

Item

## **JESUS GREEN LIDO - INVESTMENT PLAN**

**To:**

Councillor Anna Smith, Executive Councillor for Communities

Environment & Community Scrutiny Committee 03/10/2019

**Report by:** Ian Ross, Sport & Recreation Manager

**Wards affected:** All

### **Non Key Decision**

#### **1. Executive Summary**

A range of investigatory work is being undertaken at the Jesus Green Lido to consider current issues, future requirements and options to achieve these. This includes investigative work and structural assessment of the current buildings and pool tank along with potential investments required to maintain them for either their continued use or provide replacement facilities.

#### **2. Recommendations**

The Executive Councillor is recommended to:

- 2.1 Approve the phased approach outlined in this report to implement short term and consider longer term improvements to Jesus Green Lido.
- 2.2 To approve, subject to business case approval, the use of all remaining S106 developer contributions collected under the 'swimming pool' contribution type for eligible improvements at Jesus Green Lido proposed in this report. This includes unallocated swimming pool S106 contributions already received and those received in future.

- 2.3 To de-allocate £250,000 of generic S106 contributions from the Jesus Green Rouse Ball Pavilion project, so that these funds can, instead, be made available for other projects to mitigate the impact of development in Cambridge (that is, £125,000 back to community facilities S106 funds and £125,000 back to outdoor sports S106 funds).

### **3. Background**

- 3.1 In 2016 local swimming provision was mapped in line with the Sport England Facilities model as part of the Indoor Sport Strategy [ISS]. A sub-strategy for swimming pool investment was approved at Committee in June 2018. The ISS modeling shows that the city's pools are nearing capacity and that additional water space is required to provide for the needs of the city and surrounding areas to keep up with growth to 2032. The modeling does not include pools such as Jesus Green Lido as the pool is not of a standard size, is unheated, and is only open on a seasonal basis.

#### ***S106 Developer Contributions***

- 3.2 In accordance with its planning policy, the Council collects S106 developer contributions to help mitigate the impact of development in Cambridge in order to provide new facilities or improve existing ones. This funding has to be used for the purposes (and contribution type) for which it was secured and cannot be used for repairs, maintenance or like-for-like replacements.
- 3.3 Two sets of S106 funds that are particularly pertinent in this case.
- a. The Council has agreed swimming pool S106 contributions from the major growth sites (e.g., the Southern Fringe and North West Cambridge). To date just, around £517,000 of these funