9	9
WC's	2	6
URINALS	2	/
WASHBASINS	1 p WC	3
SHOWERS	3	3
LOCKERS	40	40
VANITY STATION	1	2
UNISEX/ ACC CHANGING	1+	

POOL AREA ALLOWS FOR:
60 ONE TIME CAPACITY BATHERS

RECEPTION

CAFE

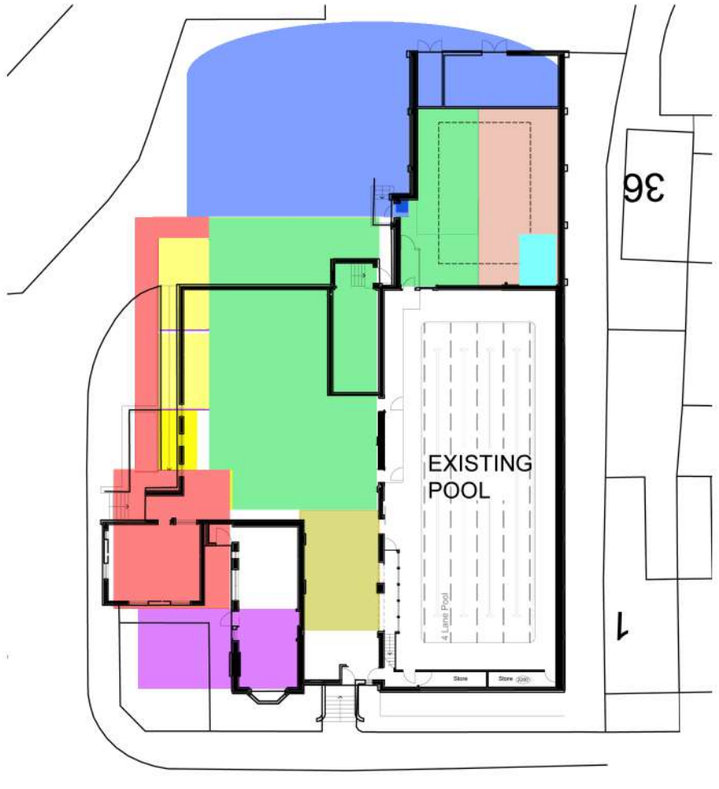
CHANGING

GYM

ZONING CONCEPTS

Cafe
Reception
Changing
WC's
First Aid
Dry activity space
Plant/filtration/stores
Viewing gallery

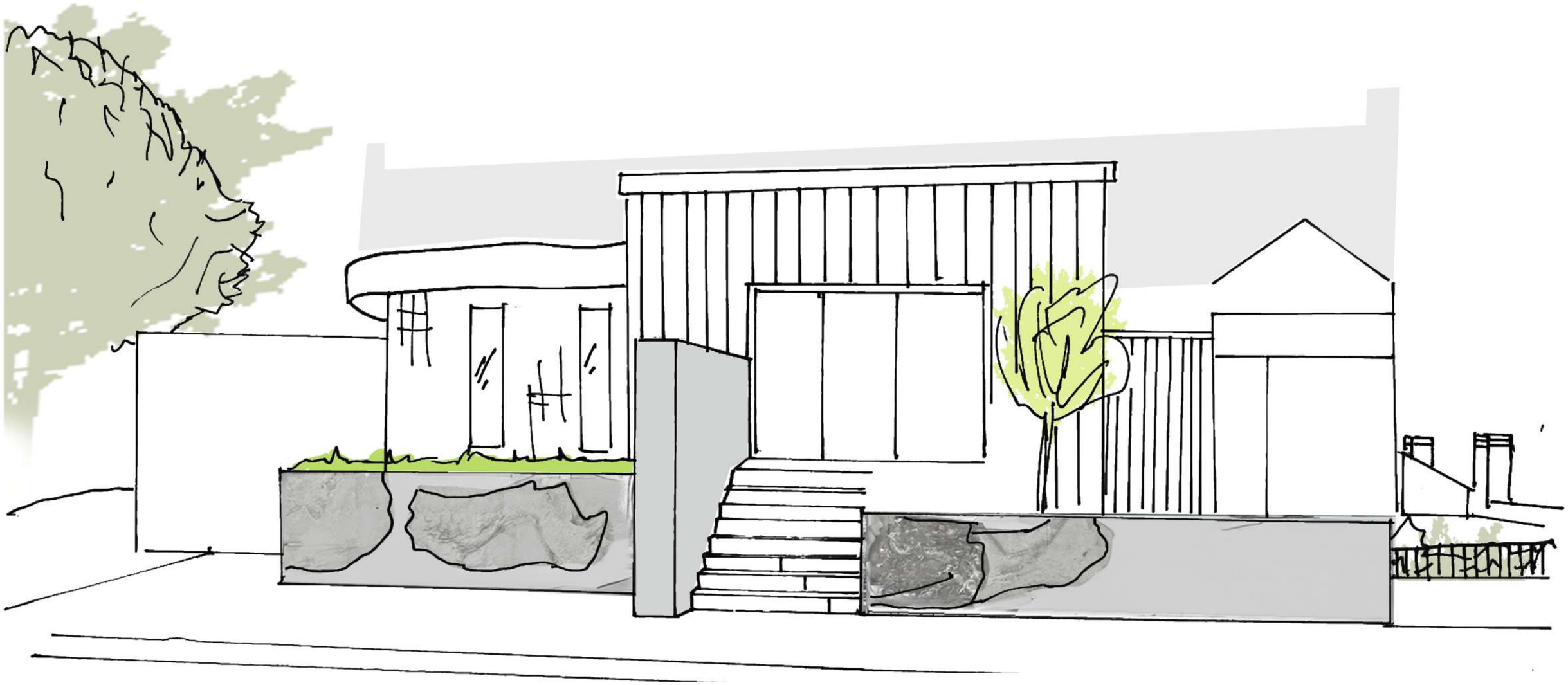
CONCEPT A



CONCEPT B

CONCEPT C

SKETCH FRONTAGE CONCEPTS



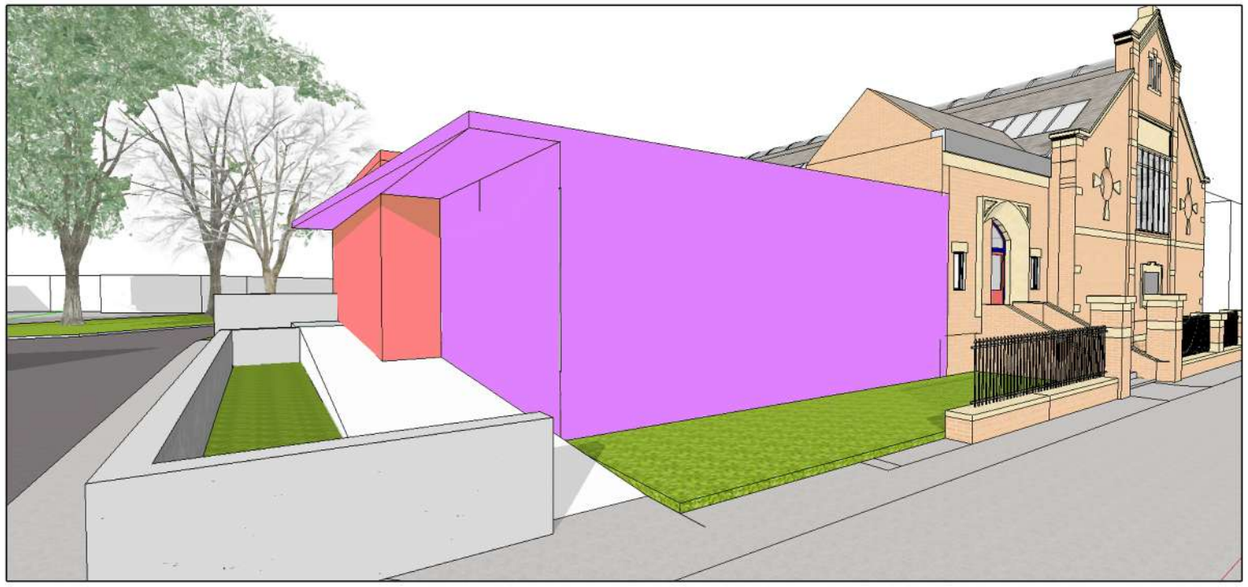
INITIAL MASSING MODEL

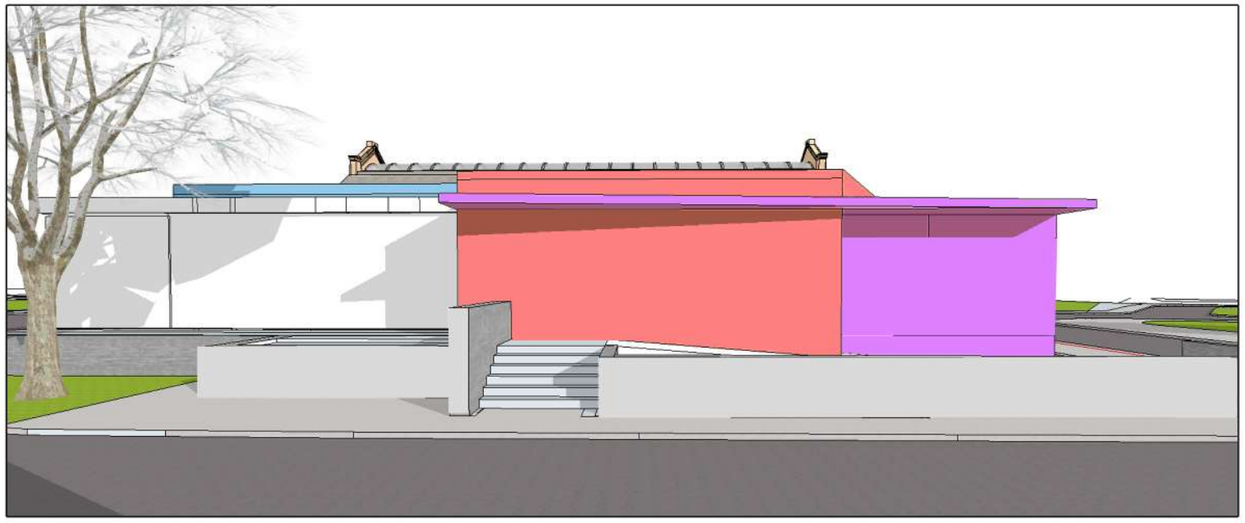
Cafe

Dry activity space

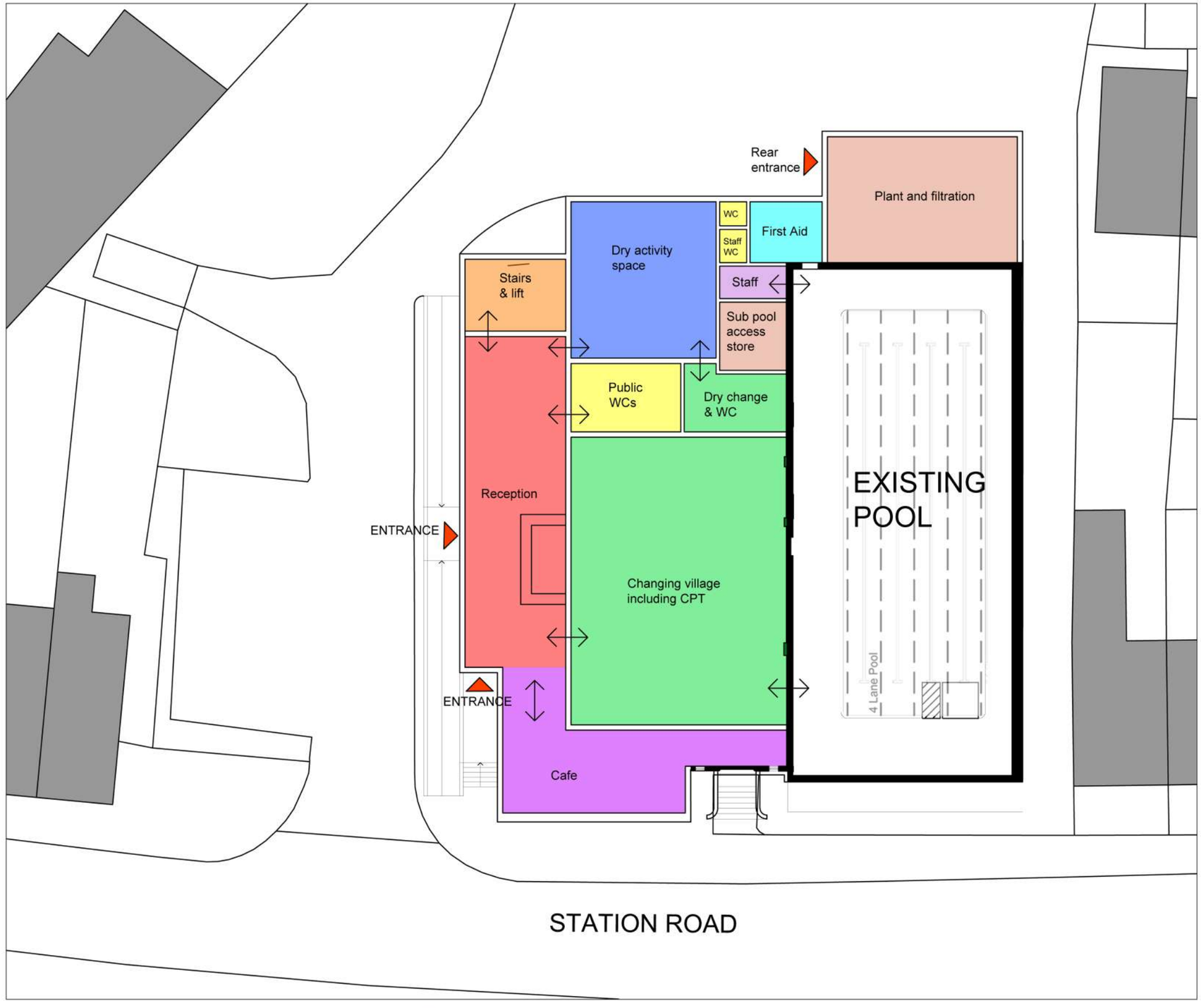
Reception

Changing



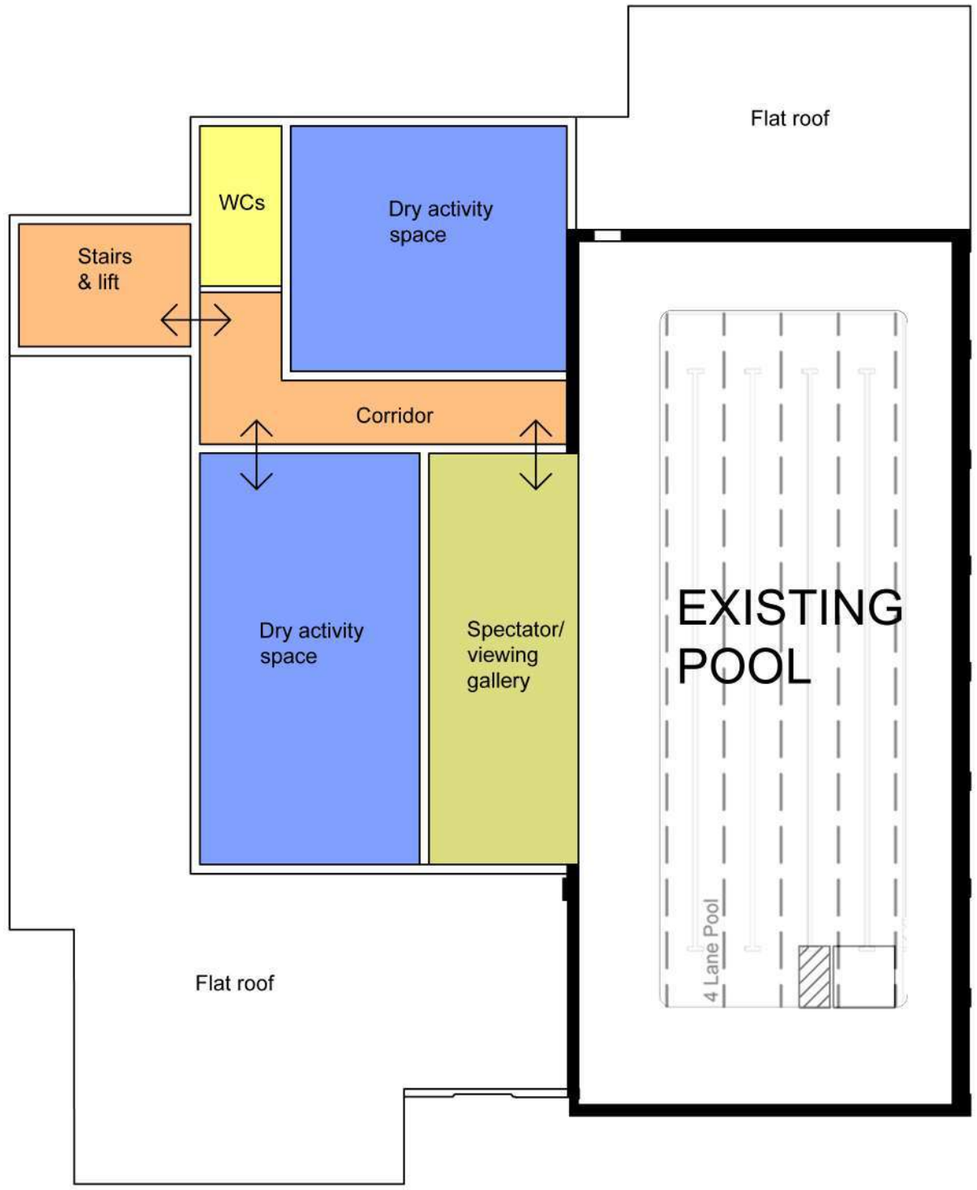


DEVELOPED OPTION ZONING PLAN GROUND FLOOR



- Cafe
- Reception
- Stairs/lift/circulation
- Changing
- WC's
- Staff
- First Aid
- Dry activity space
- Plant/filtration
- Easy accessible stairs
- Submersible lift

DEVELOPED OPTION ZONING PLAN FIRST FLOOR



Stairs/lift/circulation

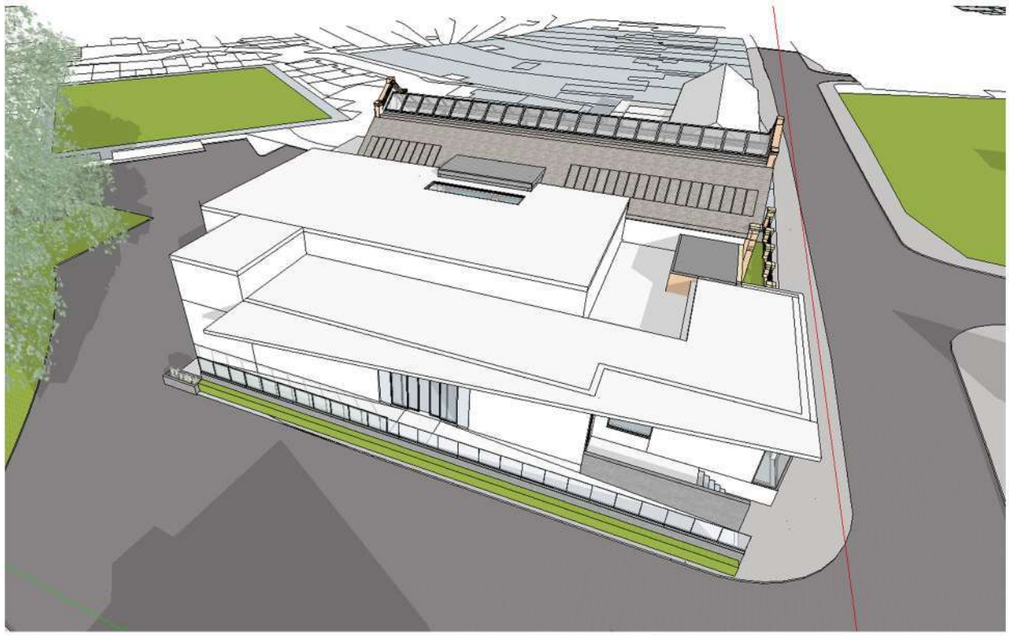
WC's

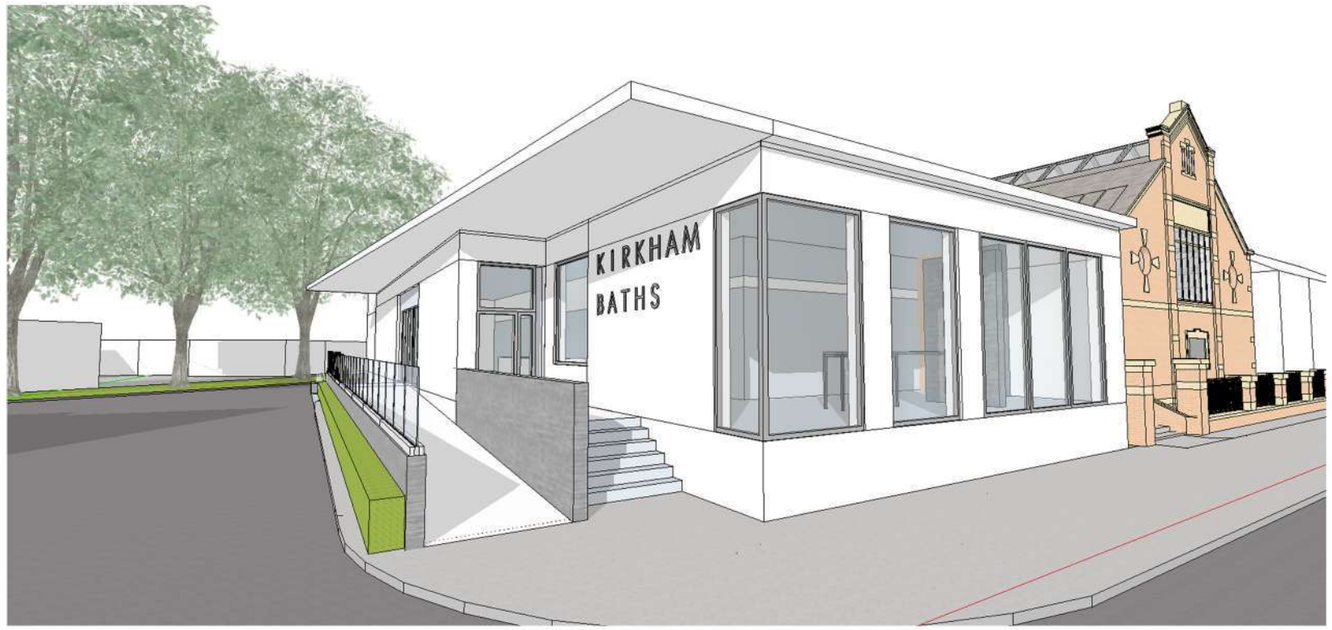
Dry activity space

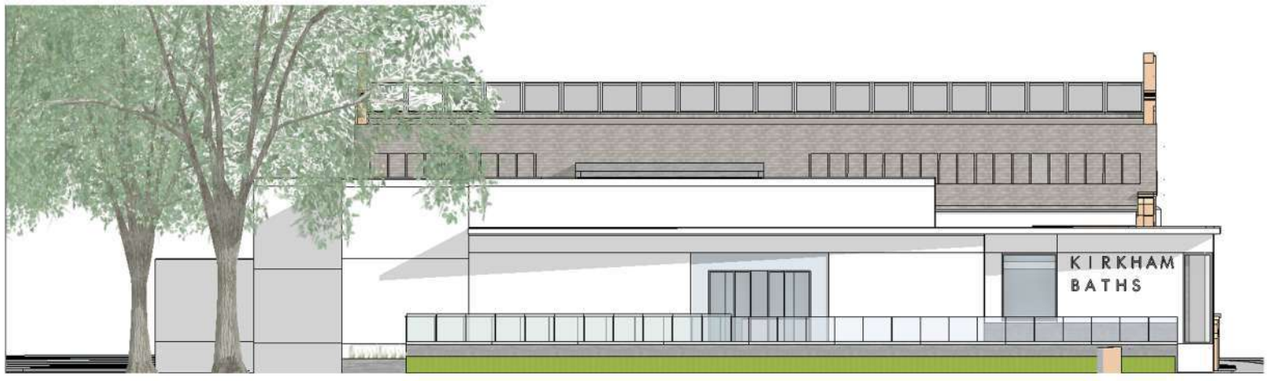
Viewing gallery

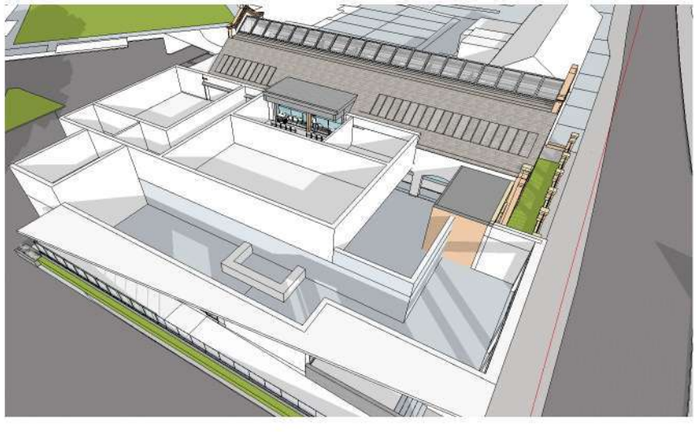
257 SqM of which 19 SqM is dry changing space at ground floor and the over split between floors is 89 SqM GF, 168 SqM FF)

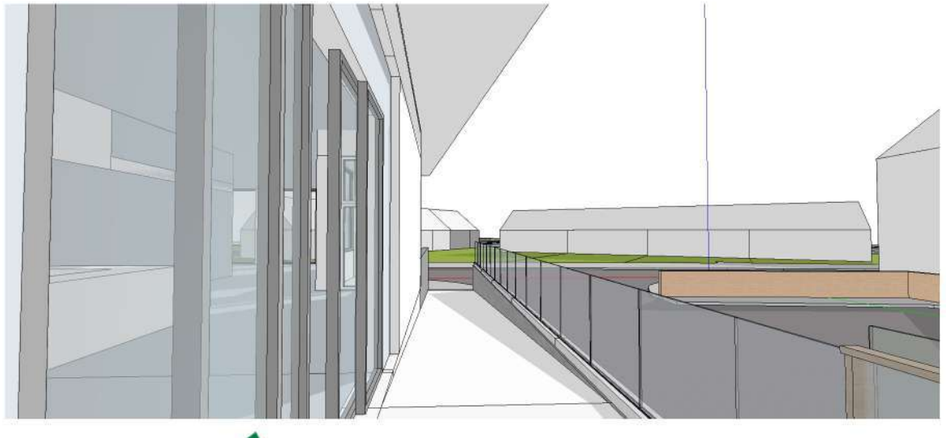
DEVELOPED MASSING MODEL



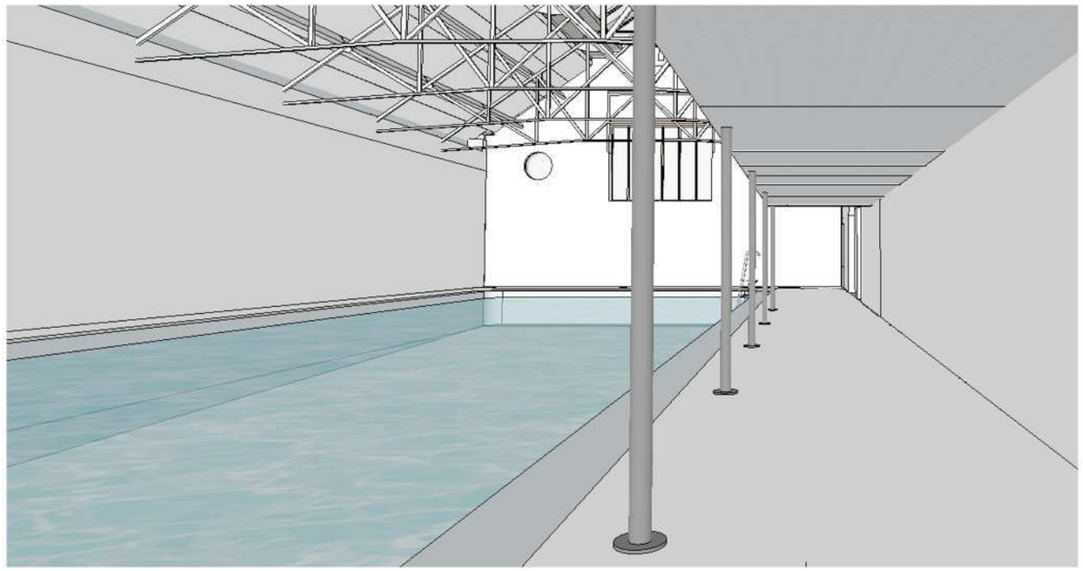


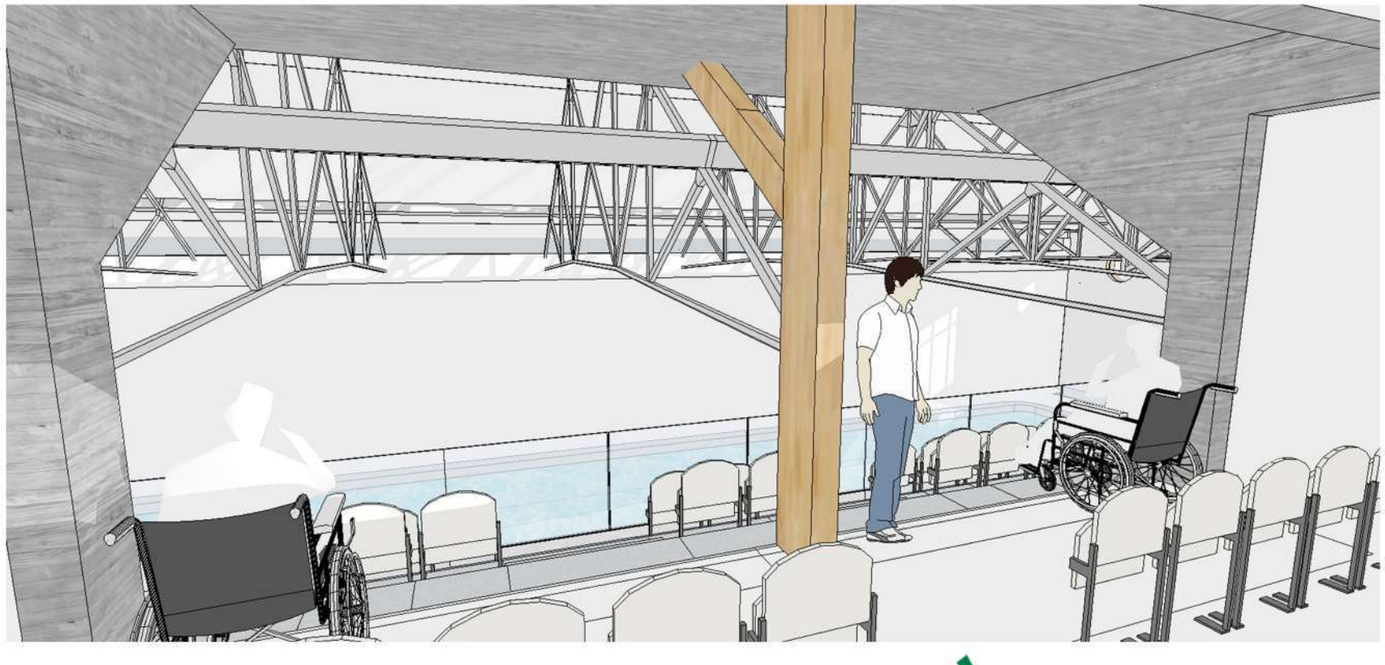




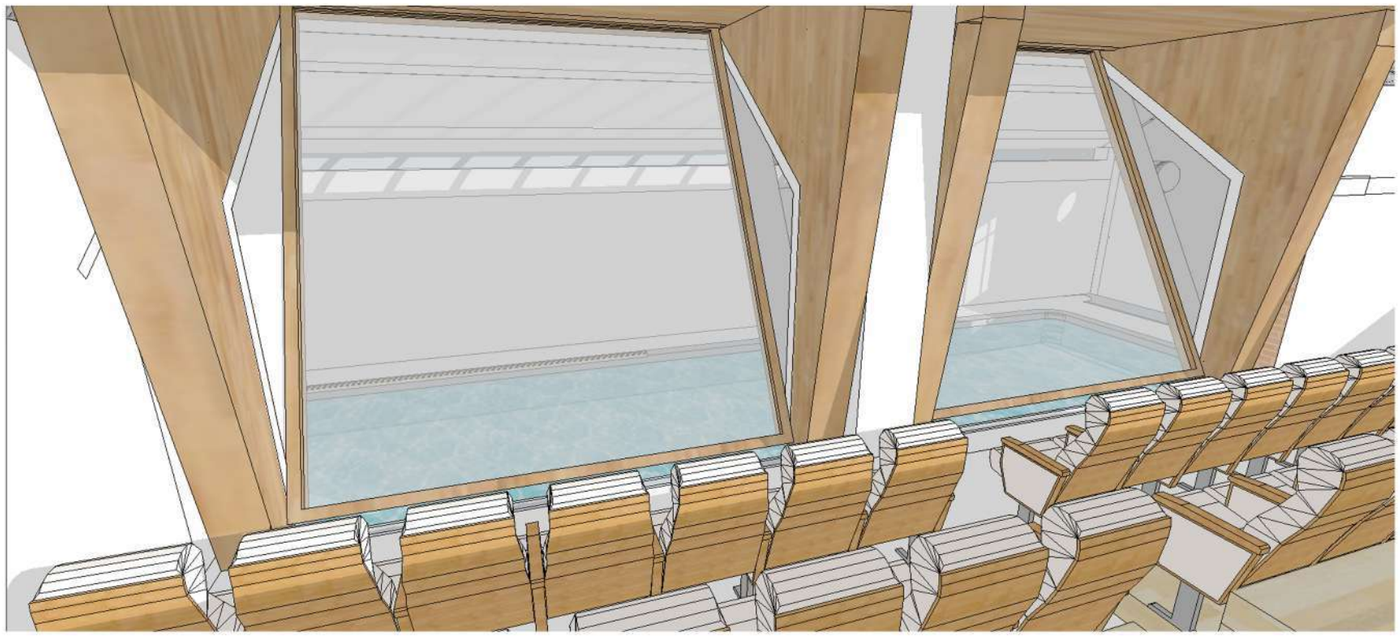


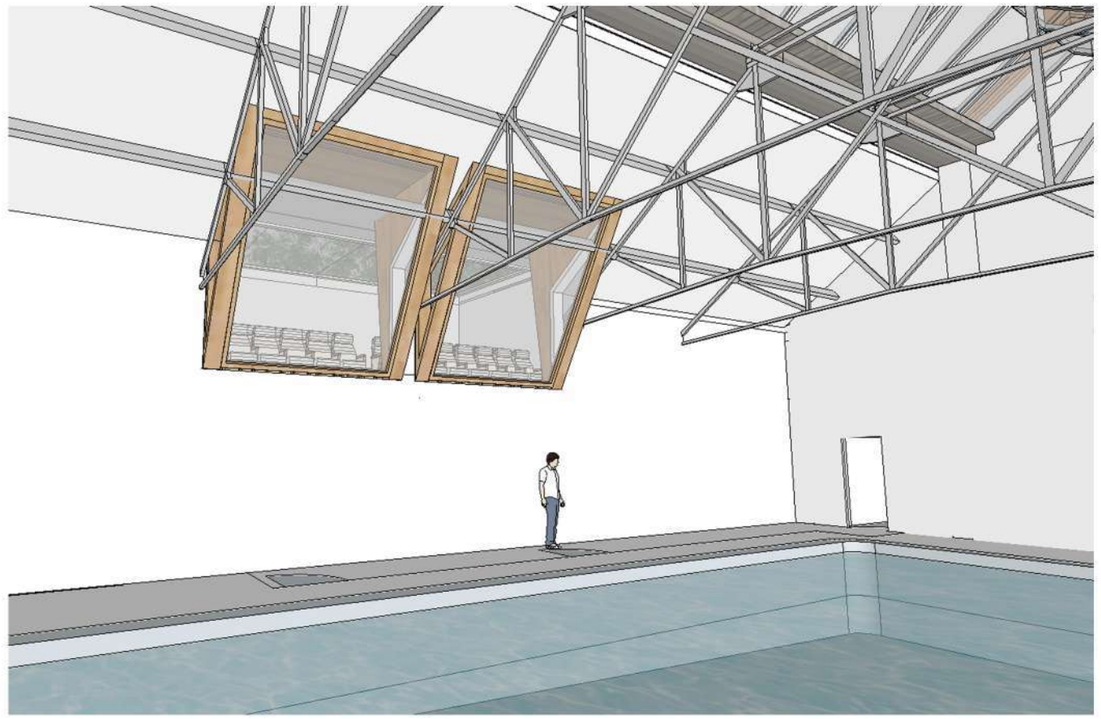
SPECTATOR OPTION 1

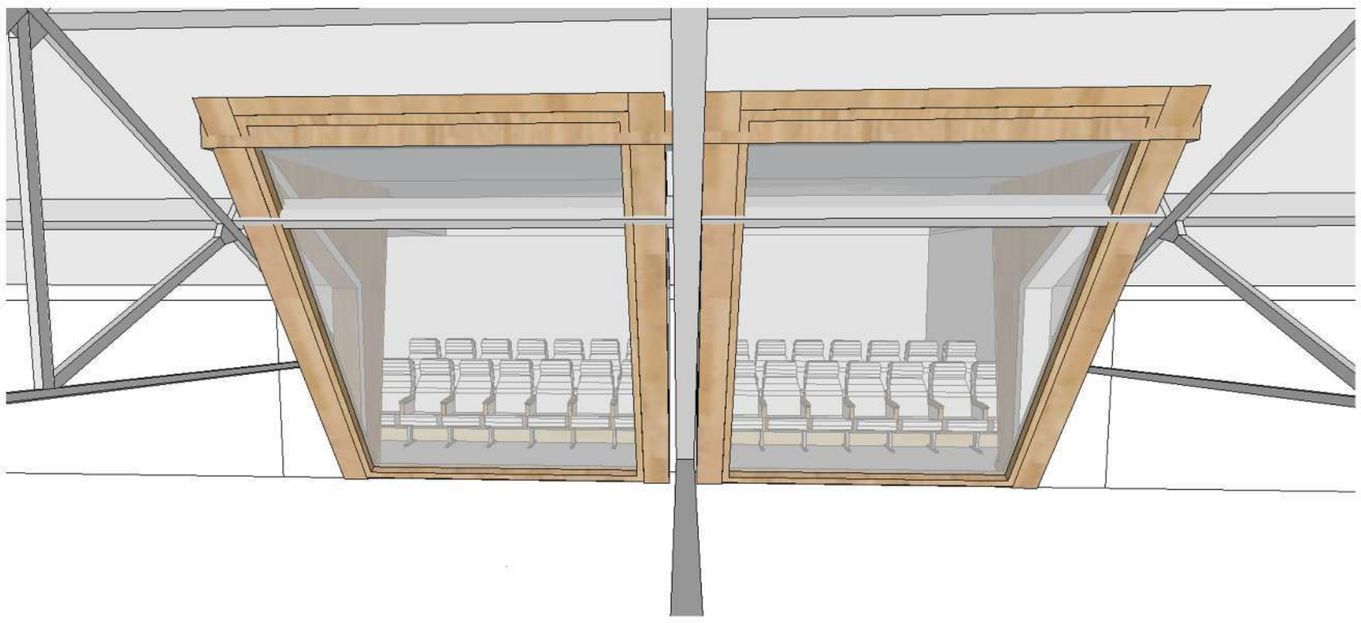


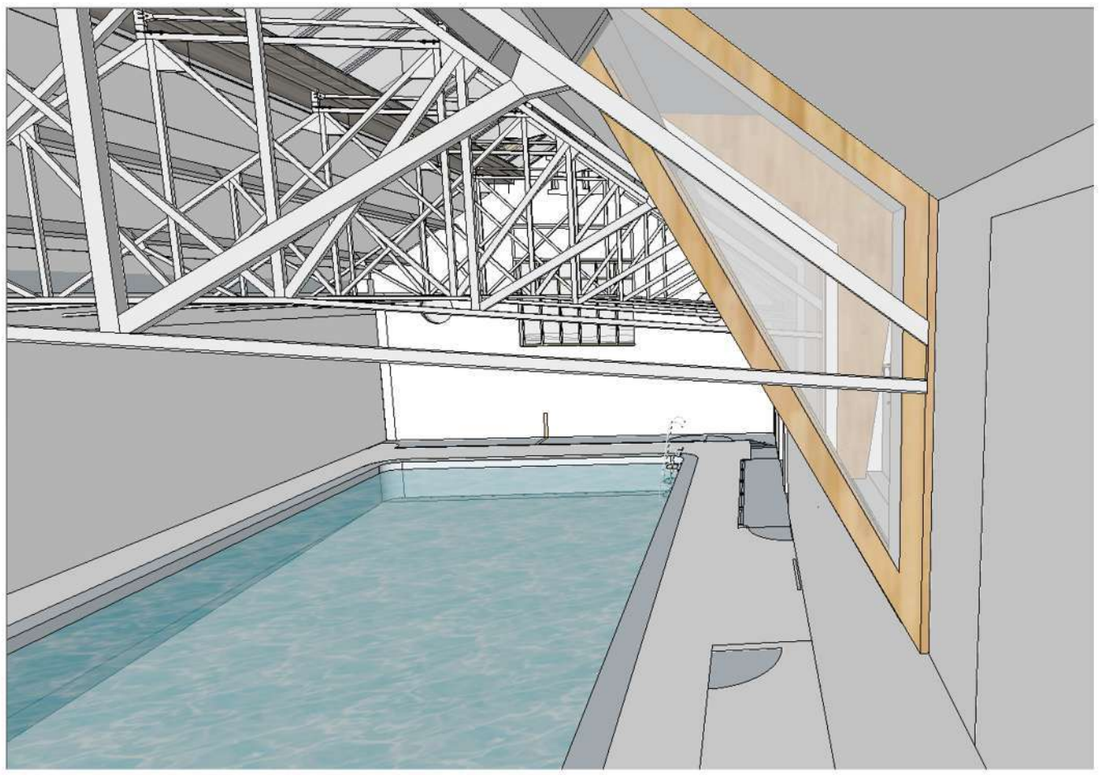


SPECTATOR OPTION 2

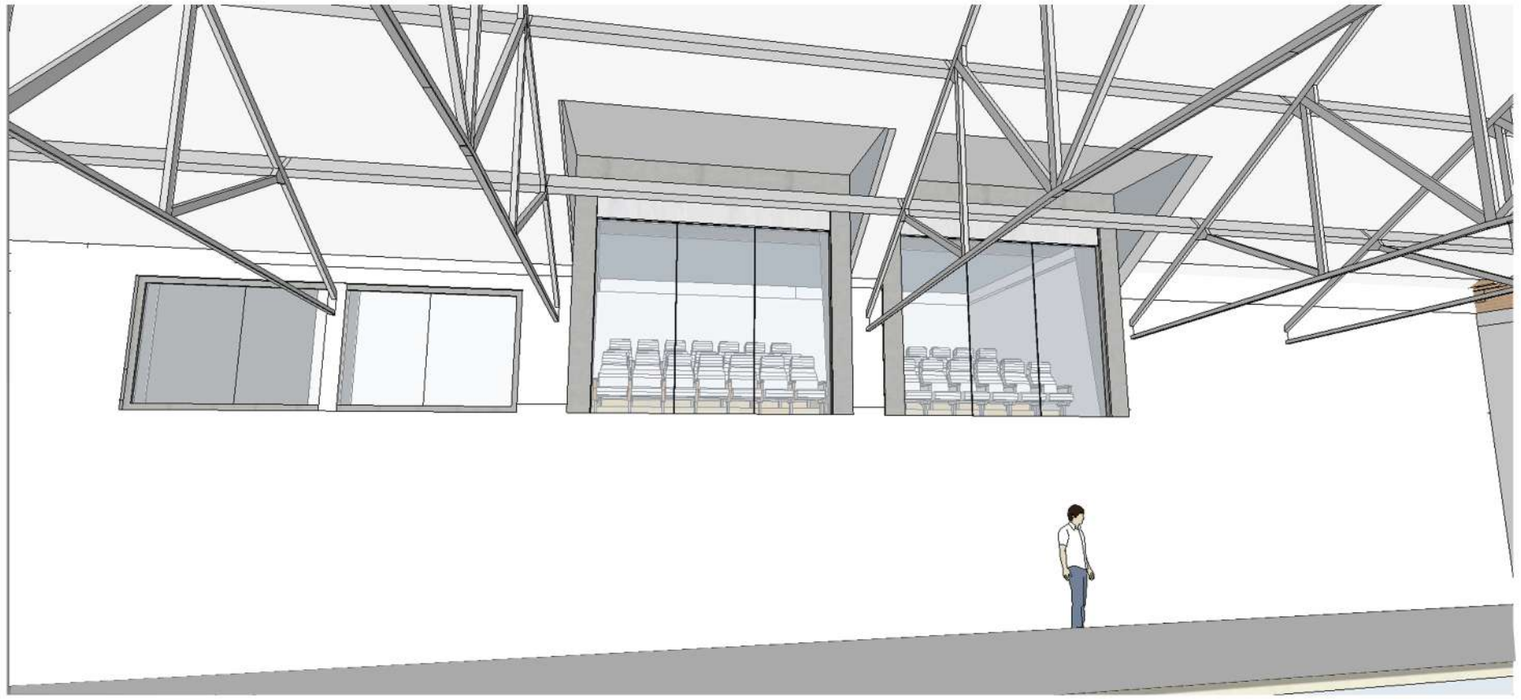


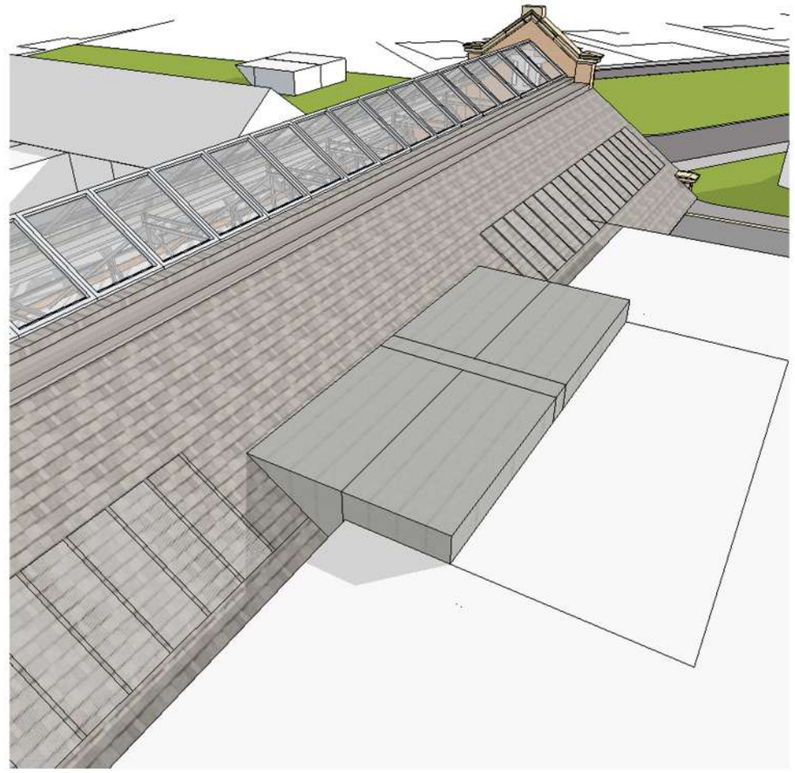


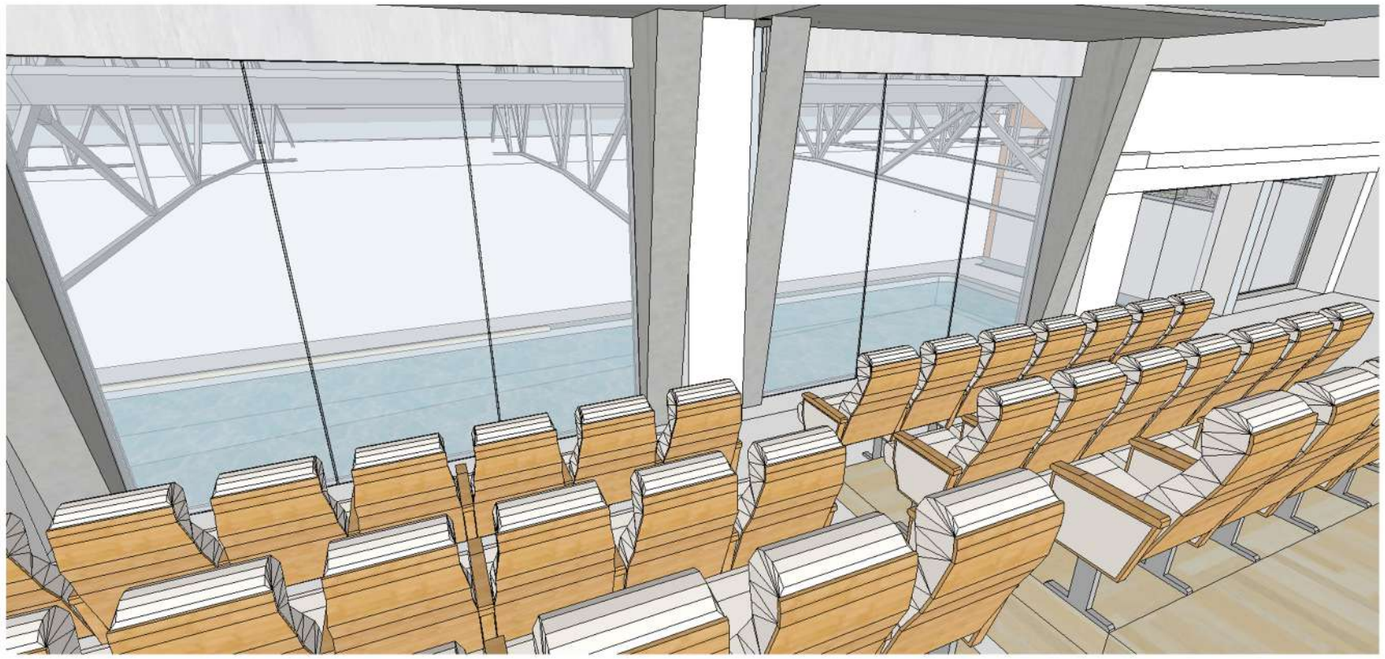


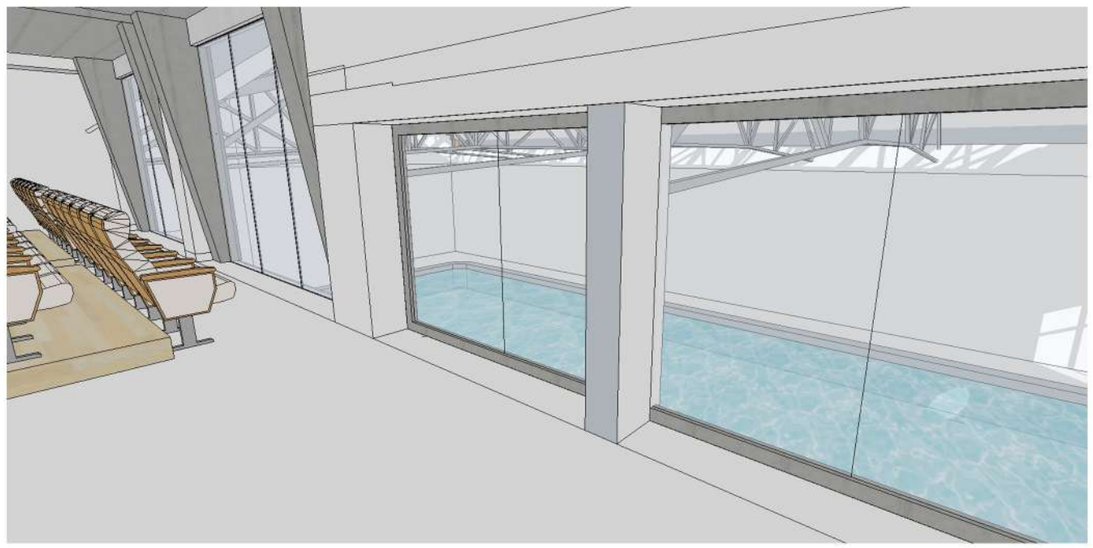


SPECTATOR OPTION 3









OPTION 2 RENDER

OPTION 3

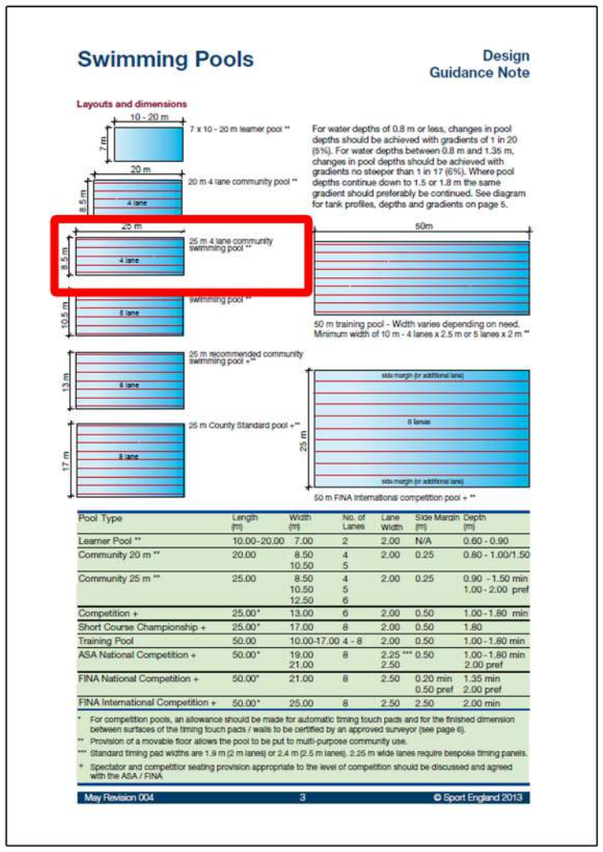
Maximise for new wet and dry leisure facilities at existing site

SITE REVIEW PLAN

KEY

① Orientation and level of existing pool
② Vehicular access
③ Hidden entrance
④ Restricted service arrangements
⑤ Amenity area
⑥ Adjacent site

POOL CRITERIA



Swimming Pools

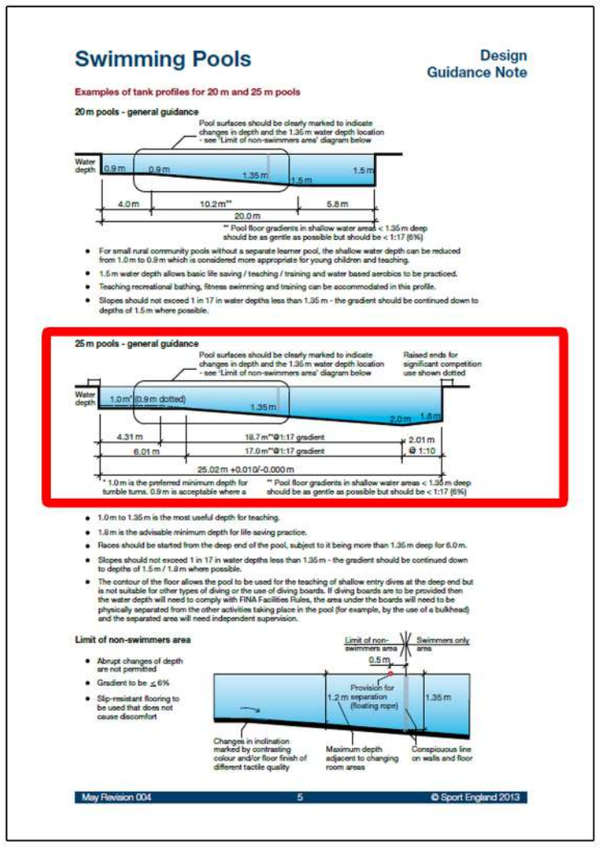
Design Guidance Note

Layouts and dimensions

For water depths of 0.8 m or less, changes in pool depths should be achieved with gradients of 1 in 20 (5%). For water depths between 0.8 m and 1.35 m, changes in pool depths should be achieved with gradients no steeper than 1 in 17 (6%). Where pool depths continue down to 1.5 or 1.8 m the same gradient should preferably be continued. See diagram for tank profiles, depths and gradients on page 5.

Pool Type	Length (m)	Width (m)	No. of Lanes	Lane Width	Side Margin (m)	Depth (m)
Learner Pool **	10.00-20.00	7.00	2	2.00	N/A	0.60 - 0.90
Community 20 m **	20.00	8.50 10.50	4 5	2.00	0.25	0.80 - 1.00/1.50
Community 25 m **	25.00	8.50 10.50 12.50	4 5 6	2.00	0.25	0.90 - 1.50 min 1.00 - 2.00 pref
Competition +	25.00*	13.00	6	2.00	0.50	1.00 - 1.80 min
Short Course Championship +	25.00*	17.00	8	2.00	0.50	1.80
Training Pool	50.00	10.00-17.00	4 - 8	2.00	0.50	1.00 - 1.80 min
ASA National Competition +	50.00*	19.00 21.00	8	2.25 *** 2.50	0.50	1.00 - 1.80 min 2.00 pref
FINA National Competition +	50.00*	21.00	8	2.50	0.20 min 0.50 pref	1.35 min 2.00 pref
FINA International Competition +	50.00*	25.00	8	2.50	2.50	2.00 min

* For competition pools, an allowance should be made for automatic timing touch pads and for the finished dimension between surfaces of the timing touch pads / walls to be certified by an approved surveyor (see page 6).
** Provision of a movable floor allows the pool to be put to multi-purpose community use.
*** Standard timing pad widths are 1.9 m (2 m lanes) or 2.4 m (2.5 m lanes). 2.25 m wide lanes require bespoke timing panels.
+ Spectator and competitor seating provision appropriate to the level of competition should be discussed and agreed with the ASA / FINA



Swimming Pools

Design Guidance Note

Examples of tank profiles for 20 m and 25 m pools

20 m pools - general guidance

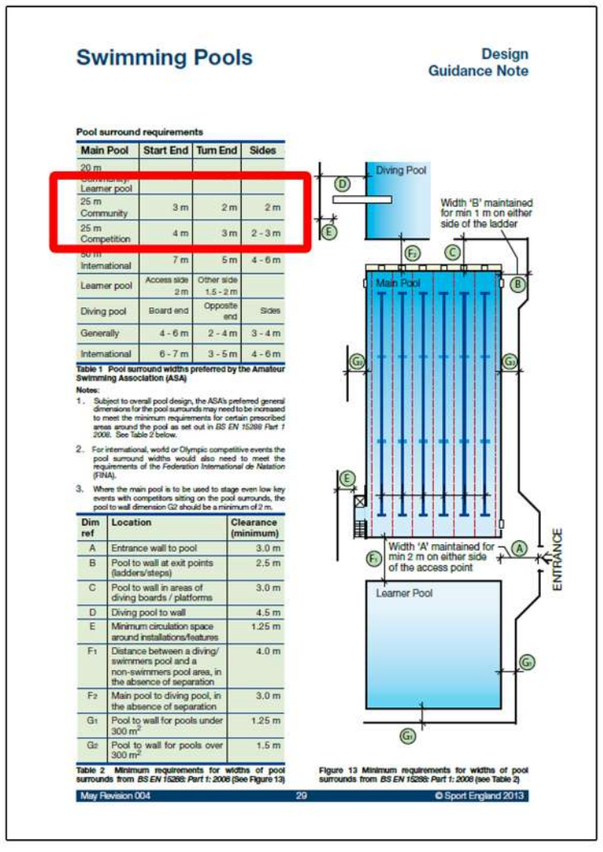
- For small rural community pools without a separate learner pool, the shallow water depth can be reduced from 1.0 m to 0.9 m which is considered more appropriate for young children and teaching.
- 1.5 m water depth allows basic life saving / teaching / training and water based aerobics to be practiced.
- Teaching recreational bathing, fitness swimming and training can be accommodated in this profile.
- Slopes should not exceed 1 in 17 in water depths less than 1.35 m - the gradient should be continued down to depths of 1.5 m where possible.

25 m pools - general guidance

- 1.0 m to 1.35 m is the most useful depth for teaching.
- 1.8 m is the advisable minimum depth for life saving practice.
- Races should be started from the deep end of the pool, subject to it being more than 1.35 m deep for 6.0 m.
- Slopes should not exceed 1 in 17 in water depths less than 1.35 m - the gradient should be continued down to depths of 1.5 m / 1.8 m where possible.
- The contour of the floor allows the pool to be used for the teaching of shallow entry dives at the deep end but is not suitable for other types of diving or the use of diving boards. If diving boards are to be provided then the water depth will need to comply with FINA Facilities Rules, the area under the boards will need to be physically separated from the other activities taking place in the pool (for example, by the use of a bulkhead) and the separated area will need independent supervision.

Limit of non-swimmers area

- Abrupt changes of depth are not permitted
- Gradient to be ≤ 6%
- Slip-resistant flooring to be used that does not cause discomfort



Swimming Pools

Design Guidance Note

Pool surround requirements

Main Pool	Start End	Turn End	Sides
20 m Community/ Learner pool			
25 m Community	3 m	2 m	2 m
25 m Competition	4 m	3 m	2 - 3 m
50 m International	7 m	5 m	4 - 6 m
Learner pool	Access side 2 m	Other side 1.5 - 2 m	
Diving pool	Board end	Opposite end	Sides
Generally	4 - 6 m	2 - 4 m	3 - 4 m
International	6 - 7 m	3 - 5 m	4 - 6 m

Table 1 Pool surround widths preferred by the Amateur Swimming Association (ASA)

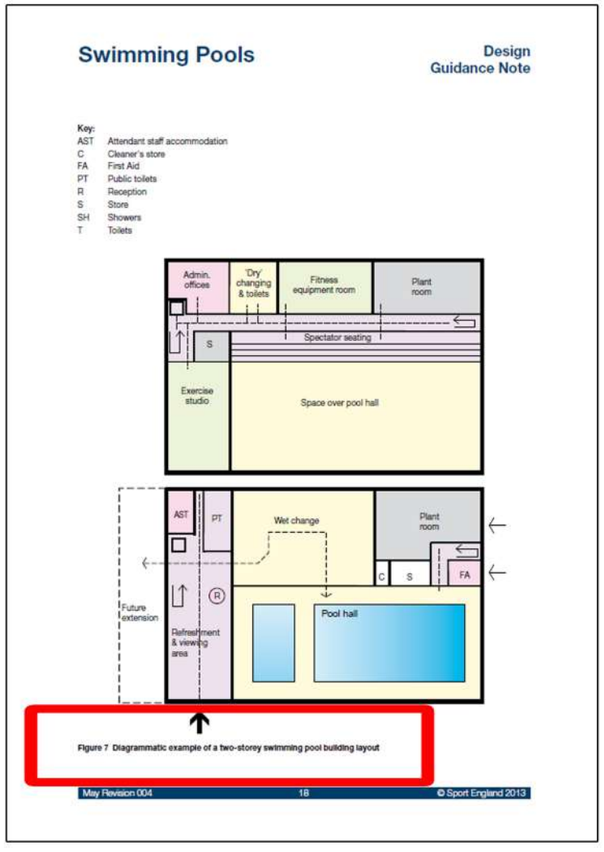
Notes:

1. Subject to overall pool design, the ASA's preferred general dimensions for the pool surrounds may need to be increased to meet the minimum requirements for certain prescribed areas around the pool as set out in *BS EN 15288 Part 1 2008*. See Table 2 below.
2. For international, world or Olympic competitive events the pool surround widths would also need to meet the requirements of the Federation Internationale de Natation (FINA).
3. Where the main pool is to be used to stage even low key events with competitors sitting on the pool surrounds, the pool to wall dimension G2 should be a minimum of 2 m.

Dim ref	Location	Clearance (minimum)
A	Entrance wall to pool	3.0 m
B	Pool to wall at exit points (ladders/steps)	2.5 m
C	Pool to wall in areas of diving boards / platforms	3.0 m
D	Diving pool to wall	4.5 m
E	Minimum circulation space around installations/features	1.25 m
F1	Distance between a diving/ swimmers pool and a non-swimmers pool area, in the absence of separation	4.0 m
F2	Main pool to diving pool, in the absence of separation	3.0 m
G1	Pool to wall for pools under 300 m²	1.25 m
G2	Pool to wall for pools over 300 m²	1.5 m

Table 2 Minimum requirements for widths of pool surrounds from *BS EN 15288: Part 1: 2008* (See Figure 13)

Figure 13 Minimum requirements for widths of pool surrounds from *BS EN 15288: Part 1: 2008* (see Table 2)



Swimming Pools

Design Guidance Note

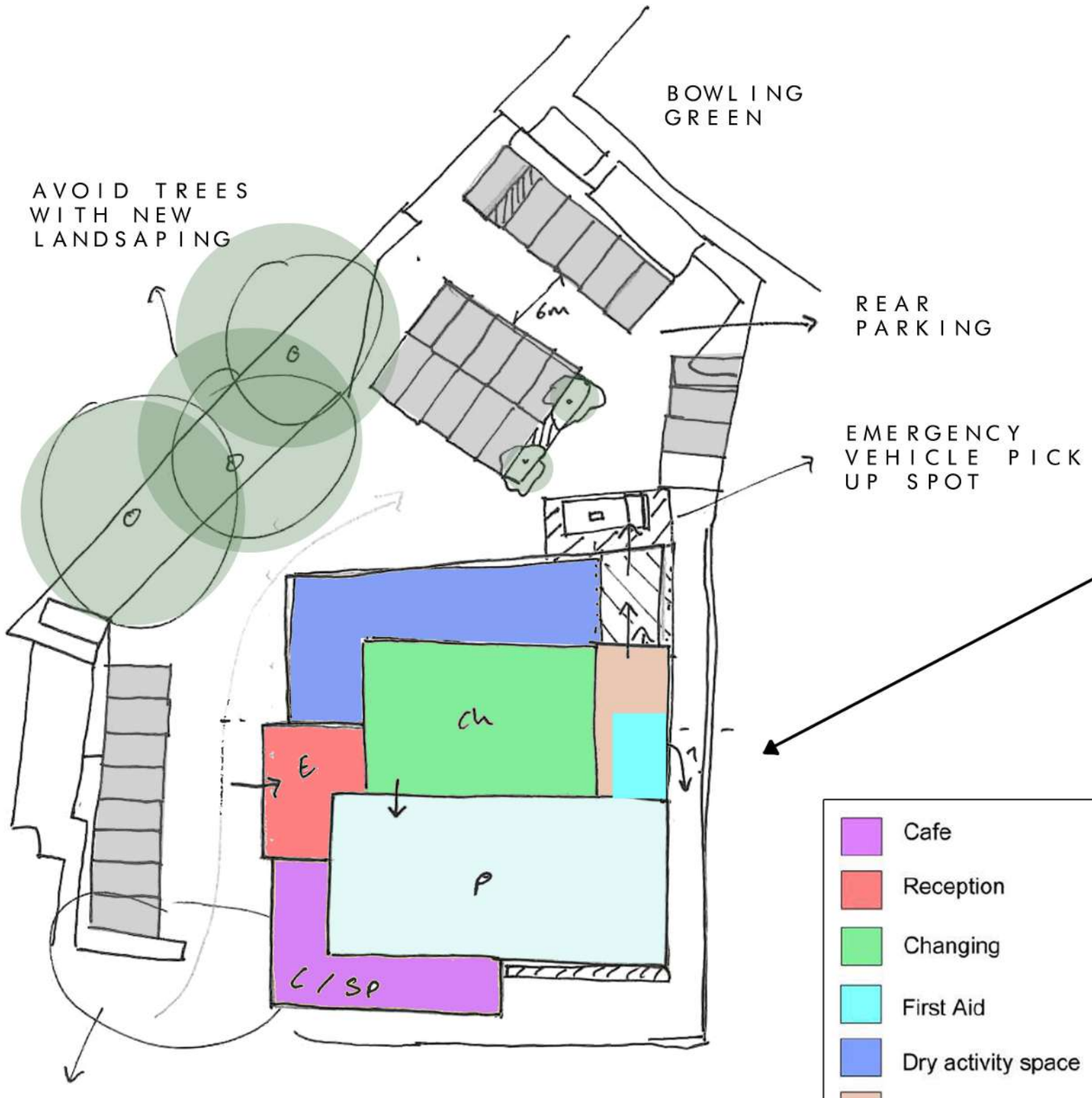
Key:

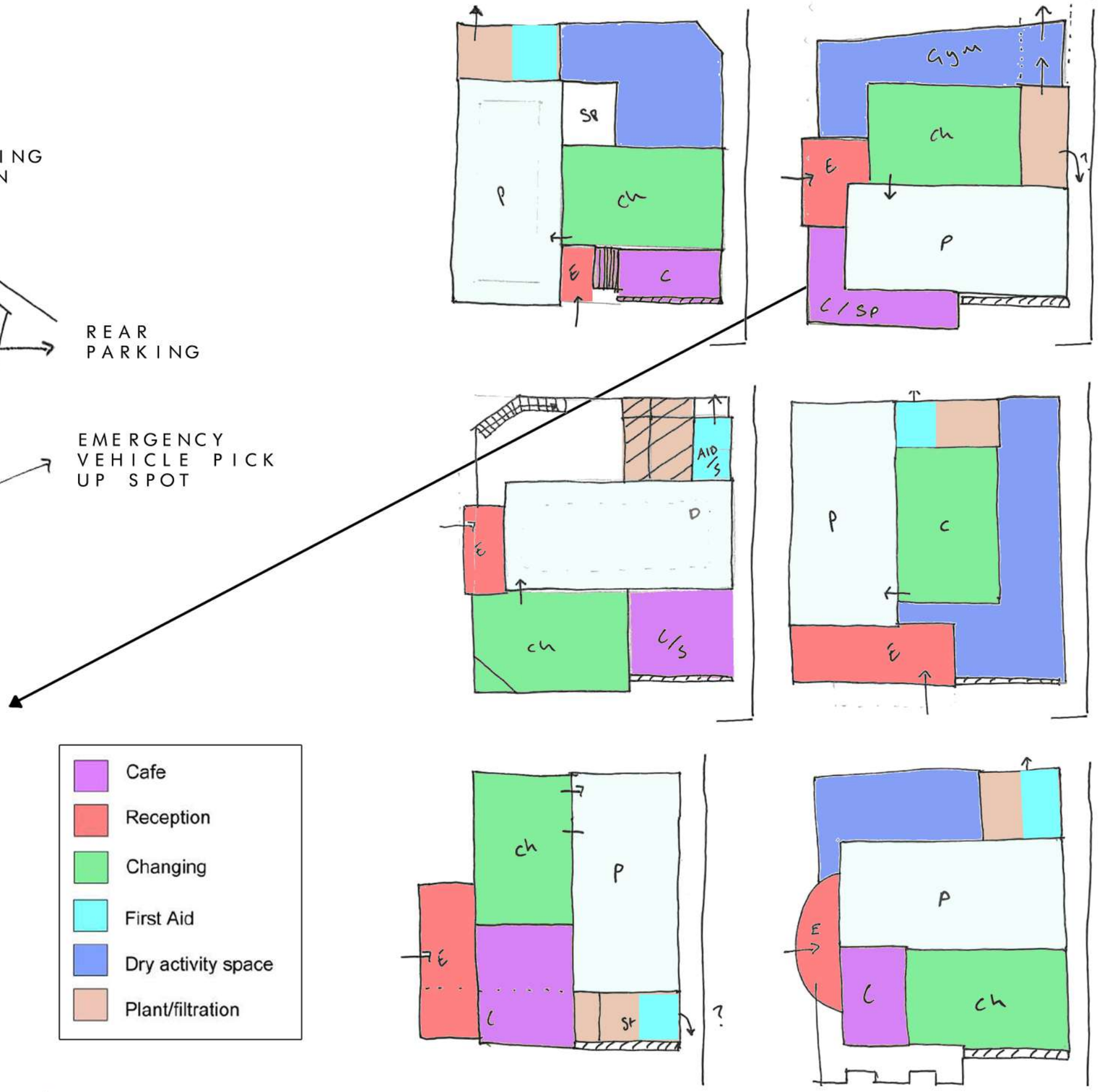
AST	Attendant staff accommodation
C	Cleaner's store
FA	First Aid
PT	Public toilets
R	Reception
S	Store
SH	Showers
T	Toilets

Figure 7 Diagrammatic example of a two-storey swimming pool building layout

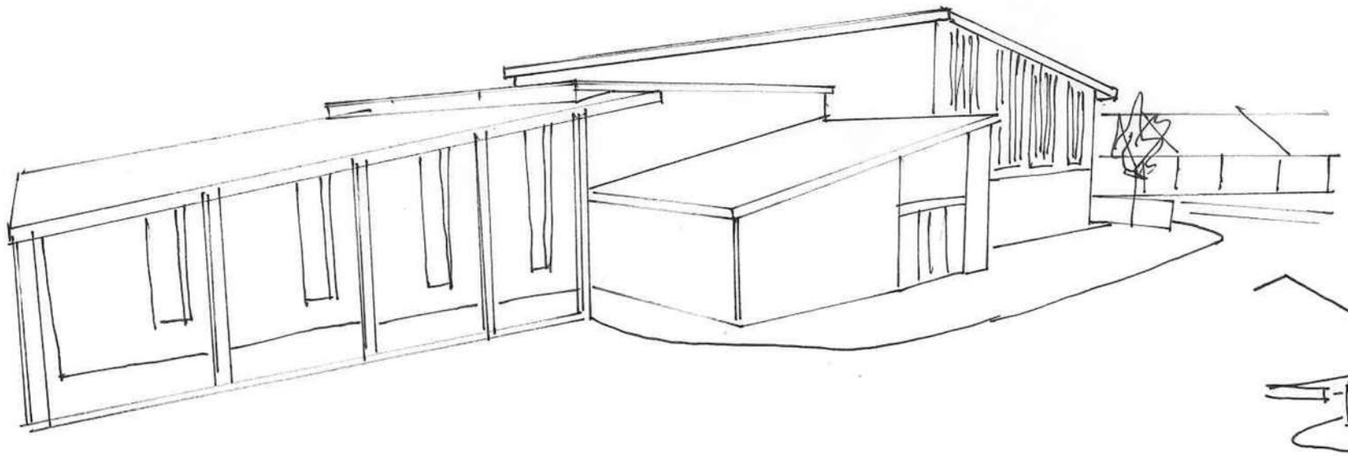
TWO STOREY

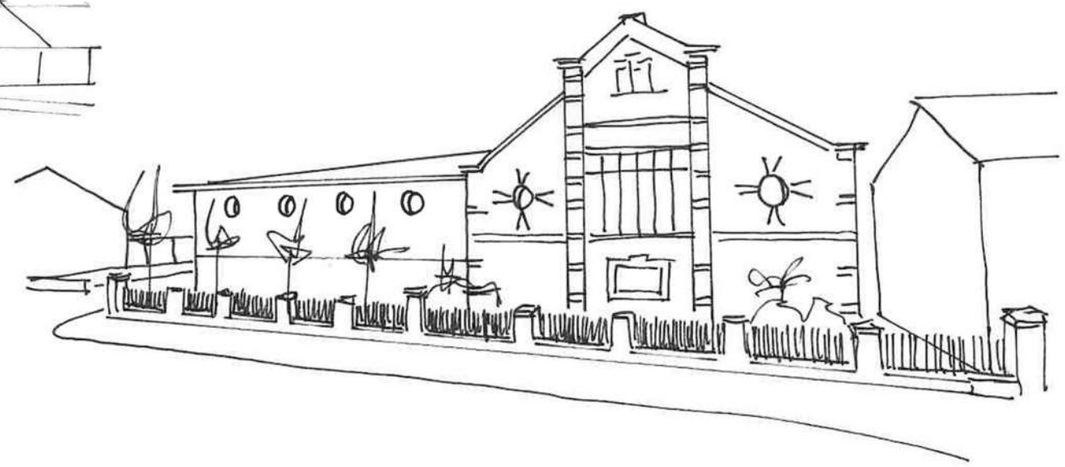
ZONING CONCEPTS

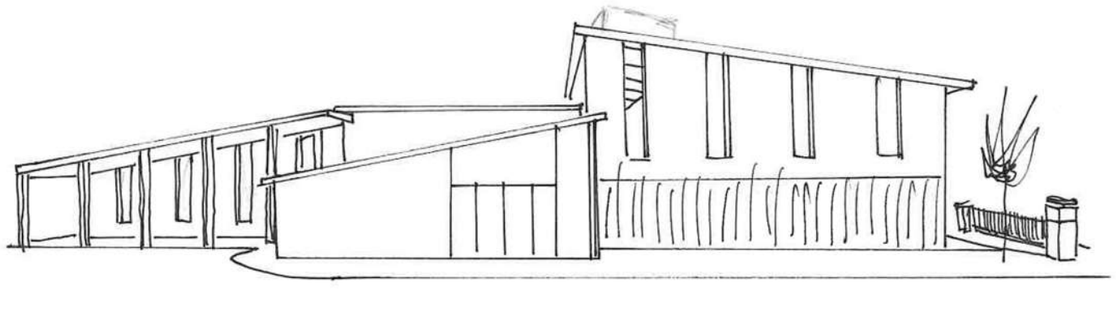


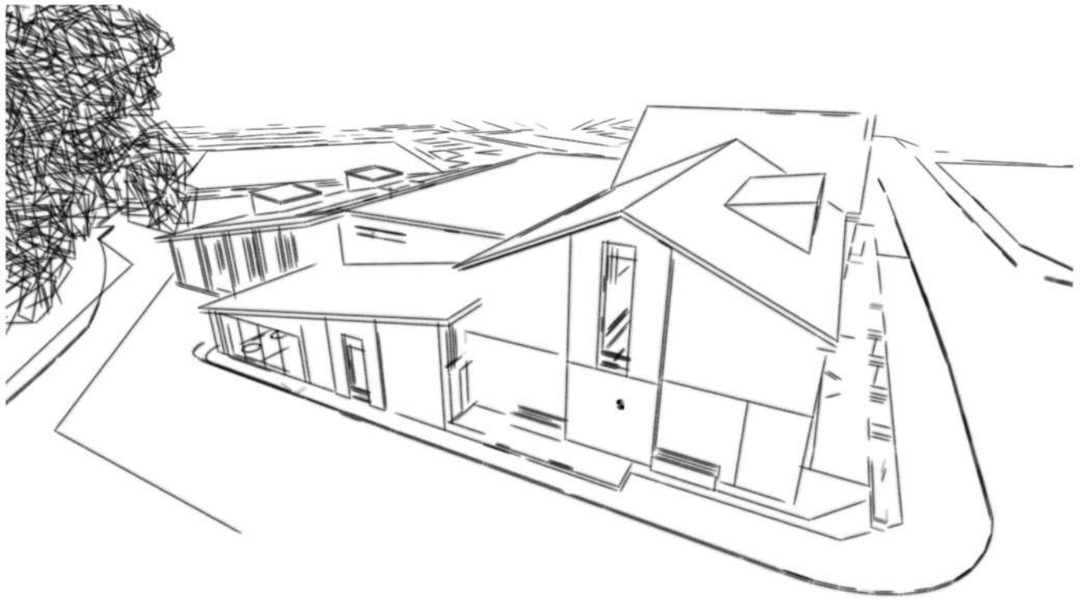


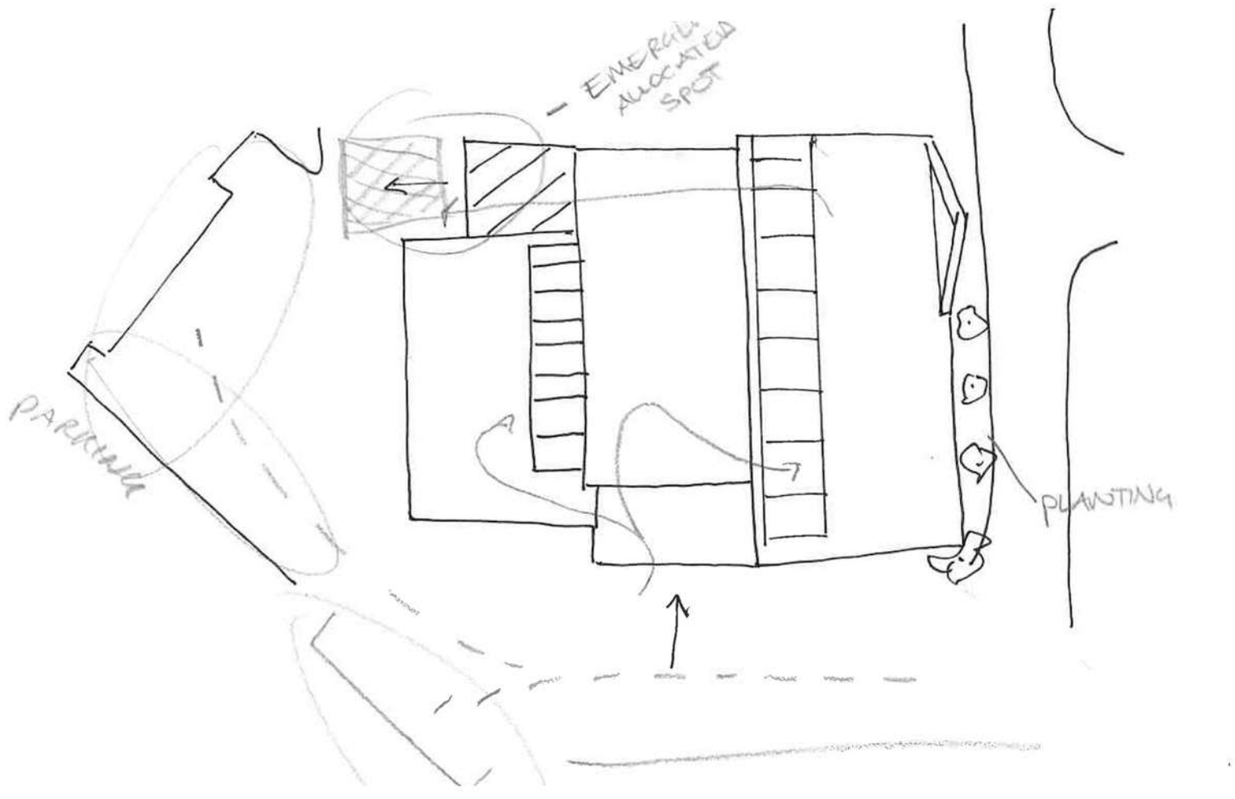
SKETCH CONCEPTS



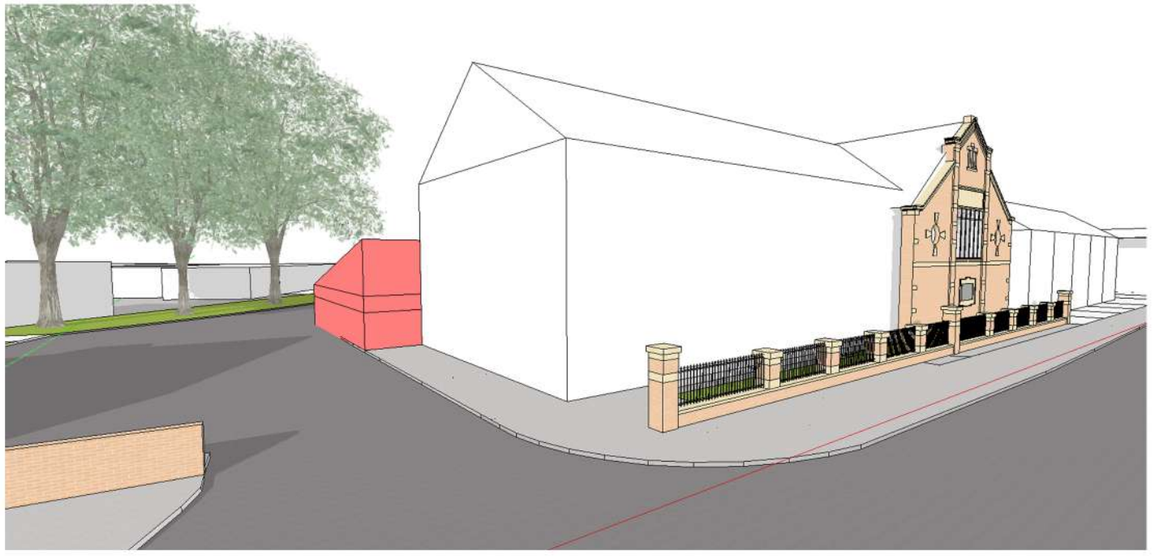


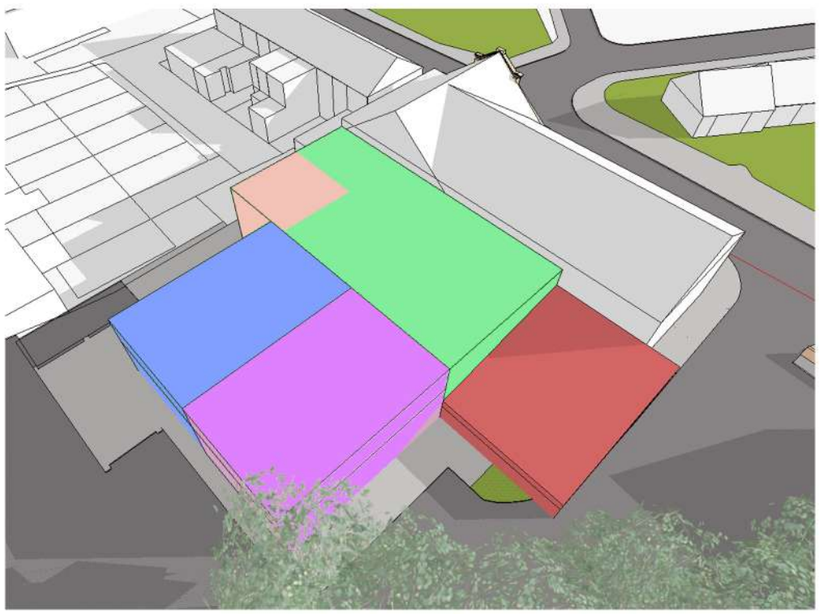


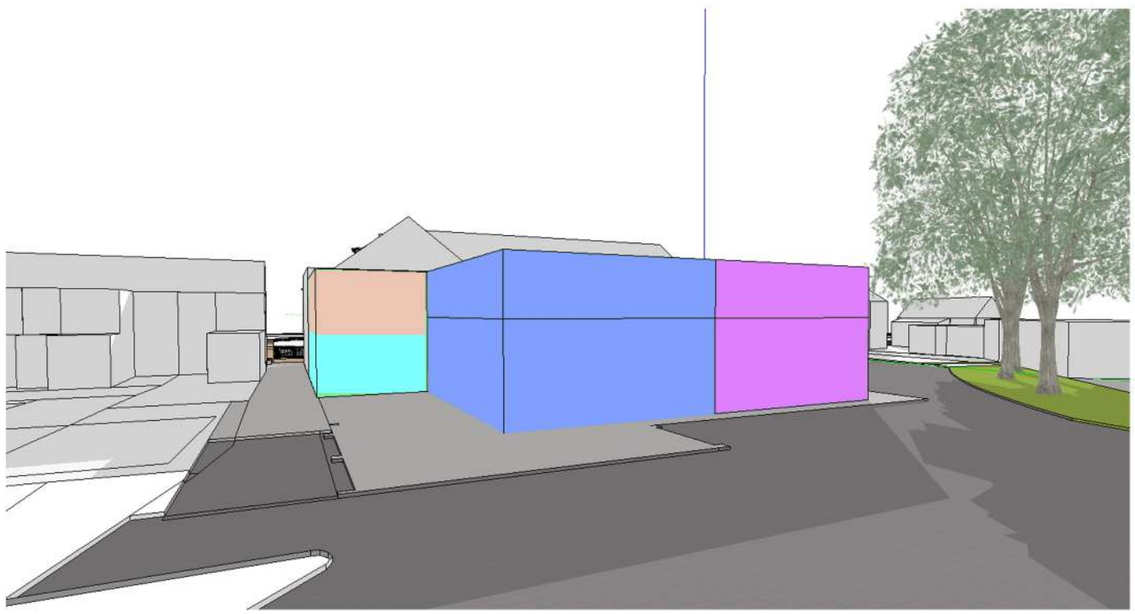




INITIAL MASSING MODEL

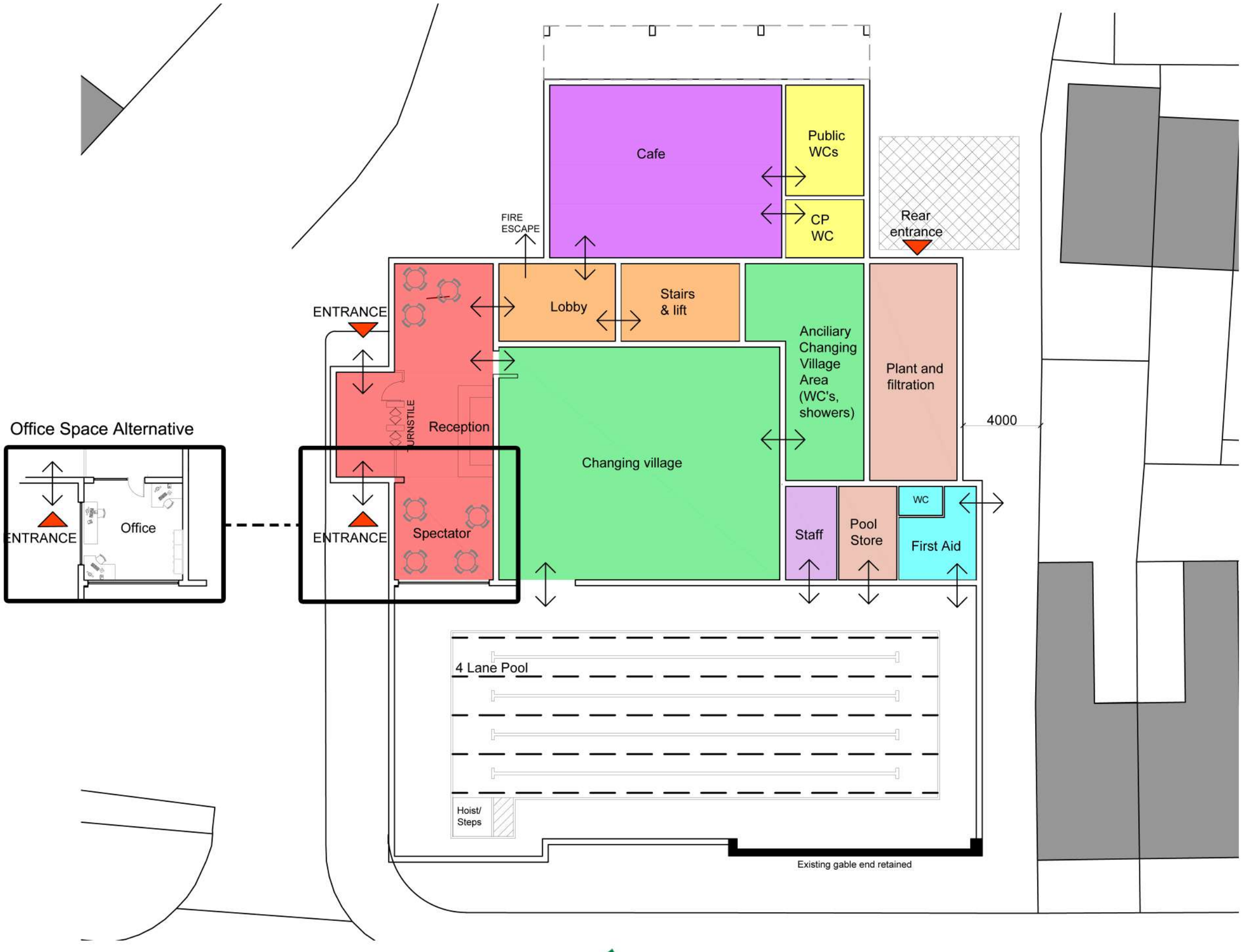




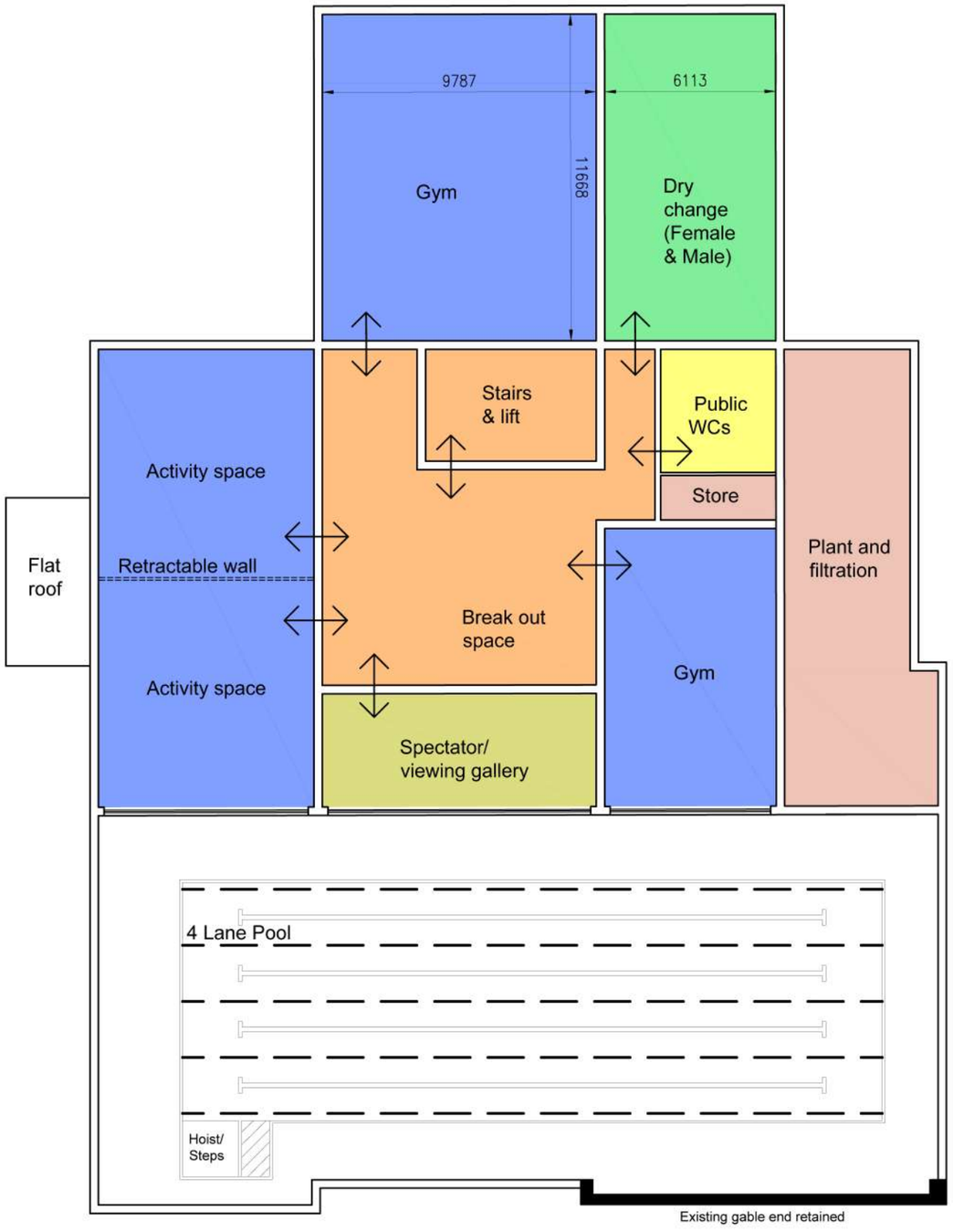


- Cafe
- Reception
- Changing
- First Aid
- Dry activity space
- Plant/filtration

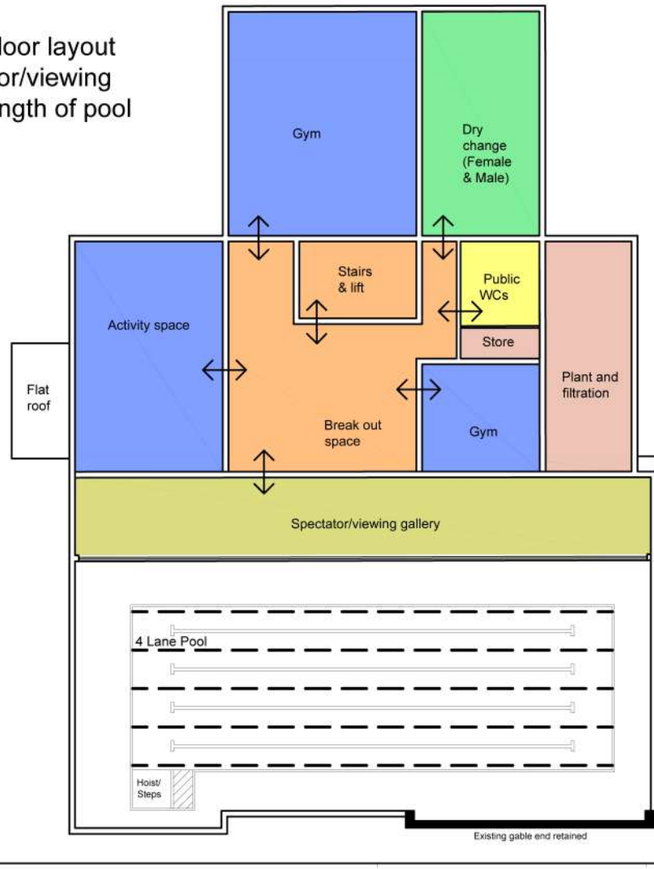
DEVELOPED ZONING PLAN GROUND FLOOR



DEVELOPED ZONING PLAN FIRST FLOOR



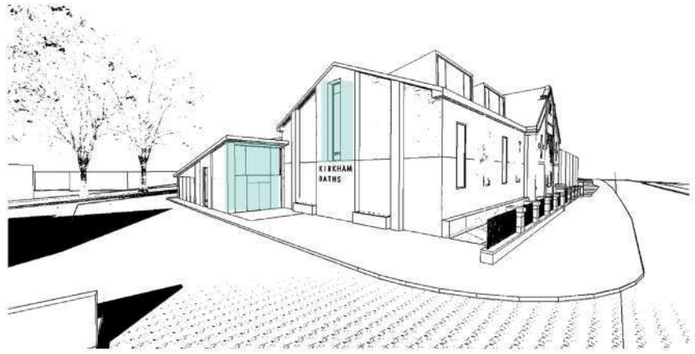
Alternative first floor layout showing spectator/viewing gallery the full length of pool hall (NTS):

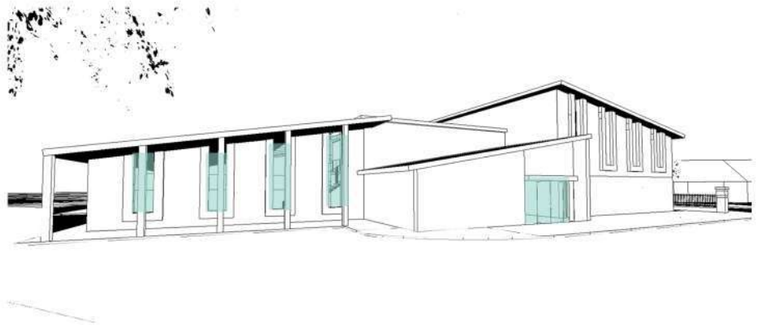


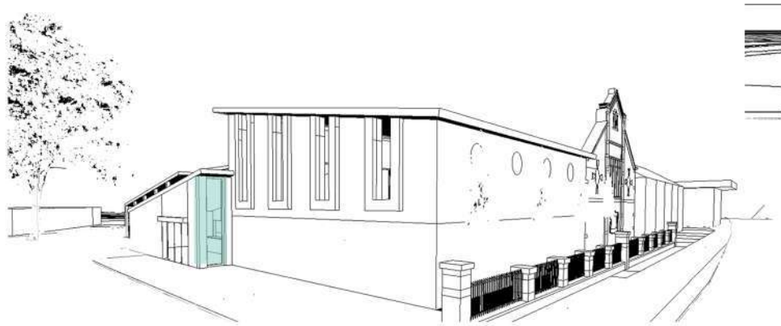
- Stairs/lift/circulation
- WC's
- Dry activity space
- Viewing gallery
- Changing
- Plant/filtration/stores

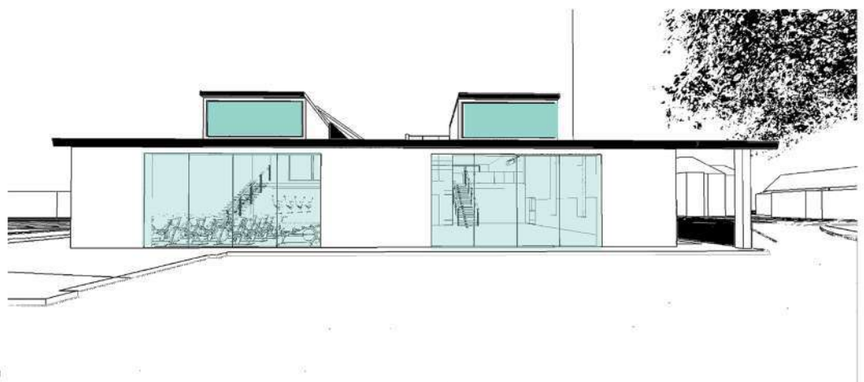
311 SqM - all first floor of which 71SqM allocated for Dry Change and additional first floor Dry Change WC's due to the specific configuration of that scheme.

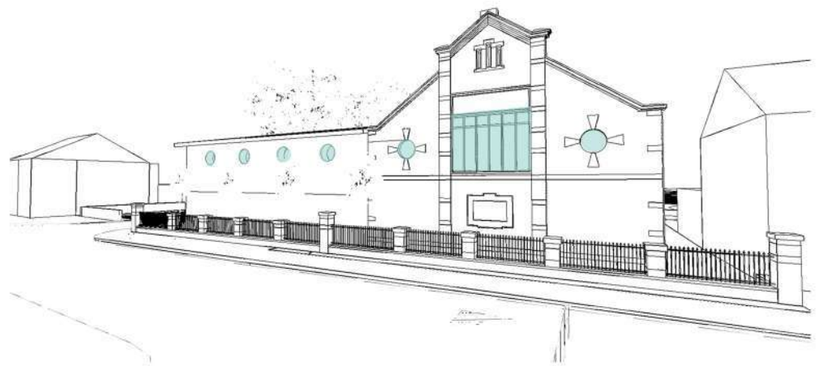
MASSING MODEL CONCEPTS







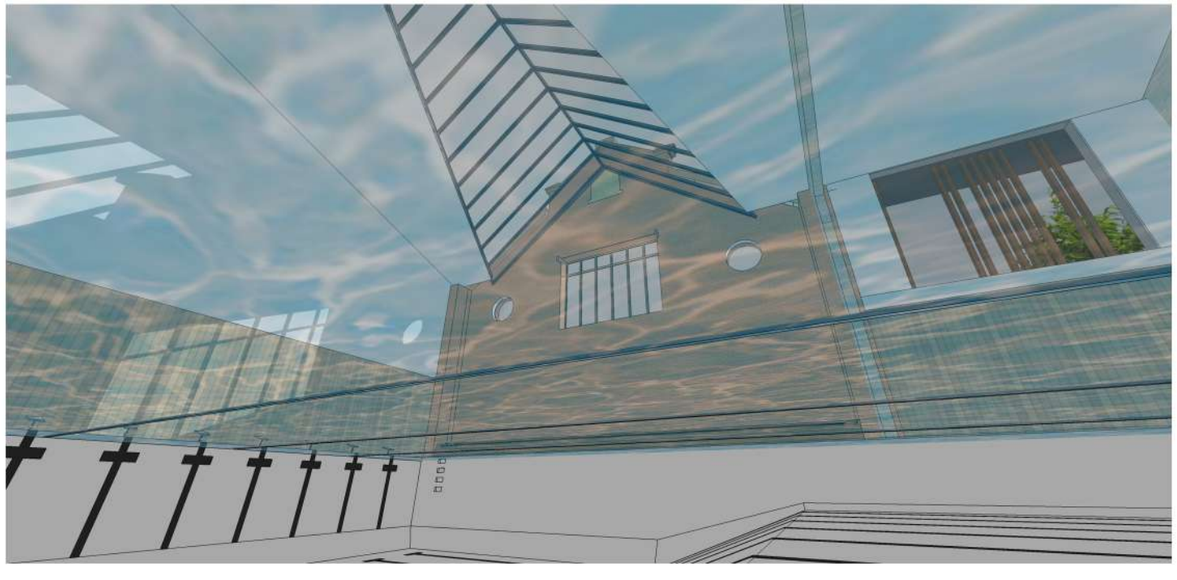




DEVELOPED MASSING MODEL

DEVELOPED MASSING MODEL ELEVATIONS

INTERNAL MODEL VIEWS



OPTION 3 RENDER

OPTION 4

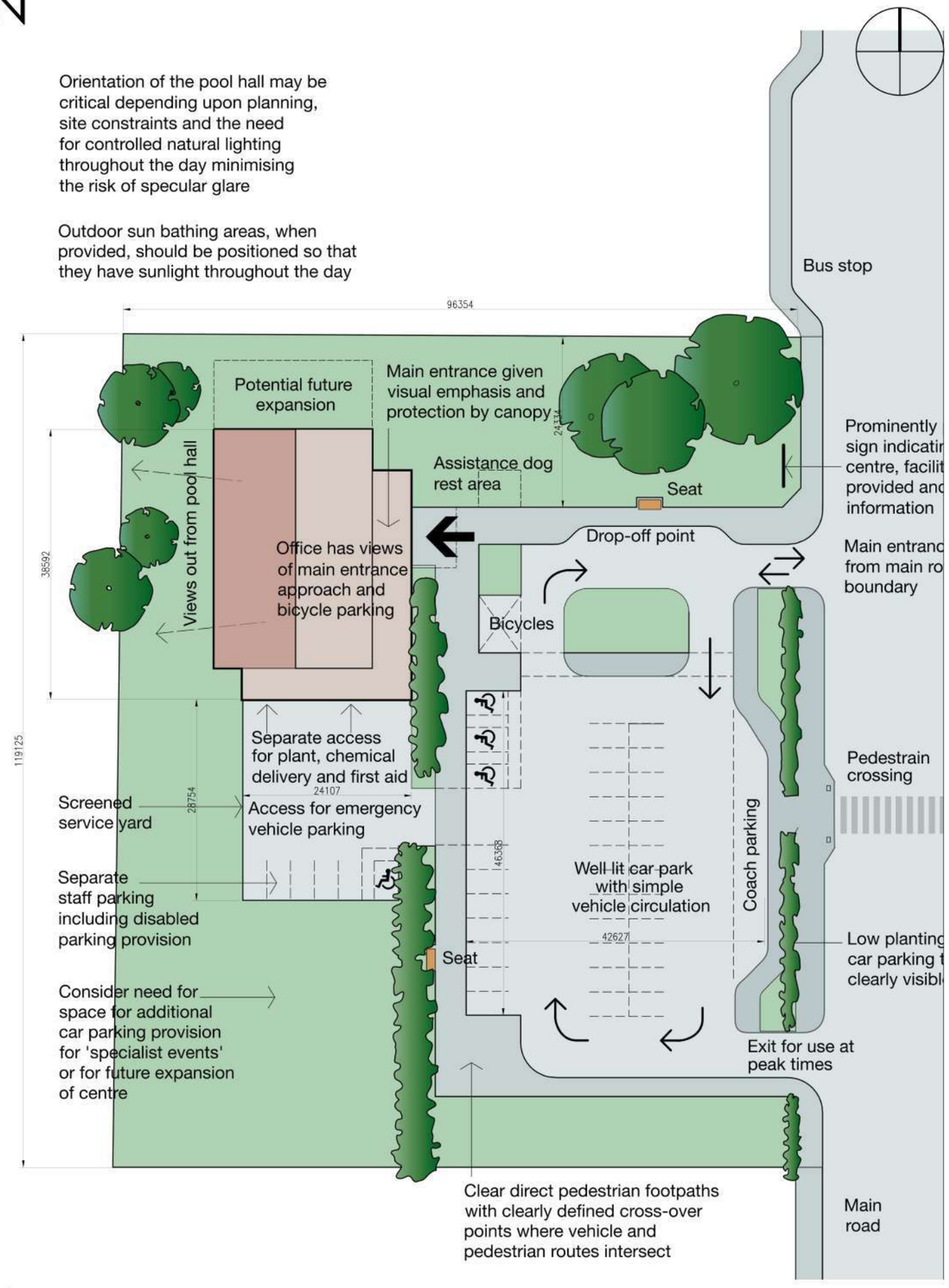
New facility of nominal size on a site to be determined

TYPICAL SITE PLAN

GUIDANCE

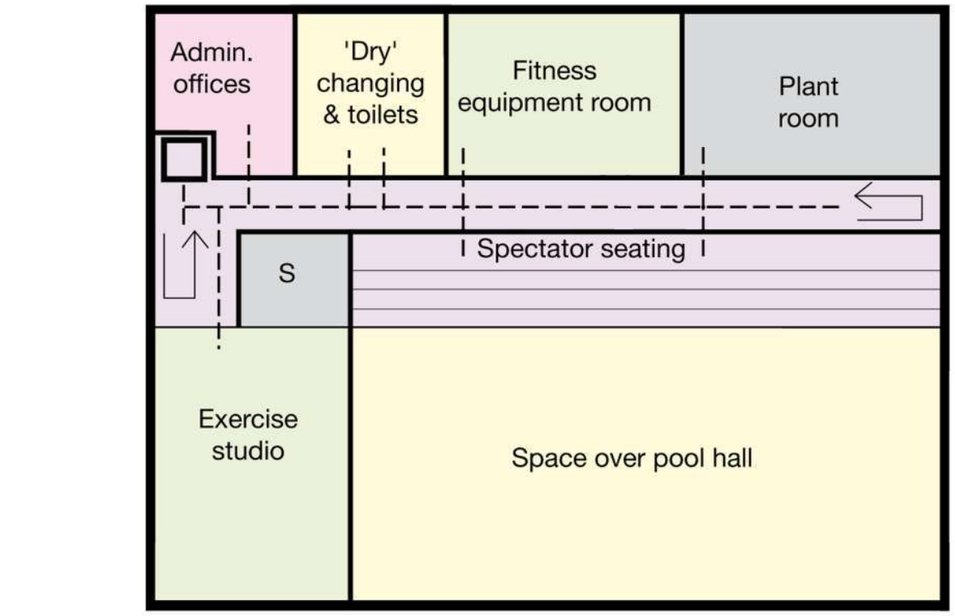
Orientation of the pool hall may be critical depending upon planning, site constraints and the need for controlled natural lighting throughout the day minimising the risk of specular glare

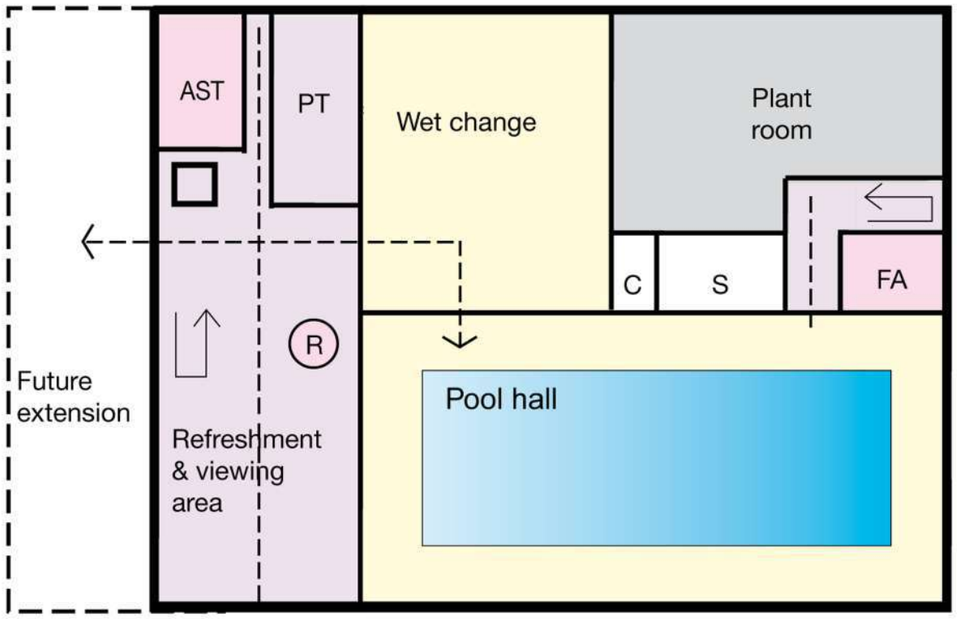
Outdoor sun bathing areas, when provided, should be positioned so that they have sunlight throughout the day



TYPICAL FLOOR PLAN - TWO STOREY OPTION

GUIDANCE





KEY

AST	Attendant staff accommodation
C	Cleaner's Store
FA	First Aid
PT	Public toilets
R	Reception
S	Store
SH	Showers
T	Toilets

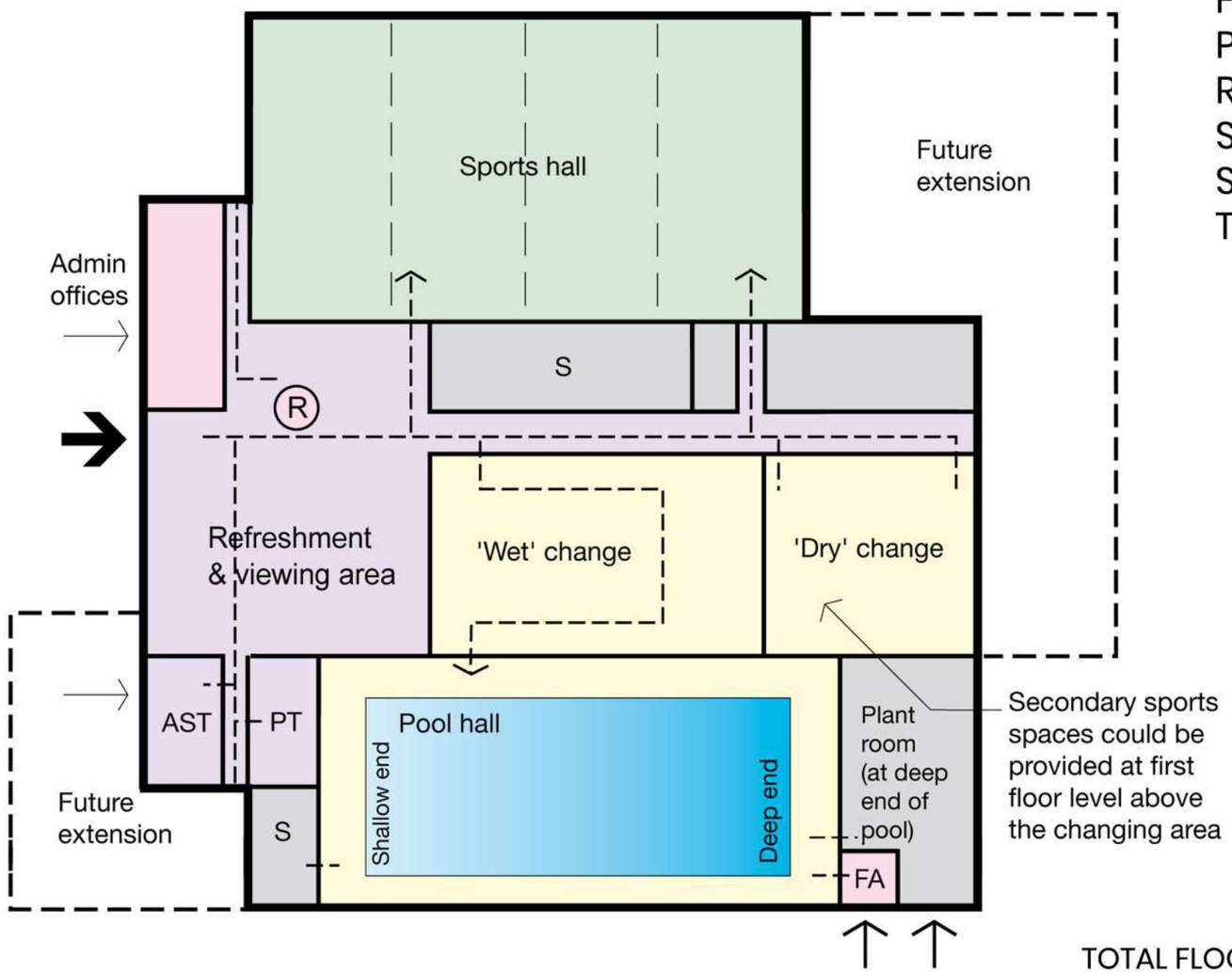
TOTAL FLOOR AREA: **1800m²**

TOTAL DRY ACTIVITY SPACE & CHANGING FLOOR AREA: **314.7m²**

Fylde Council DC&MG ASSOCIATES

TYPICAL FLOOR PLAN - ONE STOREY OPTION

GUIDANCE



KEY

AST	Attendant staff acc.
C	Cleaner's Store
FA	First Aid
PT	Public toilets
R	Reception
S	Store
SH	Showers
T	Toilets

TOTAL FLOOR AREA: **2004m²**

TOTAL DRY ACTIVITY SPACE & CHANGING FLOOR AREA: **713.7m²**

SUMMARY REPORT ON FEASIBILITY COSTS

FOR

THE PROPOSED REFURBISHMENT OR REDEVELOPMENT OF THE EXISTING POOL BUILDING IN FOUR OPTIONS

AT

KIRKHAM SWIMMING BATHS

FOR

FYLDE COUNCIL

APRIL 2024

CONTENTS

1.0 EXECUTIVE SUMMARY AND INTRODUCTION

The Kirkham Swimming Baths Building is currently closed due to storm damage suffered in December 2021. The previous operator of the building, the YMCA, investigated ways in which the building could be refurbished to reopen, but decided that costs were too prohibitive and are therefore looking to dispose of the building.

Fylde Council is committed to looking at all practicable options to work with partners and stakeholders to support public swimming provision.

To do this the council has commissioned work to investigate the potential cost of the refurbishment or redevelopment of Kirkham Baths. This report summarizes the costs involved with the four options that are proposed which are:

Option 1 – Minimum Level Proposal to re-commission the existing pool in accordance with current Building Regulations.

Option 2 – Enhanced Proposal for Part Refurbishment and replacement & remodeling of reception and dry facilities to include for gymnasium and café and enhancements to external works.

Option 3 – Proposals to maximize opportunities for new wet and dry leisure facilities at the existing site.

Option 4 - A new facility on a site to be determined.

These option proposals are detailed further in the DC&MG Kirkham Baths Options Appraisal document dated April 2024, supplemented by findings and recommendations provided by Kingswood Building Services Engineers, Mechanical and Electrical Engineering Services Report and Options Appraisal.

The total cost of these Proposals at 1st Quarter 2025 is estimated at:

Option One - £1,853,163 (exc VAT) – Estimated 8 months to deliver.

Option Two - £4,450,060 (exc VAT) – Estimated 12 months to deliver.

Option Three - £6,627,696 (exc VAT) – Estimated 14 months to deliver.

Option Four - £8,531,075 (exc VAT) – Estimated 16 months to deliver.

2.0 BASIS OF OPTION COSTS

The costs provided in this report have been partly assessed utilizing previous competitive tender submission costs such as for the Kirkham Baths Building in September 2022, supplemented by other recently tendered schemes. In additional detailed cost information has been provided by the M&E Consultant for each option and reference has also been made to Sport England's Design and Cost Guidance for Swimming Pools.

3.0 OPTION ONE COSTS:

Original Scope of Works:	**£**
Preliminaries	74,379
Demolitions	8,100
Roof	114,890
Repairs	25,930
Suspended Ceilings	132,356
Decorations	3,083
New Ventilation and lighting to Pool	included in M&E below
Total Updated Tender Sum (exc VAT)	£358,738

Additional Scope of Works (generally finishings and decorations)

Mechanical and Electrical Installations - as per Kingswood budget cost schedule	£742,279
Pool plant, infiltration systems & pool cover	£277,500
Reception Area	£6,000
Dry Gym Area	£8,800
Wet Pool Area (additional repair)	£12,500
Separate Changing Area	£26,000
Café and Office (existing house)	£42,000
Toilet areas male and female	£7,500
Spectator Area	£5,500
External fabric, flat roof, and car park	£50,000
Building fit out allowance (Gym, furniture)	£80,000
Total Option 1 Build costs	**£1,616,817**
Add Building Contingency	**£30,000**
Add Consultants Fees @ 10%	**£164,682**
Total Option 1 Costs (excluding VAT)	**£1,811,499 (2ND Q 2024)**

4.0 OPTION TWO COSTS:

Original Scope of Works:	**£**
Preliminaries	74,379
Demolitions	8,100
Roof	114,890
Repairs	25,930
Suspended Ceilings	132,356
Decorations	3,083
New Ventilation and lighting to Pool	included in M&E below
Total Updated Tender Sum (exc VAT)	358,738

New Scope of Works Comprising Upgrade Works to Existing Pool, Demolition of Remaining Building and Construction of New Extension.

Preliminaries @ 10%	360,000
Site Clearance and Demolitions	40,000
Foundations and Substructures	155,000
Existing Pool Upgrade: New Pool Tiling, Rooflights and Pool Lift	175,000
New Building Fabric – Highly Insulated External Walls	145,000
New Building Fabric – High Performance Flat Roof	120,000
New Building Fabric – High Performance Windows and Doors	45,000
New Ground Floor Works:	
Reception area	80,000
Café	45,000
Lift and Stairs	65,000
Changing Village including showers and cubicles	160,000
Dry Activity Space	40,000
Communal Facilities, Toilets, Staff Room etc	90,000
Plant Room	55,000
New First Floor Works:	
Dry Activity Spaces	120,000
Communal Area including WC	48,000
Spectator Viewing Gallery – Option Three*	115,000
New External Works including ramped access	180,000
Mechanical and Electrical Installations - as per Kingswood budget cost schedule	948,380
New pool plant, infiltration systems and pool cover.	277,500
Building fit out allowance (Gym, furniture, etc)	80,000
Total Option 2 Build costs	**£3,702,618**
Add Building Contingency (Including HV Substation)	**£80,000**
Add Consultants Fees @ 15%	**£567,392**
Total Option 2 Costs (excluding VAT)	**£4,350,010 (2ND Q 2024)**

5.0 OPTION THREE COSTS:

Preliminaries	510,000
Site Clearance and Demolitions	70,000
Foundations and Substructures	250,000
New Building Fabric – Highly Insulated External Walls	577,500
New Building Fabric – High Performance Roof	450,000
New Building Fabric – High Performance Windows and Doors	140,000
New Ground Floor Works:	
New Pool Construction including apron area and lift	525,000
Reception area	92,000
Café	80,000
Lift and Stairs	75,000
Changing Village including showers and cubicles	180,000
First Aid	15,000
Communal Facilities, Toilets, Staff Room etc	120,000
Plant Room	110,000
New First Floor Works:	
Dry Activity Spaces and Dry Change	187,000
Gymnasium Areas	220,000
Communal Break Out Area including WC	120,000
Spectator Viewing Gallery	98,000
New External Works including ramped access	550,000
Mechanical and Electrical Installations - as per Kingswood budget cost schedule	1,042,715
New pool plant, infiltration systems and pool cover.	277,500
Building fit out allowance (Gym, furniture, etc)	120,000
Total Option 3 Build costs	**£5,809,715**
Add Building Contingency (Including HV Substation)	**£80,000**
Add Consultants Fees @ 10%	**£588,972**
Total Option 3 Costs (excluding VAT)	**£6,478,687 (2ND Q 2024)**

6.0 OPTION FOUR COSTS:

1	**SUBSTRUCTURES**	**ELEMENTAL TOTAL**		**£350,000**
			(£)	
2	**SUPERSTRUCTURES**			
	FRAME		130,000	
	UPPER FLOORS		450,000	
	ROOF		405,000	
	STAIRS		35,000	
	EXTERNAL WALLS		460,000	
	WINDOWS AND EXTERNAL DOORS		175,000	
	INTERNAL WALLS AND PARTITIONS		220,000	
	INTERNAL DOORS		55,000	
		ELEMENTAL TOTAL		**£1,930,000**
3	**INTERNAL FINISHES**			
	WALL FINISHES		168,000	
	FLOOR FINISHES		240,000	
	CEILING FINISHES		136,000	
		ELEMENTAL TOTAL		**£544,000**
4	**FITTINGS & FURNISHINGS**	**ELEMENTAL TOTAL**		**£290,000**
5	**SERVICES**			
	SANITARYWARE		95,000	
	RAINWATER		18,000	
	BELOW SLAB DRAINAGE		84,000	
	M&E INSTALLATIONS		1,526,000	
	SPECIALIST INSTALLATIONS		456,000	
	BUILDERSWORK IN CONNECTION		76,000	
		ELEMENTAL TOTAL		**£2,255,000**
6	**PRELIMINARIES**			**£530,000**
		BASE CONSTRUCTION COST		**£5,899,000**
7	**ADDITIONAL COSTS**			
	CONTINGENCY @	7.5 **%**	442,425	
	CONSULTANTS FEES @	10 **%**	589,900	
	EXTERNAL WORKS @	25 **%**	1,474,750	
	INCOMING SERVICE MAINS		125,000	
		ELEMENTAL TOTAL		**£2,632,075**
		OVERALL ESTIMATED PROJECT COSTS		**£8,531,075***

*Costs Estimated at 1st Quarter 2025.

7.0 FINDINGS AND CONCLUSIONS

The Kirkham Baths building has suffered significant damage due to water ingress over the past 27 months or so since the roof over the swimming area was damaged by high winds. This has severely impacted the mechanical and electrical installations. Option One M&E Installation costs form some 65% of the overall building costs, whilst the other three option M&E Installation costs forms some 30% of the overall cost, which is more in line with industry standard figures.

The overall estimated build budget costs noted for all the options are what would be expected to be achieved in a competitive tendering situation, however, all development options listed previously need to be explored before final decisions are made. The cost of Consultants Fees will need to be firmed up, but the 10-15% allowance used for the different options is typical for a traditional JCT Contract procurement route involving swimming pool new build works which would be suitable for all options.

8.0 OPTION 1-4 FORECAST COSTS

The estimated costs reported previously for Options 1-3 in this report are relevant if a tender return date could be achieved during 2nd Quarter 2024 for a start on site in 3rd Quarter 2024. However, it is more likely that whichever Option were to be approved, tenders would be sought early 2025. So, to give an indication of likely costs, reference is made to the BCIS Tender Price Index which is cost data produced to use as a basis to calculate future tender price inflation.

The total cost of these Proposals including Contingency and Consultants Fees at 1st Quarter 2025 is estimated at:

Option One - £1,853,163 (exc VAT) – Estimated 8 months to deliver.

Option Two - £4,450,060 (exc VAT) – Estimated 12 months to deliver.

Option Three - £6,627,696 (exc VAT) – Estimated 14 months to deliver.

Option Four - £8,531,075 (exc VAT) – Estimated 16 months to deliver.

9.0 DISTRIBUTION

6.1 Fylde Council

6.2 DC & MG Architects

6.3 Beardsmore Associates Ltd

6.4 Kingswood Building Services Engineers Ltd

Report Compiled By:
W M Beardsmore
Beardsmore Associates Ltd
9th April 2024

KINGSWOOD
BUILDING SERVICES ENGINEERS LTD
Chartered Mechanical & Electrical Services Consultants

Engineering House
Anchor Court
Commercial Road
Darwen
BB3 0DB
Tel. 01254 870 730

Fylde council

Kirkham Rural Splash

Station Road
Kirkham
Preston
PR4 2HA

Mechanical & Electrical Engineering Services Condition Report & Options Appraisal

REVISION HISTORY			Ref.	1367-R01
Rev.	**Author**	**Checked By**	**Date**	**Comments / Status**
01	Steven Walley (Mech) Jonathan Baron (Elec)	N/A	04/03/24	First issue.
02	Steven Walley (Mech) Jonathan Baron (Elec)	N/A	20/03/24	Second issue.
03	Steven Walley (Mech) Jonathan Baron (Elec)	N/A	26/03/24	Third issue.
04	Steven Walley (Mech) Jonathan Baron (Elec)	N/A	03/04/24	Fourth issue.

Table of Contents

1 Executive Summary

The building services at the YMCA baths in Kirkham are generally in a very poor condition and beyond their serviceable lifespan.

A report was published in 2009 when YMCA Fylde Coast began to operate the facility, where it was deemed that the estimated operational life of the facility was approximately 10 years.

During the winter of 2021 the building was hit by Storm Arwen a powerful cyclone that with intense winds lifted the domed roof off the facility leaving an area 25-30 meters by 10 meters completely exposed to the elements, of which is still exposed.

In addition to the storm damage there have been numerous breaking ins where bouts of vandalism are evident throughout.

During the survey there was mostly no lighting within only a few in the basement operational. There was no heating within the building and services don't appear to have been operational since the storm forced the closure.

It is therefore recommended that a full back to brick refurbishment and a full replacement of M&E services is required to bring life back to the facility.

Estimated Costs of M&E Services

For option 1, the M&E Services budget costs amount to **£742,279** excluding VAT.

For option 2, the M&E Services budget costs amount to **£948,380** excluding VAT.

For option 3, the M&E Services budget costs amount to **£1,042,715** excluding VAT.

For option 1&2, the Pool Services budget costs amount to **£277,500** excluding VAT.

For option 3,

- The Pool Plant Services budget costs amount to **£277,500** excluding VAT.
- The Pool Shell budget costs amount to **£500,000** excluding VAT.

Estimated Running Costs & Emissions

	OPTION 1	OPTION 2	OPTION 3
ANNUAL ENERGY - TOTAL COST			
TOTAL ANNUAL ENERGY INPUT	**724.005 kWh**	**248,760 kWh**	**300,895 kWh**
TOTAL ANNUAL CO2 EMISSION	**134.214 Tons**	**42.880 Tons**	**58.187 Tons**
TOTAL ANNUAL ENERGY COST	**£61,694.20**	**£49,753.00**	**£60,179.20**

2 Report Contacts

M&E Services Consulting Engineer:	
Organisation:	**Kingswood Building Services Engineers Ltd.**
Address:	Engineering House, Anchor Court, Commercial Road, Darwen, Lancashire, BB3 0DB
Contact:	Jonathan Baron BEng (Hons) MCIBSE MIET - Senior Design Consultant
Telephone:	01254 870 730
Email:	Jonathan.Baron@Kingswood.uk.com

3 Glossary of Terms

A	Amps
AC	Air Conditioning
ACH	Air Changes Per Hour
AHU	Air Handling Unit
ASHP	Air Source Heat Pump
BEMS	Building Energy Management System
CDM	Construction, Design and Management
CO2e	Carbon Dioxide Equivalent
COP	Coefficient of Performance
DB	Distribution Board
DNO	Distribution Network Operator
FP	Fire Performance Cable
GSHP	Ground Source Heat Pump
HV	High Voltage
HVAC	Heating, Ventilation & Cooling
HWS	Hot Water Service
IFA	Internal Floor Area
IP	Ingress Protection
IPS	Integrated Plumbing System
kVA	Kilo-Volt Amps
kW	Kilowatts
LED	Light Emitting Diode
LTHW	Low Temperature Hot Water
LV	Low Voltage
mbar	Millibar
MCB	Miniature Circuit Breaker
M&E	Mechanical & Electrical
MICC	Mineral Insulated Copper Cable
MVHR	Mechanical Heat Recovery Ventilation
PDU	Power Distribution Unit
PV	Photovoltaics

RCBO	Residual Current Breaker with Over-Current
RCD	Residual Current Device
SBEM	Simplified Building Energy Model
SCOP	Seasonal Coefficient of Performance
SWA	Steel Wired Armored Cable
TPN	Three Phase & Neutral
V	Volts
XLPE	Cross-linked Polyethylene
CIBSE	Chartered Institute of Building Services Engineers
BISRIA	Building Services Research and Information Association
QS	Quantity Surveyor

4 Introduction

4.1 Purpose of Report

We have been appointed to carry out a high-level survey and report on the overall condition of the existing mechanical & electrical engineering services within the building at the address below: -

YMCA Kirkham Rural Splash
Station Road
Kirkham
Preston
PR4 2HA

Following the completion of the condition survey option appraisals with budget costs along with future estimated running costs for the options along with estimated carbons emissions will form the latter part of this report.

4.2 Survey of Existing Services

A survey of the existing installation was carried out by the report authors on Tuesday 13th February with a second follow up visit to gain access to the plant room spaces on the 21st February 2024.

The survey of the existing services was visual only and did not involve intrusive/invasive inspection, functional testing of plant and services or testing of plant and services.

4.3 Survey Photos Share

Our survey photos can be viewed via the link below. This allows you to access full resolution images of those included in this report, plus many more besides.

Survey Photos accessed from here: 'Click Here'.

Or Scan here: -

5 The Site

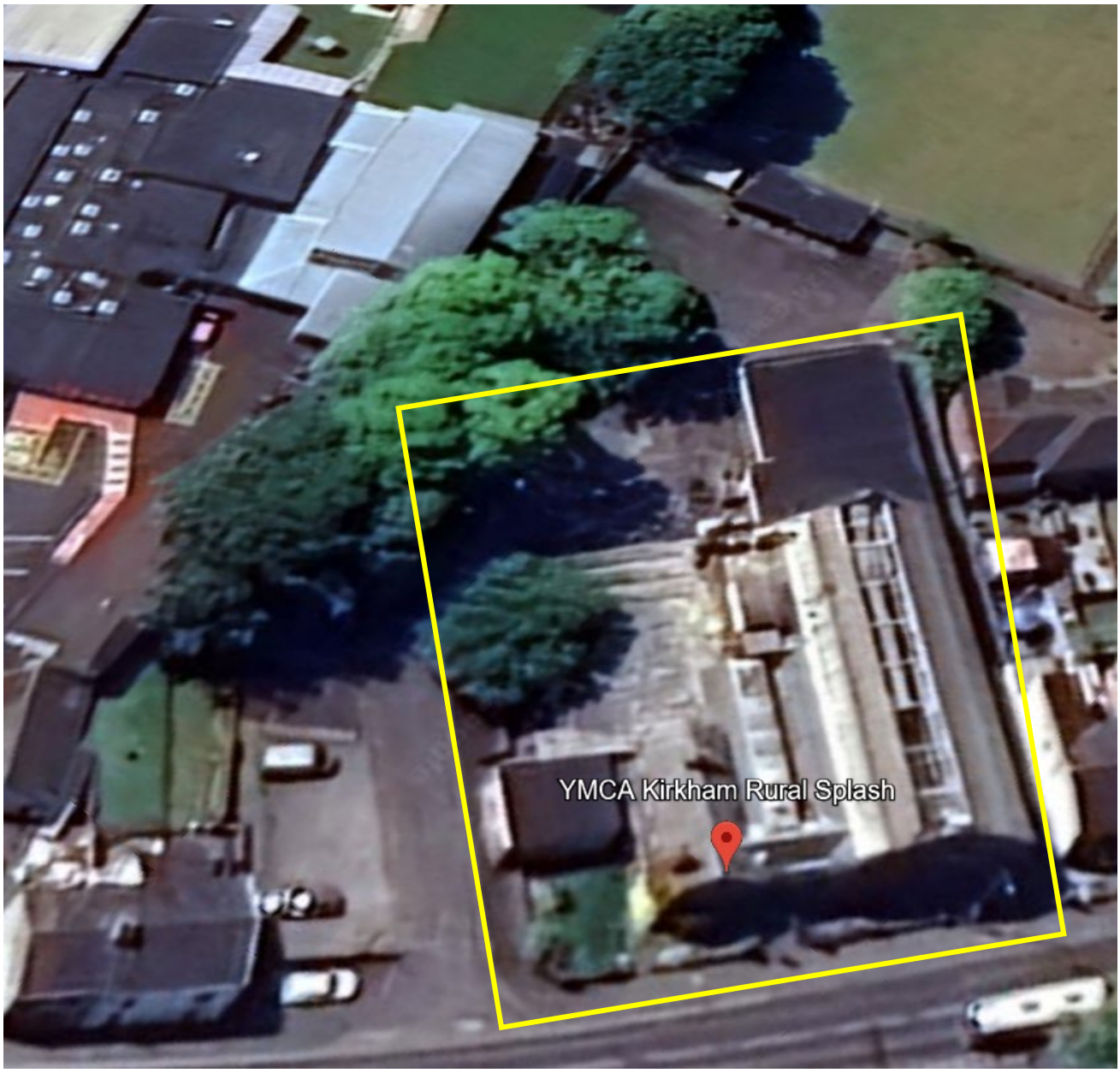
5.1 General Description

Kirkham Swimming Baths was erected in 1908 by the bequest of William Segar Hodgson and has served Kirkham as a public swimming pool for over a century.

The building has undergone various changes over time, with the building of numerous flat roof single-story extensions with various reconfiguring of the internal layout, there is also an attached “Pool House”.

Externally there is a tarmac parking area with a green space and some mature trees.

The building is shown in the image below and outlined in Yellow.



Google Maps Satellite Image of the Site (North at Top)

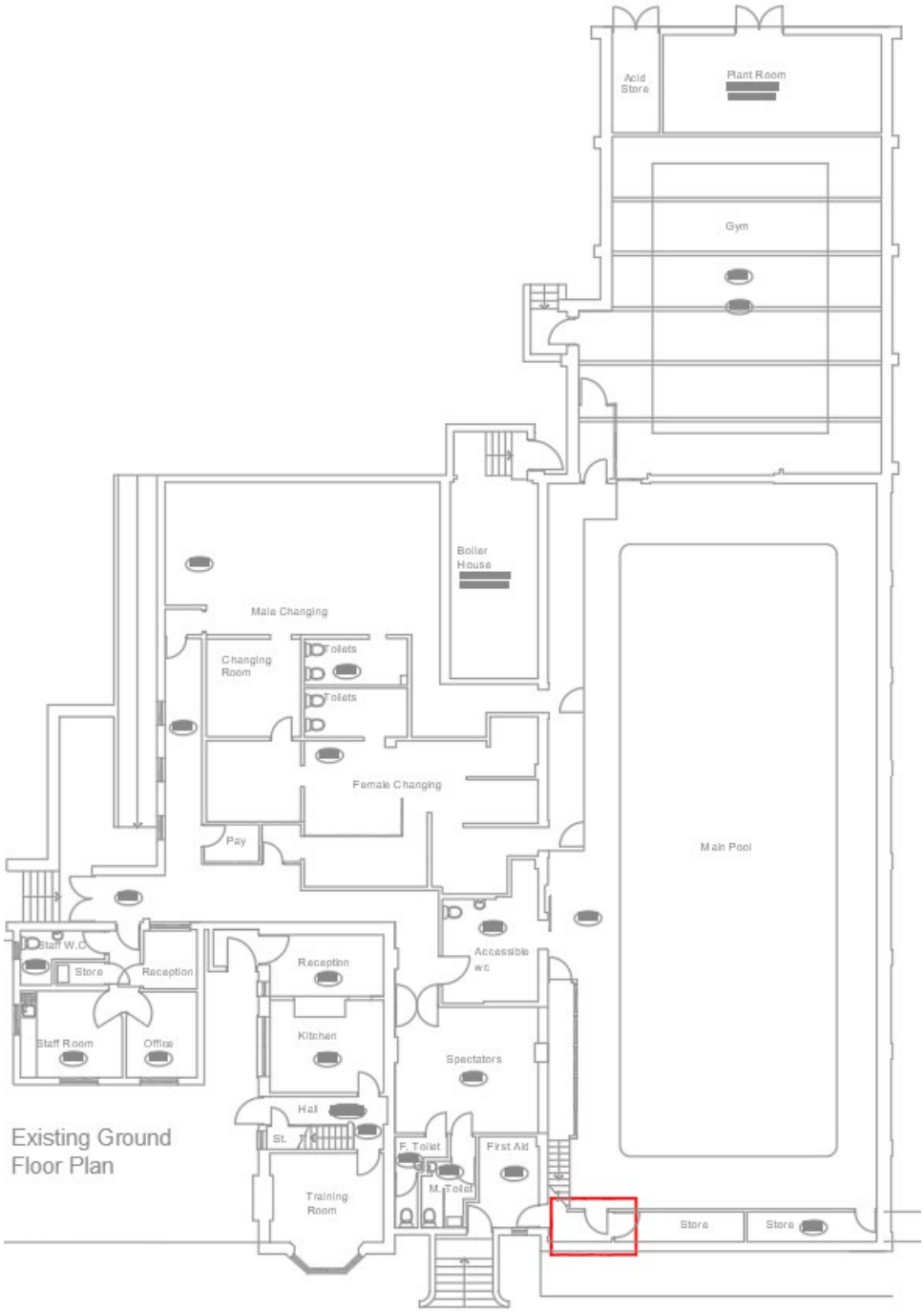
The Google Map for the above can be viewed using the website link: ‘Click Here’.

6 Existing M&E Services Review

6.1 Utility Services

All incoming services enter the building within the same vicinity towards the front of the site within the damp basement pool access & service tunnels with limited height for maintenance.

The position of the service entry positions and meters are shown in the image below, highlighted in the red box: -



6.1.1 Incoming Mains Cold Water Service

The Utility Company's incoming mains cold water service pipe is routed externally below ground, entering the building through the basement wall into the Pool Area under croft. The Utility Company's meter assembly is located in this space.

The meter assembly is shown below: -

Utility Company's Mains Cold Water Meter Assembly

The inlet to the meter is fitted with a gate valve. The outlet is fitted with a gate valve. There are no draincocks, double check valves, pressure gauges or pressure reducing valves fitted.

The cold-water pipework appears to be a mixture of cast iron (lead caulked joints to fittings), galvanised mild steel, with significant signs of corrosion. None of the pipework is thermally insulated or trace heated.

6.1.2 Incoming Natural Gas Services

The Utility Company's incoming natural gas service pipe is routed externally below ground, entering the building through the basement wall into the Pool Area under croft. The Utility Company's meter assembly is located in this space. The supply appears to be standard low pressure (21mbar).

The meter is a Schlumberger Delta D3 with a rated maximum capacity of 84.95m³/hour. The MPRN reference is stated as 1621408 (this has not been verified with the Utility Company). The meter is complete with inlet emergency control valve (manually operated), governor and pulsed output module. The meter assembly is shown below: -

Utility Company's Natural Gas Service Governor & Meter Assembly

A further incoming natural gas service enters the two-storey" house" area of the building. The incoming service pipe routed below ground rises to enter the building through the external wall at low level. We were unable to access this area of the building for safety reasons. We are led to believe that this gas service supplies a domestic-style boiler.

Incoming Natural Gas Service to Two-Storey "House" Area

6.1.3 Incoming Electricity Supply

The supply to the building is 400V three phase with an estimated maximum rated of 69kVA based on the cutout being fitted with 100A fuses and whole current metering.

It was noted the overall condition of the existing electrical cutout was poor and it was badly corroded as such if the existing supply is to be re-used an application request should be made to replace the old cutout and cable for new. This is often done by the DNO at nil cost however and application must be made to confirm this.

The cutout is in a poor place on the site and the tunnels are very damp with access being restricted due to limited height.

The Internal electrical cutout is shown below: -

6.1.4 Incoming Telecoms

The building has an incoming telephone which enters through one of the air vents in the basement also this was not observed to be functional at the time of the survey, and an allowance should be made to bring in a new Fibre service to the site.

6.2 Existing Mechanical Services

6.2.1 Above Ground Drainage

The above ground drainage system was not surveyed since it forms a very minor part of the installed services.

Given the age of the building, we would expect the main soil vent stacks to be cast iron, with uPVC used where areas have been refurbished in the last 40 years or so.

6.2.2 Domestic Cold-Water Services

The mains cold water service pipework is routed from the incoming service position in the Pool area under croft to the Boiler house.

We could not locate any potable cold water storage cisterns. We are led to believe that these may be located in a rooftop enclosure, positioned above the Boiler house; however, this could not be accessed for safety reasons.

Rooftop Enclosure for Potable Cold Water Storage Cistern(s)
Enclosure Clad in White Panelling (Highlighted in Yellow Box)

We could not find a cold-water booster set so we presume the domestic services systems are either cistern-fed or pressurised by the mains cold water service.

We could not identify if any tap outlets are fed direct from the mains cold water service, since the service has been isolated and drained down. We also could not access the two-storey" house" area for safety reasons.

The pipework appears to be copper, with a mixture of screwed, capillary and compression joints. The majority of pipework is thermally insulated, with aluminium cladding applied in the Plantroom.

The services appear to be a mix of those that were installed at the time of the original build, together with a significant proportion in areas that have obviously been modified/refurbished since that time (changing areas etc.).

For services routed within the general areas of the building (Reception, staff areas, changing rooms etc.), there are no obvious visual signs of damage, or deterioration above and beyond what would be expected for services of their age. Our survey did not reveal building fabric, fixtures and/or fittings which had been damaged by water leakage.

The services within the pool under croft and Boiler house certainly show signs of age and deterioration. This will no doubt be the case for the cold-water storage cisterns.

6.2.3 Domestic Hot Water Services

Domestic hot water is generated by a vented, indirect, copper, cylindrical, vertical pattern calorifier, located in the Boiler house. The calorifier is approximately 1m diameter x 2m tall, giving a capacity of 1,500 litres or thereabouts. No manufacturer's data plate is visible. The calorifier is thermally insulated and clad in stucco-embossed aluminium sheeting.

HWS Storage Calorifier

The heater is controlled via the HVAC Automatic Controls panel located in the same room. The exact control strategy was not investigated (timeclock, pasteurisation routines etc.).

The hot water system is provided with a pumped hot water circulation system. The single-head pump is located adjacent to the water heater in the Boiler house.

The wall-mounted thermostatic showers within the changing rooms have been stripped out, with the hot and cold-water pipework left unattached from the wall. We note that the final pipework connections were carried out using John Guest flexible pipe, rather than traditional copper.

The pipework appears to be copper, with a mixture of screwed, capillary and compression joints. The majority of pipework is thermally insulated, with aluminium cladding applied in the Plantroom.

The services appear to be a mix of those that were installed at the time of the original build, together with a significant proportion in areas that have obviously been modified/refurbished since that time (changing areas etc.).

For services routed within the general areas of the building (Reception, staff areas, changing rooms etc.), there are no obvious visual signs of damage, or deterioration above and beyond what would be expected for services of their age. Our survey did not reveal building fabric, fixtures and/or fittings which had been damaged by water leakage. The services within the pool under croft and Boiler house certainly show signs of age and deterioration.

Changing Area Thermostatic Showers (Stripped Out)

Typical Pipework Installation in Ceiling Void

6.2.4 LTHW Heating

Low Temperature Hot Water (LTHW) is generated by 5 No. IDEAL CONCORD C SERIES 2 330 floor-mounted, non-condensing, natural gas-fired, conventionally flued boilers, located in the Boiler house. Each boiler has a heat input of 125.0kW and a heat output of 96.7kW. The data plates don't state a manufacturing date; however, we consider it reasonable to presume that the plant is at least 25 years old. The plant is mounted on a concrete plinth.

It is evident that there used to be 8 No. boilers installed at one time, with three of them having been stripped out at some point. The blanked-off pipe and flue connections remain in place and the HVAC control panel has had the relevant control switches removed.

Significant areas of rust are present on every boiler casing panel. Some panels have been removed or have fallen off.

LTHW Boiler Plant

Products of combustion from the boilers are discharged to atmosphere at roof level via a combined atmospheric flue. We presume that the flue routed externally used to serve a coal-fired boiler plant, since it is much larger in size than the header in the Boiler house.

LTHW Boiler Plant Combustion Exhaust Flue

A number of pumps are provided to provide water circulation to the various circuits. The HVAC control panel has lamps and switches for the following circuits: -

- Pool Area AHU heater battery.
- Pool water heating (with plate heat exchanger assembly).
- HWS calorifier.
- Compensated heating to radiators etc. (with 3-port motorised mixing valve).

It is evident that the original pumps have been replaced at some point with newer Grundfos models. There are no obvious visual signs of damage, or deterioration above and beyond what would be expected for pumps of this age.

Typical Heating System Pumps

We presume that system pressure is maintained by feed and expansion cistern(s), no doubt located in the rooftop enclosure positioned above the Boiler house. This room could not be accessed for safety reasons.

The pipework within the Boiler house is generally mild steel with welded and flanged joints on large-bore and screwed joints on small-bore. The majority of pipework is thermally insulated; however, no valve insulation covers are fitted. The pipework shows significant signs of corrosion.

Rooms are heated by various types of heat emitter (radiators, pipe coils, fan convectors etc.).

Radiators are pressed steel panel types, the majority being cased double-panel types, with some triple panel types. Some of the radiators have been painted silver. Pipe connections are generally top-bottom-opposite-end, with manual valves (no thermostatic types). The radiators in wet areas, such as changing rooms, are showing signs of corrosion, particularly along the bottom welded seams.

The changing rooms are also heated by warm air, with supply grilles located at low level under the lockers. The finned tubing was visible through the grilles. We could not gain access to the heat emitters, so cannot confirm if they utilise fans or rely on natural convection.

A small number of areas are heated with pipe coils, with the large-bore mild steel pipework generally routed either under seating benches or at high level.

Typical Pressed Steel Panel Radiator (Rust along Bottom Edge)

Typical Pressed Steel Panel Radiator (Painted Silver)

Typical Pipe Heating Coil Under Benches

Typical Finned Tube Heaters to Lockers

The pipework routed throughout the building is generally mild steel with welded and flanged joints on large-bore and screwed joints on small-bore. The majority of concealed pipework is thermally insulated; however, no valve insulation covers are fitted. The pipework shows significant signs of corrosion in places. The system is generally a

single-pipe distribution type, utilising a series of large-bore pipes to serve the various radiators and pipe heating cold. This type of distribution has rarely been used for the last 30 years, since it is costly to install, limits the choice and location of heat emitters and is considered unsightly.

Typical Single-Pipe Heating Distribution

6.2.5 Natural Gas Services

From the outlet of the Utility Company's meter located in the Pool area under croft, the gas pipework is routed through the building to the Boiler house to serve the LTHW Heating boiler plant. A DN80 flanged 2-port, solenoid-operated, shut-off valve is located adjacent to the meter assembly in the under croft.

Gas Solenoid Valve

The pipework is generally mild steel with welded and flanged joints on large-bore and screwed joints on small-bore. The pipework shows some signs of corrosion.

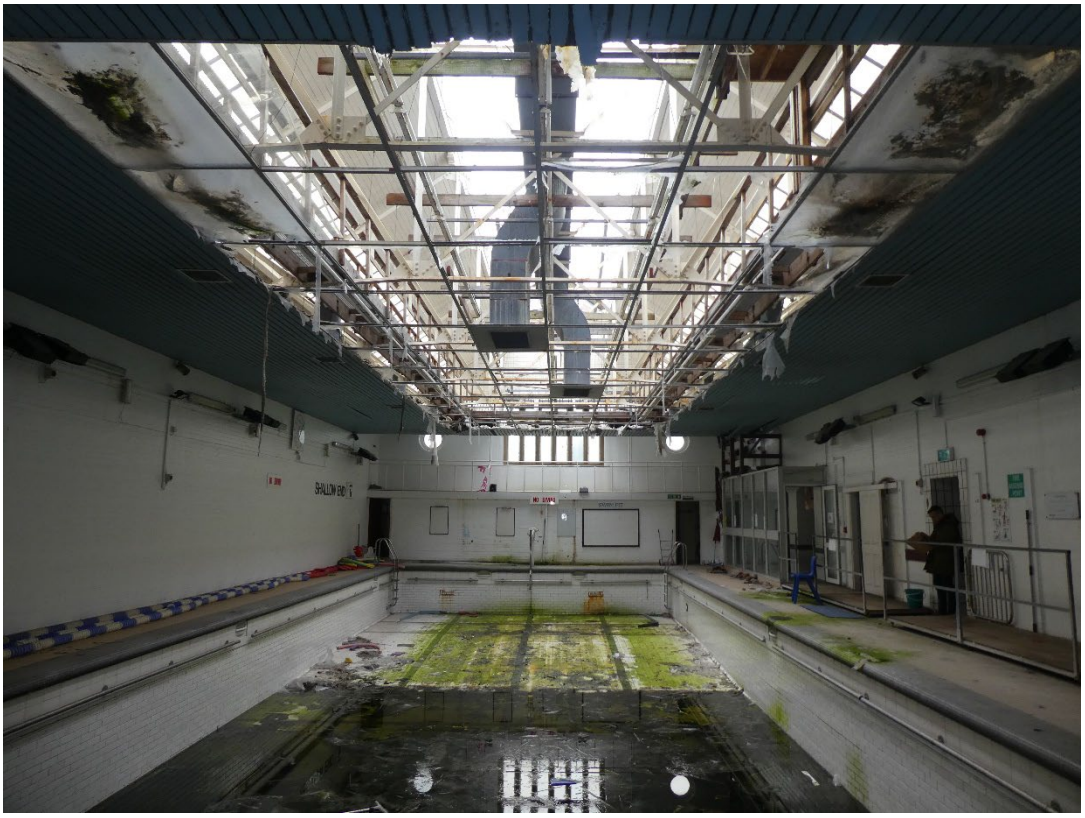
The gas supply serving the two-storey" house" area of the building was not surveyed. We were unable to access this area of the building for safety reasons. We are led to believe that this gas service supplies a domestic-style boiler.

6.2.6 Pool Area Ventilation

The Pool Area is provided with mechanical fresh air supply and extract ventilation. The air handling unit is located on a platform in the roof void of the pool. We were unable to gain access to the AHU for safety reasons.

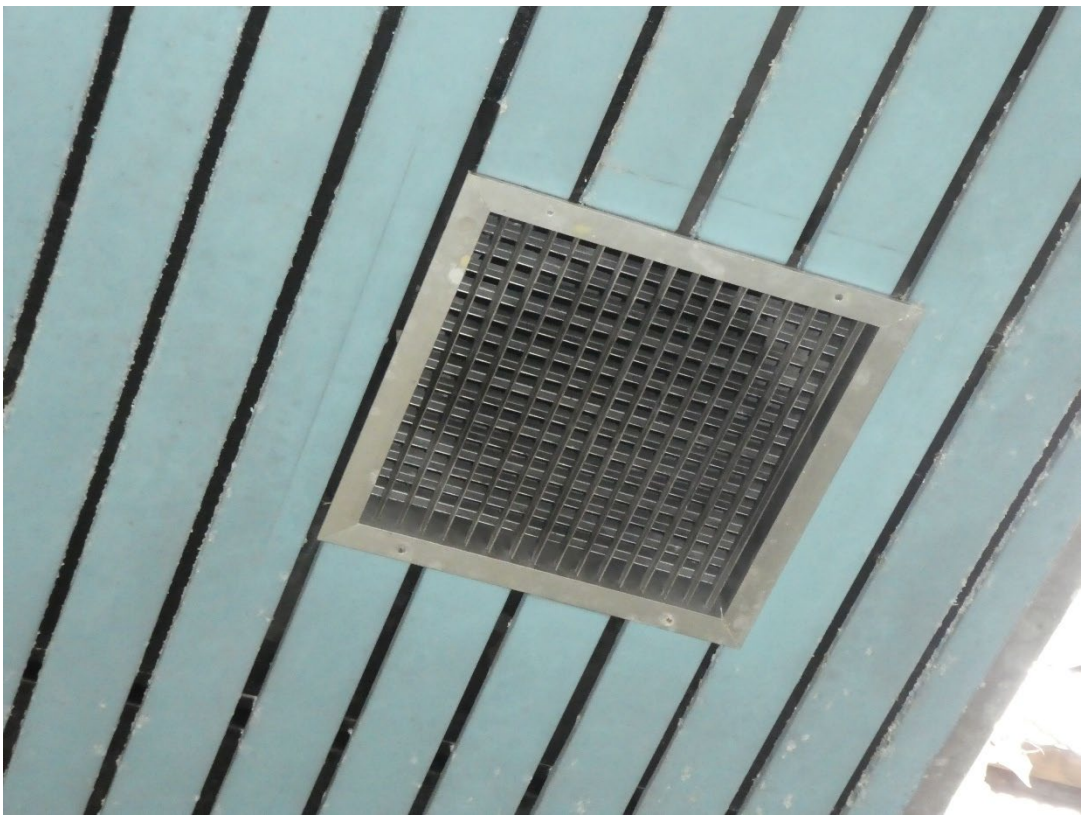
The air is heated via LTHW Heating coils, as evidenced by the controls lamps and switched mounted on the fascia of the HVAC control panel in the Boiler house.

Pool Area AHU



Pool Area Ductwork

The ductwork is generally routed in the roof void. The ductwork appears to be galvanised mild steel. Thermal insulation is applied to the supply ductwork only. Supply air is discharged into the space by a series of ceiling-mounted double deflection grilles. The return air grilles are egg-crate types.



Pool Area Supply Grille

The pool ventilation system also serves the adjacent Gym, which is known to have been a learner pool which was filled in to create the current Gym space. The supply and extract ductwork serving the gym is routed down the wall of the main pool area, with supply and extract grilles mounted at high level in the gym.

Ductwork Serving the Gym (Routed on the Wall)

High Level Supply Air Grilles in the Gym

Significant corrosion is evident on the panels of the AHU, even when viewed from floor level. The unit has been exposed to weather since the collapse of the pool roof. The unit is clearly many decades old, given the type of construction. Given that pool ventilation systems operate with warm humid air, which may also contain traces of the pool water sterilisation chemicals, they usually corrode far more quickly that “normal” ventilation systems. We would expect this to be the case in this installation.

6.2.7 Local Ventilation Systems

There are several local extract ventilation systems installed throughout the building, serving areas such as the changing rooms.

These systems were not surveyed since they form a very minor part of the installed services.

Local Ducted Extract Fan (Female Changing Area)

Gym Local Extract Fan

6.2.8 Gym Air Conditioning

There are 2 No. Hitachi ceiling cassette units installed in the space, each with condensate lift pump. The associated outdoor units are located externally, fixed at high level using cantilever brackets on the northern wall of the Gym. The data plate on the outdoor units indicates a manufacturing date of 2000. The systems use refrigerant type R410.

The AC units are operated by local wall-mounted controllers.

Gym AC Indoor Unit

Gym AC Outdoor Units

6.2.9 HVAC Automatic Controls

The main mechanical services plant is controlled by an HVAC control panel, mounted on the floor in the Boiler house. The panel was manufactured by LANDIS & GYR. The panel is an old electro-mechanical type, with no BEMS-type intelligent controls. The fascia of the panel is fitted with lamps and switches for the main plant items.

HVAC Control Panel

Significant corrosion is evident on the enclosure metal panels. Several of the switches have had the selector knobs removed.

6.3 Existing Electrical Services

6.3.1 Main Electrical Distribution.

The main electrical distribution boards are located in the basement swimming pool service tunnels with various other distribution boards placed around the building. The distribution boards are generally manufactured by Hager & Crabtree and are populated with MCB's for submains, lighting and RCBO's for socket circuits. The distribution boards are assumed to be 20+ years old and show evidence of electrical switchgear replacement works in line with the 16th edition.

Note: we are currently on the 18th Edition Amendment 2. The panel has circuit identifier labels to most circuits but there are no details of cable sizes. There was no schematic drawing displayed or rubber matting to the floor.

The containment, distribution boards & other switch gear specifically within the harsh environment of the basement are corroded. The IP ratings of the equipment and containment is compromised with direct access to single insulated exposed cables evident during the survey.

There is no sub-metering of services in place.

The submain cabling is mostly in SWA cable with some auxiliary earths clipped direct to the building fabric using non fire rated fixings to prevent premature collapse in the event of a fire with some switchgear fed in FP and/or MICC cable.

The existing Earthing & Bonding arrangement appears to be in poor condition with some main protective bonding showing signs of deterioration.

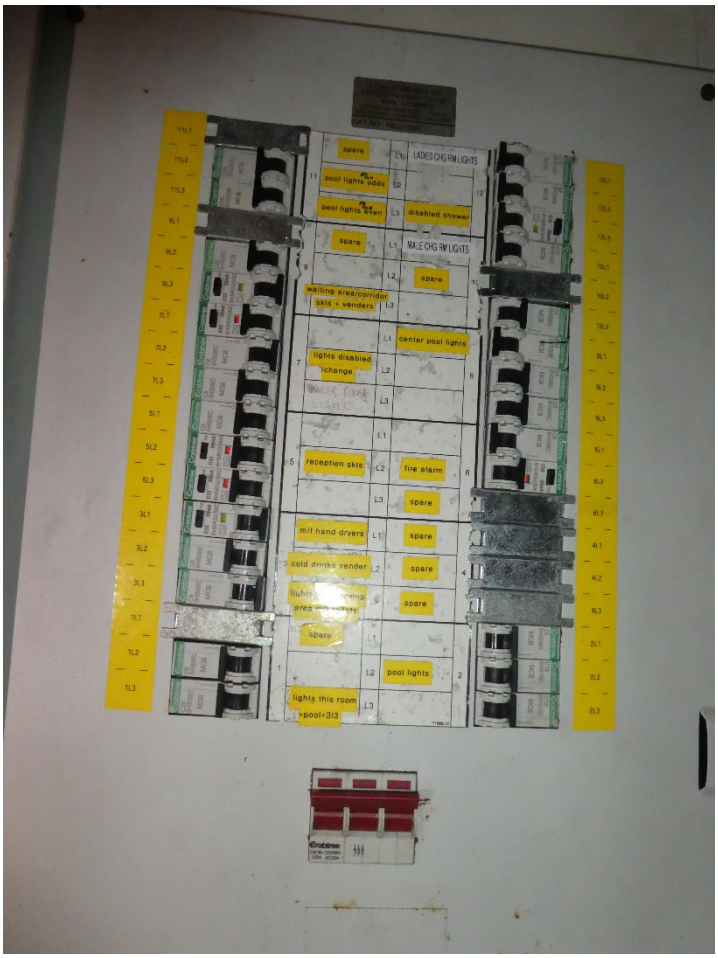
A recommendation for the proposed works would be to install a switch fuse in the tunnel with a submain to another dryer location with better access, or alternatively relocate the electrical incomer.

Main Distribution Boards – Basement

6.3.2 Ground Floor Distribution.

The ground floor is fed from a 16th Edition Crabtree TPN metal distribution board fed via an PVC SWA cable from the basement distribution board, the DB is located within the 1st Aid Room at the front of the building and appears to serve the majority of the ground floor area, there are some RCBO's protecting circuits feeding sockets with all other circuits for lighting and socket circuits not being protected by RCD's and would be a current Code 3 on an Electrical Installation Condition Report with a recommendation to upgrade.

Ground Floor DB



6.3.3 Small Power

The building has an array of various cable types installed using a variety of methods. There appears to have been many alterations over time, much of which has been installed in an ad-hoc manner. Many instances of poor installation and non-compliance were observed throughout the building.

Prior to the closure of the building the installation was circa 25+ years and was nearing the end of its recommended economic life. Following the closure of the building,and taking into account the installation has being stood unheated, unused and exposed for a long period of time, there may be instances of moisture tracking into accessories and cabling, which is likely to have reduced the life span of the services further.

Small Power within Pay Room

6.3.4 Lighting

The general lighting within the building is a combination of LED lighting, Florescent Lighting and Metal Halide Floods. The changing & gym area has some modern LED Lighting and appears to be circa 7+ years old.

Some areas were served with T8 fluorescent luminaires of 20+ years old with some T12 fluorescent luminaires observed of 40 years. As of September 2023, no new lamps have been manufactured and all replacements will be from existing stock meaning they are effectively obsolete.

The Swimming Pool is served with Metal Halide Flood lights, these are not yet obsolete but appear to be circa 20 years old and are likely to be at the end of their economic life and are recommended for replacement with modern high efficiency LED lights.

The External lighting was tested to be operational the time of the survey, however on visual inspection the existing luminares used a combination of LED flood lights, Metal Halide wall lights & Fluorescent circular bulkheads. Generally, the installation was poor with cabling clipped to the external faced of the building in a poor manor, as part of the works new shall be installed with all cables installed internally where possible therefore removing the need for externally clipped cabling and thus tidying up the building.

Gym Lighting

Changing Room Lighting

WC Lighting

Disabled WC Lighting

Swimming Pool Roof Void Lighting

Swimming Pool Lighting

External Lighting 1

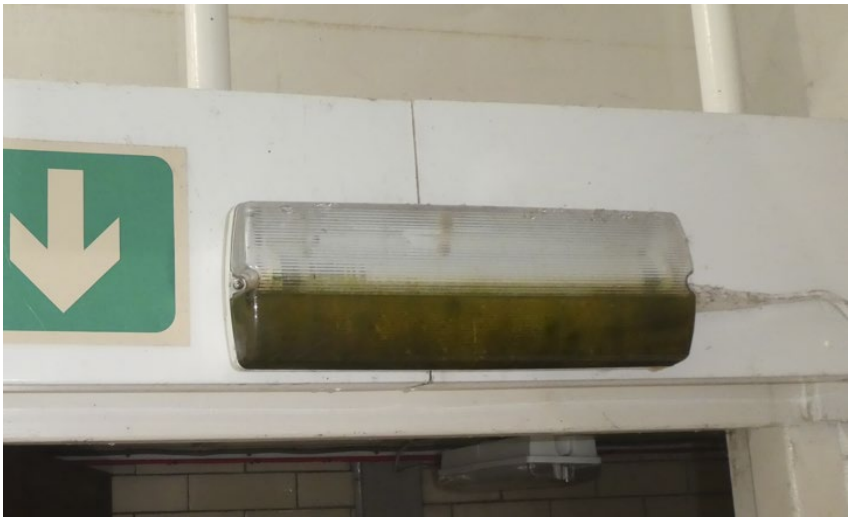
External Lighting 2

6.3.5 Emergency Lighting

The emergency lighting was observed to be self-contained luminares with individual battery packs. The installation was not functional during the survey with evidence of water ingress in some fittings.

Following the full deep discharge of the batteries since the closure and isolation of lighting circuits, the luminares will be beyond recovery and will require a full replacement.

Typical Emergency Luminaire



Typical Emergency Exit Luminaire

6.3.6 Fire Alarm System

The fire alarm is an addressable CHUBB Advanced Control Master 100 system with an estimated manufacturing date of 2007, the main panel is located in the reception circulation area. Detection is automated with manual call points installed at relevant locations. The system was non-operational at the time of the survey, due to the age of the system and parts being unavailable for an obsolete system; the panel, wiring and devices should be replaced as part of the refurbishment works.

Existing Fire Alarm Panel

6.3.7 Data and Telecoms

At the time of survey, the existing system was not functional there was no existing data cabinet found during the survey, however the incoming copper telephone line was noted entering the basement via an opening within an air vent and was secured in a poor manner with minimal fixings.

Following the planned phasing out of analogue copper telephone lines a new fibre service should be brought into site with new services installed throughout to future proof the site.

6.3.8 CCTV

The building was observed to have some antiquated CCTV services, these were not observed to be operational, a full new system should be installed throughout.

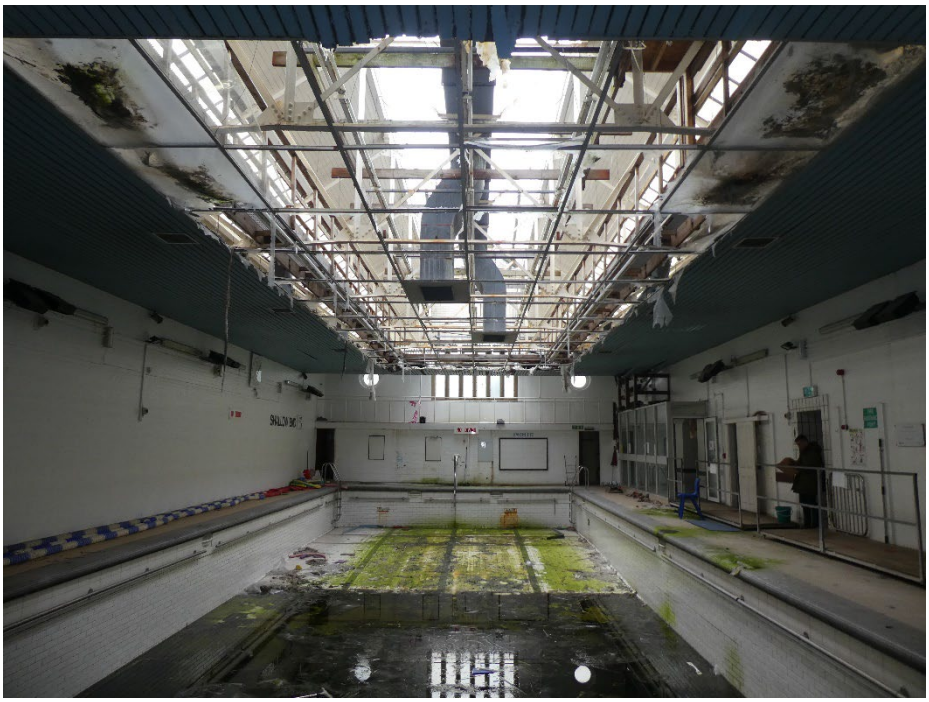
6.4 Existing Pool Equipment Services

6.4.1 Overview.

It is assumed that the existing pool has changed very little since the building was initially built, with the obvious replacement and interchanging of the old equipment for new as required to keep the pool in use. There is evidence of some additional inlets / outlets being added, probably at the time filtration system was replaced in circa 1986.

This is likely to be when the rear extension was built to house the large sand filters, and presumably when the smaller learner pool was filled in, as the services are assumed to run within the floor in the current gym space.

The current equipment is at the end of its economic life, antiquated and requires replacement.



6.4.1.1 Pool Skimmers

The existing skimmers are ornate gravity fed and deposit pool water into rainwater style hoppers before entering the filtration pipework, these are all currently full of standing water, full of biofilm and algae.

This open drainage system is aiding the moist chlorine environment causing accelerated corrosion of services within the basement; therefore, it is recommended these skimmers are isolated / capped off somehow but retained for their ornate features, and a new sealed system installed.

Existing Pool Skimmer

Existing Pool Skimmer Hoppers

6.4.1.2 Suctions & Inlets

On initial review and discussion with the pool specialist the quantity of suction and inlets for the pool is unlikely to be sufficient for modern pool standards, as such additional units shall be installed.

This is to ensure the changeover rate enough pool water is put through the filtration system to ensure the quality of the pool water is controlled and maintained within current guidelines.

6.4.1.3 Filtration Equipment

The pool filtrations system is estimated to be in the region of 38 years old with the pipe routes presumed to be run within the floor of the gym.

The filters are large floor mounted sand type filters and have a date stamp of 1989, there are 3 tanks 2 larger and one smaller, the larger tanks feed the main pool and the smaller tank is thought to have fed the learner pool but has been disconnected and is not in use.

The filtration tanks should be relined at regular intervals and after 3 re-linings the units should be replaced. As such due to the age, it is recommended that a new filtration system is installed to reduce the risk of reliability issues and enhance the filtration capability ensuring water quality.

The existing pumps appear to be in reasonable condition, and one motor has apparently been re-wound prior to the pool closure. There is the possibility that these motors may be able to be re-used however at this stage as this is an unknown, new should be allowed for and investigated further at a later stage.

Main Pool Filtration Tank No1

Main Pool Filtration Tank No2

Basement Filtration Pumps

Basement Inverter Controls

6.4.1.4 Pool Chemical Dosing Equipment

The existing pool is fitted with an automatic chemical dosing system; EVO 2 Control System from national control of Preston, however we would recommend this system to maintain reliability and to assist with maintenance that this is replaced and upgraded for a cloud based automatic dosing system that can track and provide real time data on the quality of the water in regards both temperatures and chemical levels.

EVO 2 Controls System

Chlorine Dispenser

6.4.1.5 Pool Heating & Heat Exchanger

The pool is currently fed via the 5 existing boilers as detailed within the mechanical section above, this feeds a plate heat exchanger (HEX). All connecting pipe work to the HEX and including the HEX unit are badly corroded and covered in detritus. the unit is bolted directly to the cold floor. There is some evidence that there have been previous issues with this unit as there are spare contact plates adjacent to the unit.

We do not recommend the re-use of this unit as this style of unit will be inefficient, it will not have sufficient contact area for the reduced flow & return temperatures required to ensure condensing mode on the modern GAS heating solution for Option 1 and will be massively undersized for the other solution when fed via an ASHP where the flow & return temperatures are lower still.

Pool Heat Exchanger

6.4.1.6 Pool Evaporation Cover

The existing pool cover is mounted in front of the gym on the pool side and is motorised and mounted on painted steel stanchions. the cover has been exposed to the elements since the roof damage and is showing signs of age through deterioration of the fabric, discoloration through chlorine bleaching and UV damage.

it is unknown at this stage the exact condition as it is fully closed and was non-operational. As such we would recommend that this unit is replaced with new.

Pool Evaporation Cover

7 Options & Budgets Appraisals

7.1 Options Overview

Option 1: This option consists of a refurbishment of the building and its services to bring the building back to life with minimal internal alterations.

- It has been confirmed that this option will not require an SBEM, this in turn means Option 1 will utilize the existing Gas service to provide Heating & Hot water to the site but with the replacement and upgrade of all the mechanical & electrical plant & equipment. Following this upgrade the site will benefit from reduced running costs and reduced emissions using highly efficient modern technology.

Option 2: This option aims to retain the main Pool building and its structure but with the demolition of all the connected buildings and the rebuild of these buildings with the addition of a 1st Floor.

- It has been assumed that the existing Pool building will not require an SBEM, but the new build sections will. As a result, all new build areas shall be built and designed incompliance with the current building regulations and energy & carbon targets for a building of this type. This in turn means that renewable technologies such as ASHP's and/or PV may be required, and the budgets will be based on a de-gassed solution. However, it will only be at design stage when it will be known as to what flexibility there is to use GAS on the site.

Option 3: This option is a full new build solution on the existing site complete with the sympathetic retention and inclusion of the historical front façade. This option will include a new sport England community style 25m 4 lane pool, all existing services will need to be stripped out from site and all existing foundation scrubbed up.

- The whole building will be built under the current edition of the building regulations and be designed and built to current modern energy efficiency standards and fully modelled under SBEM. The solution will be a degassed fully electric solution utilizing ASHP's and PV.

Option 4: This option is a full new build solution on a notional site, see the QS report for details of costings.

7.2 SBEM – What is SBEM?

SBEM stands for Simplified Building Energy Model. It's a software tool used for assessing the energy performance of non-domestic buildings in the United Kingdom. SBEM calculations are often required to demonstrate compliance with building regulations, specifically Part L (Conservation of Fuel and Power) in England, Wales, Scotland, and Northern Ireland.

SBEM calculates the energy use and carbon dioxide emissions of a building based on various factors such as its geometry, construction, heating, ventilation, air conditioning (HVAC) systems, lighting, and hot water provision. It provides an estimate of the building's energy consumption and CO2 emissions, allowing designers and builders to evaluate and optimize the energy performance of their buildings.

SBEM is closely linked to the Energy Performance Certificate (EPC) system, which provides information on a building's energy efficiency to potential buyers or tenants. EPC ratings are generated using SBEM calculations.

7.3 Recommended M&E Works – Option 1

7.3.1 Mechanical Services

7.3.1.1 General Comments

It should be noted that whilst this report makes recommendations for replacement of the majority of the mechanical equipment, this is unlikely to be "like for like" in the current locations. Any works will have to be compliant with current standards and practices which is likely to make the current solutions unsuitable in both technology and location. New air handling plant will be larger in size and require safe access and renewable heat sources must be considered. All of this will increase both the cost and complexity of an already challenging scheme.

7.3.1.2 Incoming Natural Gas Services

The Utility Company's natural gas meter assembly is located in the pool under croft. The meter has a rated maximum capacity of 84.95m³/hour, which could support a heat load of up to 375kW (assuming that sufficient capacity is available from the Utility Company).

This supply should be sufficient to support the load of any gas-fired appliances (boilers, water heaters and catering equipment) and we do not envisage an upgrade being required. This would require confirmation at concept/detailed design stage.

A further incoming natural gas service enters the two-storey" house" area of the building. We were unable to access this area of the building for safety reasons. We are led to believe that this gas service supplies a domestic-style boiler. We would recommend that this service is stripped out and the services replaced to suit.

7.3.1.3 Incoming Mains Cold Water Service

Further investigation will be required to ascertain the capacity of the incoming mains cold water service. Since the incoming service pipe material is metallic, it is highly likely that a new incoming supply will be required to ensure long-term water quality.

7.3.1.4 Above Ground Drainage

The above ground drainage system was not surveyed since it forms a very minor part of the installed services.

If the building is subject to a major refurbishment, we would recommend that the above ground drainage system is replaced with new throughout.

7.3.1.5 Domestic Services

The existing vented, indirect, copper, cylindrical, vertical pattern calorifier, located in the Boiler house, appears to be many decades old and will almost certainly be heavily scaled on the internal surfaces.

No legionella inspection reports for the existing Domestic Services were made available to us. In our experience, buildings of this age have significant defects, such as corroded/leaking pipework, no/poor pipework thermal insulation, poor hot water circulation, presence of dead legs, inadequate backflow prevention etc. A detailed survey would be required to examine these potential defects.

To exacerbate the above issues, the recent dilapidation of the building, including the stripping out of all showers and sanitary appliances have accelerated the deterioration of the services.

To ensure service resilience and longevity, we would recommend that the services are replaced throughout with new.

Consideration should also be given to the installation of a cold-water booster set, particularly so if the incoming mains cold water service is low pressure (less than 3 bar) and/or where the design load profile envisages a significant peak flow rate.

7.3.1.6 LTHW Heating

The existing 5 No. boilers are at least 25 years old. It is evident that there used to be 8 No. boilers installed at one time, with three of them having been stripped out at some point. Significant areas of rust are present on every boiler casing panel. Some panels have been removed or have fallen off.

The feed and expansion cistern(s) require replacement with modern pressurisation equipment to ensure removal of air and to prevent unnecessary corrosion.

The HVAC control panel would require replacement with new, to meet modern demands and to ensure resilience and availability of spare parts.

The majority of the radiators in the building are presently disconnected from the heating system, leading to a significant number of rooms having no form of heating.

To ensure service resilience and longevity, we would recommend that the entire LTHW Heating system is replaced throughout with new if a full redevelopment of the site is considered.

7.3.1.7 LTHW Heating to Pool Equipment

Following on from the issue of our report and budget costs for options 1 and 2, we have subsequently been advised by the pool specialist that the heat load requirement for the existing pool equipment was circa 120kW.

To meet this requirement, the LTHW Heating boiler plant detailed in the previous section would require increasing in size accordingly. The budget costs have been increased to suit.

7.3.1.8 Natural Gas Services

The pipework is generally mild steel with screwed joints, even on pipework above DN50. Screwed joints on large-bore pipework are not compliant with current regulations. We also noted a lack of isolation valves, pressure test points and purge points, again demonstrating non-compliance with current regulations.

To ensure service resilience and longevity, we would recommend that the natural gas service is replaced throughout with new if a full redevelopment of the site is considered, especially so if the proposed layout differs significantly from existing.

7.3.1.9 Ventilation to Pool Area

The Pool Area is provided with mechanical fresh air supply and extract ventilation. The air handling unit is located on a platform in the roof void of the pool. We were unable to gain access to the AHU for safety reasons.

The existing system has no form of heat recovery and very basic controls, all leading to very poor energy efficiency.

Significant corrosion is evident on the panels of the AHU. The unit and ductwork have been exposed to weather since the collapse of the pool roof.

We would recommend that the ventilation system is replaced completely, regardless of what other works are proposed to be carried out.

7.3.1.10 Local Ventilation Systems

The ancillary areas, such as the Gym, Changing Areas etc. have no effective means of ventilation and certainly don't comply with current Building Regulations.

To ensure service resilience and longevity, we would recommend that these services are replaced throughout with new.

7.3.1.11 Air Conditioning to Gym

The existing Hitachi AC systems are not as old as the other M&E Services (say 10-15 years). It is possible that these units could be retained and re-used, subject to detailed design validation and inspection/servicing.

For the purposes of budget costing, we would recommend that these are replaced with new.

7.3.1.12 HVAC Automatic Controls

The panel is an old electro-mechanical type, with no BEMS-type intelligent controls. Significant corrosion is evident on the enclosure metal panels. Several of the switches have had the selector knobs removed.

The HVAC control panel would require replacement with new, to meet modern demands and to ensure resilience and availability of spare parts.

7.3.2 Electrical Services

7.3.2.1 General Comments

Due to the scale and nature of the building, there have been many changes over time leading to a wide variation in age and condition of individual items of equipment and services. This report does not attempt to address each item of equipment or service on an individual basis but take the installation as a whole and makes recommendations on that premise.

7.3.2.2 Electrical Incoming Supply

The existing electrical supply will need a replacement due to corrosion but an increase in site capacity for option 1 is not considered necessary, as the current supply had previously supplied the site.

As option 1 will simply upgrade, replace, and modernise the existing services with an increase in energy efficiency the demand for the site is not expected to increase.

7.3.2.3 Electrical Distribution

The main distribution board is in poor condition due to the corrosive atmosphere within the pool service tunnels and shall be replaced and relocated to a more suitable location, the store beneath the viewing area have been currently used for the option 1 budgets.

A new 400A section panel with submetering has been proposed, new SWA XLPE submains shall be installed run above the flat ceiling in the pool area on new hot dip galvanised tray containment to feed distribution boards for:

- Mechanical services within the Boiler Plant Room.
- Mechanical Services within the Pool Plant Room.
- General lighting & Power location to be agreed.

7.3.2.4 Mechanical Power

With reference to the mechanical section of this report, the electrical supplies to the mechanical services will require replacement.

7.3.2.5 Small Power

The small power installation is beyond its serviceable life and should be replaced. This shall involve all outlets to serve the general duties of the building.

7.3.2.6 Lighting

The lighting installation is beyond its serviceable life and should be replaced. The replacement scheme shall comprise LED with automated controls as appropriate. Due to the nature of the pool area's chlorine rich environment special chlorine resistant luminares have been proposed, these will generally be LED flood lights shone upwards to illuminate the pool using indirect lighting as per the Sport England Lighting Guide.

External building mounted lighting has been allowed for with some inground architectural uplighting for the front façade to emphasize the historic features of the building.

The carpark area will be provided with some lighting columns to help safe access around site.

7.3.2.7 Emergency Lighting

The lighting installation is beyond its serviceable life and should be replaced. A new scheme fully compliant with the current British standards and regulations will be provided.

7.3.2.8 Fire Alarm System

The existing fire alarm system is obsolete and past its economic life and shall be replaced, at this stage a L1 fully addressable system with an Aspiration system for detection within the inaccessible void above the pool has been budgeted. Prior to design a fire risk assessment should be carried out by a suitably qualified fire engineer to determine the risk and determine what level of system should be provided to manage the perceived risks.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.3.2.9 Data and Telecoms

At the time of survey, the existing system was not functional there was no existing data cabinet found during the survey, however the incoming copper telephone line was noted entering the basement via an opening within an air vent and was secured in a poor manner with minimal fixings.

Following the planned phasing out of analogue copper telephone lines a new fibre service should be brought into site with new services installed throughout to future proof the site, this shall include but not limited to:

- New Data Cabinet complete with switches, patch panels, PDU's & routers
- Wi-Fi access points.
- New Cat6A data cabling to RJ45 data outlets where required for PC's, Phones, Vending Machines. Etc
- The CCTV network video recorder shall also be placed within the new Data cabinet.

7.3.2.10 CCTV System

A new CCTV system shall be provided throughout this shall include internal CCTV services, consideration around the placement of cameras will need to be discussed during the design to avoid invasion of privacy but also to help with safeguarding procedures.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.3.2.11 Intruder Alarm System

A new Intruder alarm system shall be provided throughout to provide early warning of intruders.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.3.2.12 Lightning Protection

The building will require a new lightning protection system the installation of which will need to account for the heritage nature of the building and listed exterior.

7.3.3 Pool Services

7.3.3.1 General Comments

The generally theme for this option is full strip out and removal, with the relocation of all possible plant out of the pool access tunnels and into the existing plant room at the rear of the gym, this will require the exposing of the existing services within the floor void of the gym, for the initial removal and then widening of the trenching to accommodate the additional pipework for the Heating, Suction, Inlets, & Drainage lines. Exact details will be confirmed at design stage with a civil engineer.

The relocation of this equipment will aid in the longevity of these systems through ease of maintenance and corrosion from moving from a wet environment will very little space & height to a new dry plant room with better access & lighting.

7.3.3.2 Pool Skimmers

New pool skimmers will be installed, existing pipework & equipment will be removed and disposed of by others and new installed to ensure sufficient surface water is drawn from the pool into the filtration system, and debris traps to ensure the changeover rate of the pool meets modern standards and also the Sport England Requirements.

7.3.3.3 Suctions & Inlets

Looking at the current pool inlets and suctions there will need to be additional units installed to ensure sufficient water is drained from the pool into the filtration system and also to run sufficient volumes of water through the heat exchanger unit for heating, all existing suction/inlets shall be replaced with new, all existing pipework and equipment will be removed and disposed of by others and new installed.

7.3.3.4 Filtration Equipment

A new sand type filtration system with pumps shall be installed within the existing plant room to the rear of the gym, all existing pipework & equipment will be removed and disposed of by others and new installed, on this option, the existing doorway will need to be enlarged to remove the large sand filter units from site.

7.3.3.5 Pool Chemical Dosing Equipment

The existing chemical dosing system shall be stripped out removed disposed of by others and a new cloud based automatic dosing system that can track and provide real time data on the quality of the water in regards both temperatures and chemical levels.

7.3.3.6 Pool Heating & Heat Exchanger

The heating system is designated for replacement as part of the mechanical section, the existing heating pipework including the existing HEX & pumps shall be stripped out removed disposed of by others.

A new high efficiency HEX unit along with circulation pumps shall be installed within the plant room at the rear of the gym and connected up to the new gas condensing boilers, all linked up to a new pool equipment control panel.

An estimated pool heating demand of 120kW will be required.

7.3.3.7 Pool Evaporation Cover

A new pool cover shall be installed which will insulate the pool and reduce evaporation for when not in use and helping to reduce the pool heating costs.

7.3.3.8 Budget Costs

A budget cost of around £265,000 should be allowed at this stage to cover the above works.

7.3.4 Budget Costs

Section	Description	Total (£)
M01	PRELIMINARIES	£ 3,300
M02	STRIP OUT EXISTING REDUNDANT SERVICES	£ 6,020
M03	REPLACE INCOMING MAINS COLD WATER SERVICE	£ 8,250
M04	ABOVE GROUND DRAINAGE	£ 7,820
M05	DOMESTIC SERVICES	£ 65,879
M06	LTHW HEATING	£ 123,166
M07	NATURAL GAS SERVICE	£ 8,740
M08	VENTILATION TO POOL AREA	£ 69,800
M09	LOCAL VENTILATION	£ 53,800
M10	AIR CONDITIONING TO GYM	£ 11,000
M11	HVAC AUTOMATIC CONTROLS	£ 44,000
M12	TEST & COMMISSION AND O&M MANUALS	£ 12,207
	Mech Sub-Total (£):	**£ 413,982**
E01	PRELIMINARIES - ELECTRICAL SERVICES	£ 5,500
E02	NEW SUBMAINS	£ 10,643
E03	ELECTRICAL DISTRIBUTION BOARDS	£ 14,850
E04	ELECTRICAL CABLE CONTAINMENT SYSTEMS	£ 13,871
E05	GENERAL & EMERGENCY LIGHTING	£ 114,378
E06	FIRE ALARM SYSTEMS	£ 27,962
E07	SECURITY SYSTEMS	£ 37,915
E08	GENERAL POWER	£ 42,526
E09	DATA SERVICES	£ 25,234
E10	ELECTRICAL WORKS FOR MECHANICAL SERVICES	£ 7,205
E11	LIGHTNING PROTECTION	£ 9,350
E12	STRIP OUT OF EXISTING SERVICES	£ 2,200
E13	CONTINGENCY	£ 5,500
E14	NOT REQUIRED	NOT REQUIRED
E15	ALTERATIONS TO EXISTING	£ 7,150
E16	INSPECTION, TESTING & COMMISSIONING	£ 2,695
E17	HANDOVER, O&M MANUAL AND AS-INSTALLED DRAWINGS	£ 1,320
	Elec Sub-Total (£):	**£ 328,298**
	Total (£):	**£ 742,280**

All costs exclude the following: -

- Value Added Tax
- Professional fees
- Principal Contractor management fees, overhead and profit
- CDM Principal Contractor's duties
- Asbestos survey and/or mitigation works.
- Sanitary ware and IPS systems
- Sanitary ware and IPS systems
- Rainwater disposal and below ground drainage
- Firefighting services (sprinklers, smoke ventilation etc.).
- Builders work in connection.
- Premium-time working

7.4 Recommended M&E Works – Option 2

7.4.1 Mechanical Services

7.4.1.1 General Comments

It should be noted that whilst this report makes recommendations for replacement of the majority of the mechanical equipment, this is unlikely to be "like for like" in the current locations. Any works will have to be compliant with current standards and practices which is likely to make the current solutions unsuitable in both technology and location. New air handling plant will be larger in size and require safe access and renewable heat sources must be considered. All of this will increase both the cost and complexity of an already challenging scheme.

7.4.1.2 Incoming Natural Gas Services

To comply with the spirit of the Building Regulations, and Government policy in general, we would recommend that no new gas-fired equipment is installed. As such, we recommend that the existing gas service to the site is decommissioned and stripped out.

7.4.1.3 Incoming Mains Cold Water Service

Further investigation will be required to ascertain the capacity of the incoming mains cold water service. Since the incoming service pipe material is metallic, it is highly likely that a new incoming supply will be required to ensure long-term water quality.

7.4.1.4 Above Ground Drainage

The above ground drainage system was not surveyed since it forms a very minor part of the installed services.

If the building is subject to a major refurbishment, we would recommend that the above ground drainage system is replaced with new throughout.

7.4.1.5 Domestic Services

The existing vented, indirect, copper, cylindrical, vertical pattern calorifier, located in the Boiler house, appears to be many decades old and will almost certainly be heavily scaled on the internal surfaces.

No legionella inspection reports for the existing Domestic Services were made available to us. In our experience, buildings of this age have significant defects, such as corroded/leaking pipework, no/poor pipework thermal insulation, poor hot water circulation, presence of dead legs, inadequate backflow prevention etc. A detailed survey would be required to examine these potential defects.

To exacerbate the above issues, the recent dilapidation of the building, including the stripping out of all showers and sanitary appliances have accelerated the deterioration of the services.

To ensure service resilience and longevity, we would recommend that the services are replaced throughout with new.

Consideration should also be given to the installation of a cold-water booster set, particularly so if the incoming mains cold water service is low pressure (less than 3 bar) and/or where the design load profile envisages a significant peak flow rate.

7.4.1.6 LTHW Heating

The existing 5 No. boilers are at least 25 years old. It is evident that there used to be 8 No. boilers installed at one time, with three of them having been stripped out at some point. Significant areas of rust are present on every boiler casing panel. Some panels have been removed or have fallen off.

The feed and expansion cistern(s) require replacement with modern pressurisation equipment to ensure removal of air and to prevent unnecessary corrosion.

The majority of the radiators in the building are presently disconnected from the heating system, leading to a significant number of rooms having no form of heating.

To ensure service resilience and longevity, we would recommend that the entire LTHW Heating system is replaced throughout with a new system using air-source heat pumps (ASHP). These units would be located externally, preferably in a position that's not susceptible to vandalism (on the roof of the building or protected in a cage at ground level).

Heating to the redeveloped areas would generally be via wet underfloor heating, with wall-mounted radiators and fan convectors also used where additional heating is required.

Typical Air-Source Heat Pumps

7.4.1.7 LTHW Heating to Pool Equipment

Following on from the issue of our report and budget costs for options 1 and 2, we have subsequently been advised by the pool specialist that the heat load requirement for the existing pool equipment was circa 120kW.

To meet this requirement, the LTHW Heating boiler plant detailed in the previous section would require increasing in size accordingly. The budget costs have been increased to suit.

7.4.1.8 Natural Gas Service

A natural gas service is not required.

7.4.1.9 Ventilation to Pool Area

The Pool Area is provided with mechanical fresh air supply and extract ventilation. The air handling unit is located on a platform in the roof void of the pool. We were unable to gain access to the AHU for safety reasons.

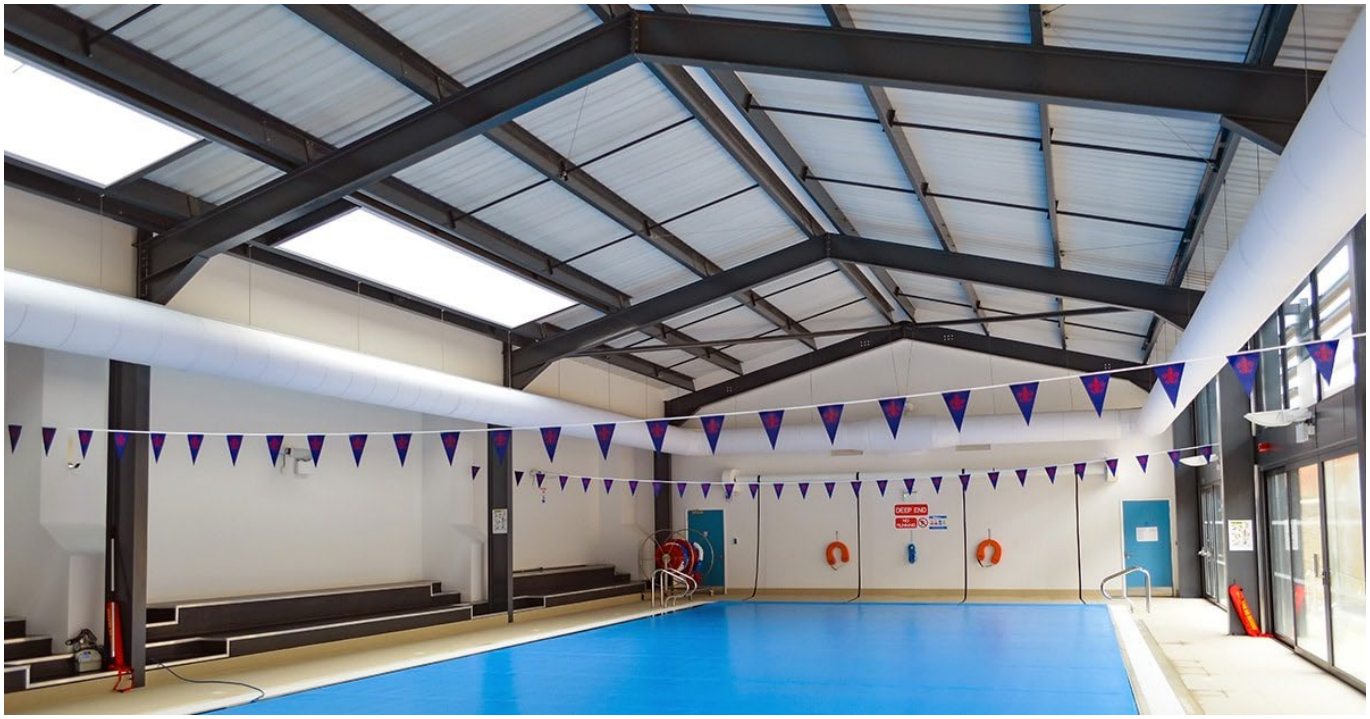
The existing system has no form of heat recovery and very basic controls, all leading to very poor energy efficiency.

Significant corrosion is evident on the panels of the AHU. The unit and ductwork have been exposed to weather since the collapse of the pool roof.

We would recommend that the ventilation system is replaced completely, regardless of what other works are proposed to be carried out.

The associated heat recovery air handling unit (AHU) would be located in the main Plantroom, with heating provided by the ASHP plant. The unit would be selected to work with a high-humidity environment.

The supply ventilation ductwork routed within the main Pool Hall would be either a textile duct or a traditional galvanised mild steel duct, routed at high level. The exact details would be confirmed at detailed design stage.



Typical Textile Ventilation Duct to Pool Hall

7.4.1.10 Local Ventilation Systems

The ancillary areas, such as the Gym, Changing Areas etc. have no effective means of ventilation and certainly don't comply with current Building Regulations.

To ensure service resilience and longevity, we would recommend that these services are replaced throughout with new.

The associated heat recovery air handling unit (AHU) would be located in the main Plantroom.

7.4.1.11 Air Conditioning

The existing Hitachi AC systems serving the Gym are not as old as the other M&E Services (say 10-15 years). It is possible that these units could be retained and re-used, subject to detailed design validation and inspection/servicing. For the purposes of budget costing, we would recommend that these are replaced with new.

We would recommend that air conditioning is also provided to the following areas, subject to detailed design confirming that these areas would overheat without AC: -

- GF Reception
- GF Café
- GF Dry Activity Space
- FF Dry Activity Space 1
- FF Dry Activity Space 2

7.4.1.12 HVAC Automatic Controls

The panel is an old electro-mechanical type, with no BEMS-type intelligent controls. Significant corrosion is evident on the enclosure metal panels. Several of the switches have had the selector knobs removed.

The HVAC control panel would require replacement with new, to meet modern demands and to ensure resilience and availability of spare parts.

7.4.2 Electrical Services

7.4.2.1 General Comments

Due to the scale and nature of the building, there have been many changes over time leading to a wide variation in age and condition of individual items of equipment and services. This report does not attempt to address each item of equipment or service on an individual basis but take the installation as a whole and makes recommendations on that premise.

7.4.2.2 Electrical Incoming Supply

The existing electrical supply will be undersized for this de-gassed solution therefore an estimated 200kVA supply with an expected main fuse size of 315A has been budgeted for, however at this stage it has been assumed that the DNO will be able to provide the site with the required capacity using an LV point of connection.

If the DNO determines upon application that there is insufficient capacity in the area at LV, then they will provide a HV point of connection where a new substation will be required at an agreed location on the site, this in turn will increase the cost of the new supply up to an estimated budget of around £100,000.00.

The new incomer shall enter the site in the new plant room at the rear of the site.

This item should be highlighted as a potential risk item.

7.4.2.3 Electrical Distribution

The new section panel shall be located in the new plant room adjacent to the new electrical supply.

The section panel shall be a 400A rated section panel with submetering, SWA XLPE submains shall be installed run above the flat ceiling in the pool area on new hot dip galvanised tray containment to feed distribution boards for:

- Mechanical services within the Boiler Plant Room.
- Mechanical Services within the Pool Plant Room.
- General lighting & Power 2 locations to be agreed.

7.4.2.4 Mechanical Power

All mechanical service wiring shall be new and wired either from the new BEMS panel or directly from the Mechanical distribution boards where the energy usage for these items of equipment can be monitored.

7.4.2.5 Small Power

All new services for sockets, switched fused connection units and the like shall be provided to serve the duties of the building.

7.4.2.6 Lighting

The lighting installation is beyond its serviceable life and should be replaced. The replacement scheme shall comprise of LED luminares with automated controls as appropriate. Due to the nature of the pool area's chlorine rich environment special chlorine resistant luminares have been proposed, these will generally be LED flood lights shone upwards to illuminate the pool using indirect lighting as per the Sport England Lighting Guide.

External building mounted lighting has been allowed for with some inground architectural uplighting for the front façade to emphasize the historic features of the building.

The carpark area will be provided with some lighting columns to help safe access around site.

7.4.2.7 Emergency Lighting

The lighting installation is beyond its serviceable life and should be replaced. A new scheme fully compliant with the current British standards and regulations will be provided.

7.4.2.8 Fire Alarm System

The existing fire alarm system is obsolete and past its economic life and shall be replaced, at this stage a L1 fully addressable system with an Aspiration system for detection within the inaccessible void above the pool has been budgeted. Prior to design a fire risk assessment should be carried out by a suitably qualified fire engineer to determine the risk and determine what level of system should be provided to manage the perceived risks.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.4.2.9 Data and Telecoms

At the time of survey, the existing system was not functional there was no existing data cabinet found during the survey, however the incoming copper telephone line was noted entering the basement via an opening within an air vent and was secured in a poor manner with minimal fixings.

Following the planned phasing out of analogue copper telephone lines a new fibre service should be brought into site with new services installed throughout to future proof the site, this shall include but not limited to:

- New Data Cabinet complete with switches, patch panels, PDU's & routers
- Wi-Fi access points.
- New Cat6A data cabling to RJ45 data outlets where required for PC's, Phones, Vending Machines. Etc
- The CCTV network video recorder shall also be placed within the new Data cabinet.

7.4.2.10 CCTV System

A new CCTV system shall be provided throughout this shall include internal CCTV services, consideration around the placement of cameras will need to be discussed during the design to avoid invasion of privacy but also to help with safeguarding procedures.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.4.2.11 Intruder Alarm System

A new Intruder alarm system shall be provided throughout to provide early warning of intruders.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.4.2.12 Lightning Protection

The building will require a new lightning protection system the installation of which will need to account for the heritage nature of the building and listed exterior.

7.4.2.13 Photovoltaics

As this option requires SBEM renewable technologies may be needed, therefore for budget purposes an allowance of £20,000.00 has been added to the costs. The minimum size of the PV array will need to be determined at design stage when the SBEM model is run as this will determine the quantity of panels required to meet the carbon emission targets any additional panels above the minimum required can be discussed at this stage also.

An application will need to be put into the DNO at design stage to inform them of the intentions and to gain approval for connecting the electrical generation equipment to their network.

7.4.2.14 Electric Vehicle Charging

The requirement for EV charging will need to be determined by the relevant stake holders and building control.

The current requirements within Part S of the building regulation state that where a site has more than 10 parking spaces then at least 1 charger must be provided, and at least 1 in every 5 remaining spaces shall be provided with access to cable routes for future EV.

In these budgets 4x 7.2kW EV chargers have been included within the proposed costs, the exact quantity, type and back-end monitoring for billing. Etc will need to be determined at design stage.

7.4.3 Pool Services

7.4.3.1 General Comments

The generally theme for this option is full strip out and removal, with the relocation of all possible plant out of the pool access tunnels and into the existing plant room at the rear of the gym, this will require the exposing of the existing services within the floor void of the gym, for the initial removal and then widening of the trenching to accommodate the additional pipework for the Heating, Suction, Inlets, & Drainage lines. Exact details will be confirmed at design stage with a civil engineer.

The relocation of this equipment will aid in the longevity of these systems through ease of maintenance and corrosion from moving from a wet environment will very little space & height to a new dry plant room with better access & lighting.

7.4.3.2 Pool Skimmers

New pool skimmers will be installed, existing pipework & equipment will be removed and disposed of by others and new installed to ensure sufficient surface water is drawn from the pool into the filtration system, and debris traps to ensure the changeover rate of the pool meets modern standards and also the Sport England Requirements.

7.4.3.3 Suctions & Inlets

Looking at the current pool inlets and suctions there will need to be additional units installed to ensure sufficient water is drained from the pool into the filtration system and also to run sufficient volumes of water through the heat exchanger unit for heating, all existing suction/inlets shall be replaced with new, all existing pipework and equipment will be removed and disposed of by others and new installed.

7.4.3.4 Filtration Equipment

A new sand type filtration system with pumps shall be installed within the existing plant room to the rear of the gym, all existing pipework & equipment will be removed and disposed of by others and new installed, on this option, the existing doorway will need to be enlarged to remove the large sand filter units from site.

7.4.3.5 Pool Chemical Dosing Equipment

The existing chemical dosing system shall be stripped out removed disposed of by others and a new cloud based automatic dosing system that can track and provide real time data on the quality of the water in regards both temperatures and chemical levels.

7.4.3.6 Pool Heating & Heat Exchanger

The heating system is designated for replacement as part of the mechanical section, the existing heating pipework including the existing HEX & pumps shall be stripped out removed disposed of by others.

A new high efficiency HEX unit & Circulation Pumps shall be installed suitably sized to accommodate for the lower flow & return temperatures and increased flow rated required when connected to the new ASHP primary plant, all linked up to a new pool equipment control panel.

An estimated pool heating demand of 120kW will be required.

7.4.3.7 Pool Evaporation Cover

A new pool cover shall be installed which will insulate the pool and reduce evaporation for when not in use and helping to reduce the pool heating costs.

7.4.3.8 Budget Costs

A budget cost of around £277,500 should be allowed at this stage to cover the above works.

7.4.4 Budget Costs

Section	Description	Total (£)
M01	PRELIMINARIES	£ 3,300
M02	STRIP OUT EXISTING REDUNDANT SERVICES	£ 6,020
M03	REPLACE INCOMING MAINS COLD WATER SERVICE	£ 8,250
M04	ABOVE GROUND DRAINAGE	£ 7,820
M05	DOMESTIC SERVICES	£ 71,629
M06	LTHW HEATING	£ 187,145
M07	NATURAL GAS SERVICE	NOT REQUIRED
M08	VENTILATION TO POOL AREA	£ 72,675
M09	LOCAL VENTILATION	£ 56,675
M10	AIR CONDITIONING	£ 44,000
M11	HVAC AUTOMATIC CONTROLS	£ 49,500
M12	TEST & COMMISSION AND O&M MANUALS	£ 12,207
	Mech Sub-Total (£):	**£ 513,471**
E01	PRELIMINARIES - ELECTRICAL SERVICES	£ 5,500
E02	NEW SUBMAINS	£ 7,260
E03	ELECTRICAL DISTRIBUTION BOARDS	£ 20,900
E04	ELECTRICAL CABLE CONTAINMENT SYSTEMS	£ 13,871
E05	GENERAL & EMERGENCY LIGHTING	£ 133,953
E06	FIRE ALARM SYSTEMS	£ 29,942
E07	SECURITY SYSTEMS	£ 37,915
E08	GENERAL POWER	£ 48,026
E09	DATA SERVICES	£ 25,234
E10	ELECTRICAL WORKS FOR MECHANICAL SERVICES	£ 8,745
E11	LIGHTNING PROTECTION	£ 9,350
E12	STRIP OUT OF EXISTING SERVICES	£ 2,200
E13	CONTINGENCY	£ 5,500
E14	NEW ELECTRICAL SUPPLY	£ 49,500
E15	PHOTOVOLTAICS	£ 22,000
E16	EV CHARGING	£ 11,000
E17	INSPECTION, TESTING & COMMISSIONING	£ 2,695
E18	HANDOVER, O&M MANUAL AND AS-INSTALLED DRAWINGS	£ 1,320
	Elec Sub-Total (£):	**£ 434,910**
	Total (£):	**£ 948,381**

All costs exclude the following: -

- Value Added Tax
- Professional fees
- Principal Contractor management fees, overhead and profit
- CDM Principal Contractor's duties
- Asbestos survey and/or mitigation works.
- Sanitary ware and IPS systems
- Sanitary ware and IPS systems
- Rainwater disposal and below ground drainage
- Firefighting services (sprinklers, smoke ventilation etc.).
- Builders work in connection.
- Premium-time working

7.5 Recommended M&E Works – Option 3

7.5.1 Mechanical Services

7.5.1.1 General Comments

This option comprises of a full replacement of the existing building complete with new foundations, services with the sympathetic retention of the front historic façade,

7.5.1.2 Incoming Natural Gas Services

To comply with the spirit of the Building Regulations, and Government policy in general, we would recommend that no new gas-fired equipment is installed. As such, we recommend that the existing gas service to the site is decommissioned and stripped out.

7.5.1.3 Incoming Mains Cold Water Service

Further investigation will be required to ascertain the capacity of the incoming mains cold water service. Since the incoming service pipe material is metallic, it is highly likely that a new incoming supply will be required to ensure long-term water quality.

7.5.1.4 Above Ground Drainage

The existing above ground drainage system would be stripped out and replaced with new throughout to suit the proposed layout.

7.5.1.5 Domestic Services

The existing hot and cold water services would be stripped out and replaced with new throughout to suit the proposed layout.

A new potable cold water storage cistern and packaged booster set would be provided to ensure adequate flow rates and pressure at all outlets.

The pool equipment would be provided with a dedicated Cat 5 packaged cold water storage cistern / booster set assembly to ensure compliance with water regulations.

Hot water would be generated by a series of unvented hot water storage calorifiers, each with twin indirect heating cold and electric immersion heaters. The hot water distribution circuit would be a flow & return type with pump.

All wash hand basins would be provided with a thermostatic mixing valve. All showers would be thermostatic types.

7.5.1.6 LTHW Heating

A new LTHW Heating system would be provided, utilising air-source heat pumps (ASHP) as the heat source. These units would be located externally, preferably in a position that's not susceptible to vandalism (on the roof of the building or protected in a cage at ground level).

A series of individual pumped circuits would be provided to serve the various heat emitters, HWS calorifiers, AHU heating coils and pool equipment.

The heating plant would be provided with all necessary equipment to allow system filling, air venting and chemical dosing.

Heating to the redeveloped areas would generally be via wet underfloor heating, with wall-mounted radiators and fan convectors also used where additional heating is required.

Typical Air-Source Heat Pumps

7.5.1.7 LTHW Heating to Pool Equipment

Following on from the issue of our report and budget costs for options 1 and 2, we have subsequently been advised by the pool specialist that the heat load requirement for the new pool equipment will be circa 165kW.

To meet this requirement, the LTHW Heating boiler plant detailed in the previous section would be increased in size accordingly.

7.5.1.8 Natural Gas Service

A natural gas service is not required.

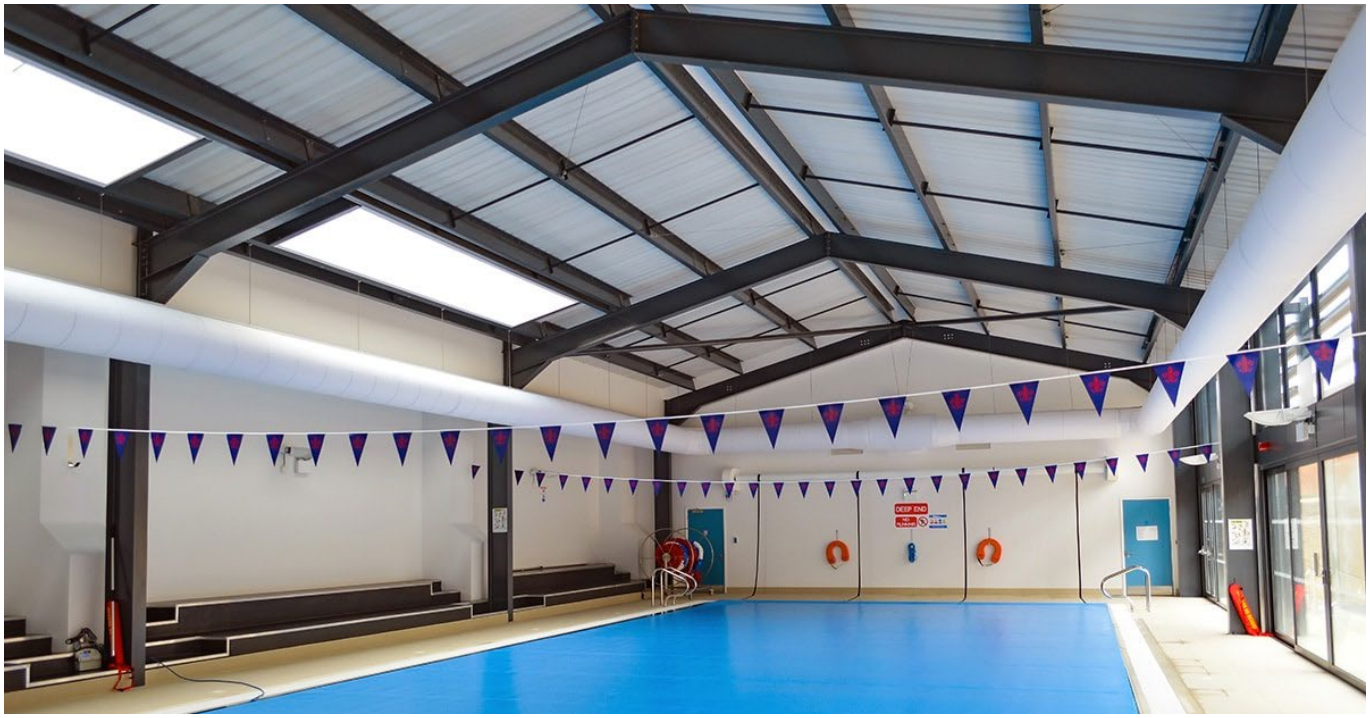
7.5.1.9 Ventilation to Pool Area

The Pool Area would be provided with a dedicated heat recovery ventilation system.

The associated air handling unit (AHU) would be located in the main Plantroom, with heating provided by the ASHP plant. The unit would incorporate a heat recovery thermal wheel and would be selected to work with a high-humidity environment.

The supply ventilation ductwork routed within the main Pool Hall would be either a textile duct or a traditional galvanised mild steel duct, routed at high level. The exact details would be confirmed at detailed design stage.

Attenuators would be fitted to ensure quiet operation.



Typical Textile Ventilation Duct to Pool Hall

7.5.1.10 Local Ventilation Systems

The ancillary areas, such as the Gym, Changing Areas etc. would be provided with heat recovery ventilation.

The associated air handling unit (AHU) would be located in the main Plantroom, with heating provided by the ASHP plant. The unit would incorporate a heat recovery thermal wheel.

Local extract ventilation would be provided to comply with current Building Regulations.

Attenuators would be fitted to all ventilation systems to ensure quiet operation.

7.5.1.11 Air Conditioning

Air conditioning would be provided to the following areas, subject to detailed design confirming that these areas would overheat without AC: -

- GF Reception / Spectators Area
- GF Café
- FF Pool Spectator Viewing gallery
- FF Activity Space 1
- FF Activity Space 2
- FF Break Out Space
- FF Gym 1
- FF Gym 2

The system would be a high-efficiency variable refrigerant flow (VRF) type, with a single outdoor unit serving all indoor units and allowing for simultaneous heating and cooling.

7.5.1.12 HVAC Automatic Controls

A new BEMS would be provided, giving automatic control and monitoring of the Mechanical Services equipment.

7.5.2 Electrical Services

7.5.2.1 General Comments

This option comprises of a full replacement of the existing building complete with new foundations, services with the sympathetic retention of the front historic façade.

7.5.2.2 Electrical Incoming Supply

The existing electrical supply will be stripped out and removed so the building can be demolished.

An estimated 231kVA supply with an expected main fuse size of 355A has been budgeted for, however at this stage it has been assumed that the DNO will be able to provide the site with the required capacity using an LV point of connection.

If the DNO determines upon application that there is insufficient capacity in the area at LV, then they will provide a HV point of connection where a new substation will be required at an agreed location on the site, this in turn will increase the cost of the new supply up to an estimated budget of around £ 100,000.00.

The new incomer shall enter the site in the new plant room at the rear of the site.

This item should be highlighted as a potential risk item.

7.5.2.3 Electrical Distribution

The new section panel shall be located in the new plant room adjacent to the new electrical supply.

The section panel shall be a 400A rated section panel with submetering, SWA XLPE submains shall be installed run above the flat ceiling in the pool area on new hot dip galvanised tray containment to feed distribution boards for:

- Mechanical services within the Boiler Plant Room.
- Mechanical Services within the Pool Plant Room.
- General lighting & Power 2 locations to be agreed.

7.5.2.4 Mechanical Power

All mechanical service wiring shall be new and wired either from the new BEMS panel or directly from the Mechanical distribution boards where the energy usage for these items of equipment can be monitored.

7.5.2.5 Small Power

All new services for sockets, switched fused connection units and the like shall be provided to serve the duties of the building.

7.5.2.6 Lighting

As the building is new a full new lighting scheme has been budget for, this shall comprise of LED luminares with automated controls as appropriate. Due to the nature of the pool area's chlorine rich environment special chlorine resistant luminares have been proposed, these will generally be LED flood lights shone upwards to illuminate the pool using indirect lighting as per the Sport England Lighting Guide.

External building mounted lighting has been allowed for with some inground architectural uplighting for the front façade to emphasize the historic features of the building.

The carpark area will be provided with some lighting columns to help safe access around site.

7.5.2.7 Emergency Lighting

A new scheme fully compliant with the current British standards and regulations will be provided.

7.5.2.8 Fire Alarm System

A new fire alarm system to an L1 standard has been proposed, this will be a fully addressable system with an Aspiration system for detection within the inaccessible voids greater than 800mm if they pose such a risk as to

require detection. Prior to design a fire risk assessment should be carried out by a suitably qualified fire engineer to determine the risk and determine what level of system should be provided to manage the perceived risks.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.5.2.9 Data and Telecoms

A new fibre service will be brought into site with new services installed throughout to future proof the site, this shall include but not limited to:

- New Data Cabinet complete with switches, patch panels, PDU's & routers
- Wi-Fi access points.
- New Cat6A data cabling to RJ45 data outlets where required for PC's, Phones, Vending Machines. Etc
- The CCTV network video recorder shall also be placed within the new Data cabinet.

7.5.2.10 CCTV System

A new CCTV system shall be provided throughout this shall include internal CCTV services, consideration around the placement of cameras will need to be discussed during the design to avoid invasion of privacy but also to help with safeguarding procedures.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.5.2.11 Intruder Alarm System

A new Intruder alarm system shall be provided throughout to provide early warning of intruders.

This shall be linked to a monitoring station; the exact strategy will need to be determined during design.

7.5.2.12 Lightning Protection

The building will require a lightning protection system.

7.5.2.13 Photovoltaics

As this option requires SBEM additional renewable technologies may be needed, therefore for budget purposes an allowance of £ 26,400.00 has been added to the costs. The minimum size of the PV array will need to be determined at design stage when the SBEM model is run as this will determine the quantity of panels required to meet the carbon emission targets any additional panels above the minimum required can be discussed at this stage also.

An application will need to be put into the DNO at design stage to inform them of the intentions and to gain approval for connecting the electrical generation equipment to their network.

7.5.2.14 Electric Vehicle Charging

The requirement for EV charging will need to be determined by the relevant stake holders and building control.

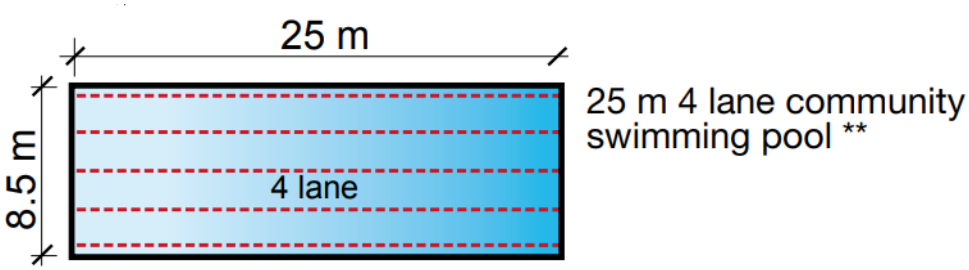
The current requirements within Part S of the building regulation state that where a site has more than 10 parking spaces then at least 1 charger must be provided, and at least 1 in every 5 remaining spaces shall be provided with access to cable routes for future EV.

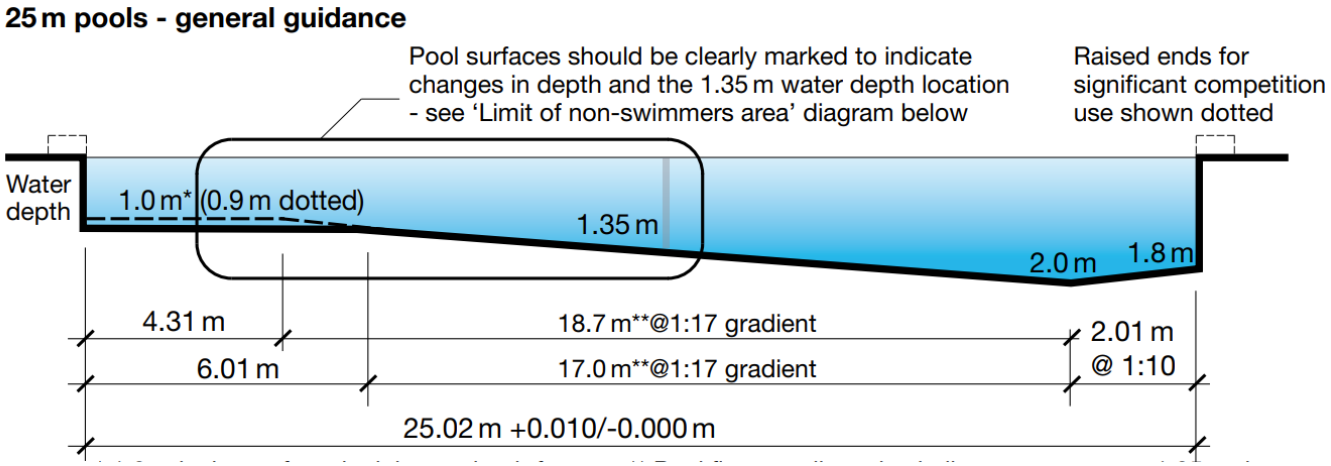
In these budgets 4x 7.2kW EV chargers have been included within the proposed costs, the exact quantity, type and back-end monitoring for billing. Etc will need to be determined at design stage.

7.5.3 Pool Services

7.5.3.1 General Comments

The high-level budget for this option is for the building of a new 25m 4 lane community swimming pool to Sport England Standards.





Within this budget is the building of the concrete swimming pool shell along with all water proofing, tiling to Sport England requirements with all lane markings inside the pool, and tiling up to the finger grip edge of the pool only, plus all services, and equipment as required to heat and filter the pool plus a pool evaporation cover.

All equipment and plant will be located within the 2-storey plant room.

The ventilation unit for the pool has been included within the mechanical services budgets.

7.5.3.2 Pool Skimmers

New pool skimmers will be installed to ensure sufficient surface water is drawn from the pool into the filtration system, and debris traps to ensure the changeover rate of the pool meets modern standards and also the Sport England Requirements.

7.5.3.3 Suctions & Inlets

New pool suctions & inlets will be installed to ensure sufficient water is drained from the pool into the new filtration system and also to run sufficient volumes of water through the heat exchanger unit for heating.

7.5.3.4 Filtration

A new sand type filtration system with pumps shall be installed within the new plant room.

7.5.3.5 Pool Chemical Dosing Equipment

A new cloud based automatic chemical dosing system that can track and provide real time data on the quality of the water in regards both temperatures and chemical levels shall be installed.

7.5.3.6 Pool Heating & Heat Exchanger

A new high efficiency HEX unit & Circulation Pumps shall be installed suitably sized to accommodate for the lower flow & return temperatures and increased flow rated required when connected to the new ASHP primary plant, all linked up to a new pool equipment control panel.

An estimated pool heating demand of 165kW will be required.

7.5.3.7 Pool Evaporation Cover

A new pool cover shall be installed which will insulate the pool and reduce evaporation for when not in use and helping to reduce the pool heating costs.

7.5.3.8 Under Water Lighting

New under water lighting shall be installed as required, this shall be determined at design stage.

7.5.3.9 Pool Shell

A new concrete pool shell to the Sport England 25m 4-lane standard shall be built, rendered and waterproofed.

7.5.3.10 Pool Tiling & Lane Marking

The pool shall be tilled internally and the pool top 100mm back from the pool edge will all line marking to the Sport England Standard.

7.5.3.11 Budget Costs

A budget cost of around £277,500 should be allowed at this stage to cover the mechanical services serving the pool.

A budget cost of around £500,000 should be allowed at this stage to cover the building of the pool.

7.5.4 Budget Costs

Section	Description	Total (£)
M01	PRELIMINARIES	£ 3,300
M02	STRIP OUT EXISTING REDUNDANT SERVICES	£ 6,020
M03	REPLACE INCOMING MAINS COLD WATER SERVICE	£ 8,250
M04	ABOVE GROUND DRAINAGE	£ 7,820
M05	DOMESTIC SERVICES	£ 71,629
M06	LTHW HEATING	£ 198,645
M07	NATURAL GAS SERVICE	NOT REQUIRED
M08	VENTILATION TO POOL AREA	£ 72,675
M09	LOCAL VENTILATION	£ 71,325
M10	AIR CONDITIONING	£ 66,000
M11	HVAC AUTOMATIC CONTROLS	£ 49,500
M12	TEST & COMMISSION AND O&M MANUALS	£ 12,207
	Mech Sub-Total (£):	**£ 567,371**

E01	PRELIMINARIES - ELECTRICAL SERVICES	£ 5,500
E02	NEW SUBMAINS	£ 7,260
E03	ELECTRICAL DISTRIBUTION BOARDS	£ 20,900
E04	ELECTRICAL CABLE CONTAINMENT SYSTEMS	£ 16,225
E05	GENERAL & EMERGENCY LIGHTING	£ 155,507
E06	FIRE ALARM SYSTEMS	£ 29,744
E07	SECURITY SYSTEMS	£ 37,915
E08	GENERAL POWER	£ 52,591
E09	DATA SERVICES	£ 26,543
E10	ELECTRICAL WORKS FOR MECHANICAL SERVICES	£ 10,945
E11	LIGHTNING PROTECTION	£ 9,350
E12	STRIP OUT OF EXISTING SERVICES	£ 1,500
E13	CONTINGENCY	£ 5,500
E14	NEW ELECTRICAL SUPPLY	£ 54,450
E15	PHOTOVOLTAICS	£ 26,400
E16	EV CHARGING	£ 11,000
E17	INSPECTION, TESTING & COMMISSIONING	£ 2,695
E18	HANDOVER, O&M MANUAL AND AS-INSTALLED DRAWINGS	£ 1,320
	Elec Sub-Total (£):	**£ 475,345**

Total (£):	**£ 1,042,715**

All costs exclude the following: -

- Value Added Tax
- Professional fees
- Principal Contractor management fees, overhead and profit
- CDM Principal Contractor's duties
- Asbestos survey and/or mitigation works.
- Sanitary ware and IPS systems
- Sanitary ware and IPS systems
- Rainwater disposal and below ground drainage
- Firefighting services (sprinklers, smoke ventilation etc.).
- Builders work in connection.
- Premium-time working

8 Estimated Services Running Costs & Emissions

Assumed Operating Hours:

Gym, Swimming Pool & Ancillary Areas - 12 hours a day 7 days a week.

Café – 4 hours a day 7 days a week.

Mechanical Services

The mechanical services running costs have been estimated using high level global heat losses using the anticipated building fabric efficiencies for each option whilst considering degree days to give more accurate operating hours.

Hot water demand is based on relevant UpToDate CIBSE guidance.

Pool running costs have been based on energy input demand estimation provided by the specialist.

Electrical Services

The building has been subdivided into each categorised areas and w/m2 values used taken from the most recent edition of the BISRIA BG86 Guidance.

Where the options have PV proposed the UK average maximum value of 207kWh per annum per m2 of array has been used.

The electricity usage for EV charging has been omitted as it is assumed this will be cost neutral as any electric used will be chargeable to the user, as such is cost neutral to the building operator.

Note:

All costs do not account for market fluctuation. The costs do not account for standing charges as these will be negligible in relation to the overall demand.

The cost per unit rate along with CO2 conversion factors used are as per the table below:

INPUT DATA	
CO2 CONVERSION FOR GAS	**0.18362**
COST FOR GAS	**£0.06**
CO2 CONVERSION FOR ELEC	**0.19338**
COST FOR ELEC	**£0.20**

All Energy units unless stated are kWh.

	OPTION 1	OPTION 2	OPTION 3
SPACE HEATING			
HEAT LOSS	207.70	115.70	127.81
RUNNING HOURS	2,000.00	1,800.00	1,800.00
ANNUAL ENERGY OUTPUT	415,394	208,264	230,049
SEASONAL EFFICIENCY	0.85	2.50	2.50
HEATING ANNUAL ENERGY INPUT	488,699	83,305	92,020
FUEL TYPE	Gas	Electric	Electric

POOL SERVICES			
HEAT REQUIREMENT	120.00	120.00	160.00
RUNNING HOURS	730.00	730.00	730.00
ANNUAL ENERGY OUTPUT	87,600	87,600	116,800
SEASONAL EFFICIENCY	0.85	2.50	2.50
HEATING ANNUAL ENERGY INPUT	103,059	35,040	46,720
FUEL TYPE	Gas	Electric	Electric

AIR CONDITIONING			
FLOOR AREA	120.00	414.00	644.00
COOLING LOAD	15.00	51.75	80.50
RUNNING HOURS	1,000.00	1,000.00	1,000.00
ANNUAL ENERGY OUTPUT	15,000	51,750	80,500
SEASONAL EFFICIENCY	3.00	2.50	2.50
COOLING ANNUAL ENERGY INPUT	5,000	20,700	32,200
FUEL TYPE	Electric	Electric	Electric

HOT WATER GENERATION			
HWS CONSUMPTION (LITRES/DAY)	2,000	2,000	2,000
NO. OF DAYS PER YEAR	365.25	365.25	365.25
HWS STORAGE (LITRES)	1,500.00	1,500.00	1,500.00
HWS PIPEWORK HEAT LOSSES	2.5%	2.5%	2.5%
HWS GENERATION PLANT SEASONAL EFFICIENCY	95.0%	95.0%	95.0%
HWS STORAGE HEAT LOSSES (KWH/DAY)	4.13	4.13	4.13
DAILY ENERGY INPUT (KWH)	4.34	4.34	4.34
ANNUAL ENERGY REQUIREMENT	1,586	1,586	1,586
SEASONAL EFFICIENCY	0.85	2.50	2.50
HWS ENERGY INPUT	1,866	635	635
FUEL TYPE	Gas	Electric	Electric

GAS SERVICE LOADS			
GAS TOTAL ENERGY INPUT	593,624		
CO2 EMISSION	109.001	0.000	0.000
ANNUAL COST GAS	£35,618.00	£0.00	£0.00

ELECTRIC SERVICE LOADS			
ELECTRIC TOTAL ENERGY INPUT	5,000	139,680	171,574
CO2 EMISSION	0.967	27.011	33.179
ANNUAL COST ELEC	£1,000.00	£27,937.00	£34,315.00

ANNUAL ENERGY - MECHANICAL SERVICES			
TOTAL ANNUAL ENERGY INPUT	598,624	139,680	171,574
TOTAL ANNUAL CO2 EMISSION	109.968	27.011	33.179
TOTAL ANNUAL ENERGY COST	£36,618.00	£27,937.00	£34,315.00

ANNUAL ENERGY - GENERAL LIGHTING & POWER			
CAFE &4HRS/D OTHER AREAS 12HRS/D			
TOTAL ANNUAL ENERGY INPUT	125,381	109,080	129,321
TOTAL GENERATED FROM PV	0	-34,983	-43,470
TOTAL ANNUAL CO2 EMISSION	24.246	21.094	25.008
TOTAL ANNUAL ENERGY COST	£25,076.20	£21,816.00	£25,864.20

ANNUAL ENERGY - TOTAL COST			
TOTAL ANNUAL ENERGY INPUT	**724,005**	**248,760**	**300,895**
TOTAL ANNUAL CO2 EMISSION	**134.214**	**48.105**	**58.187**
TOTAL ANNUAL ENERGY COST	**£61,694.20**	**£49,753.00**	**£60,179.20**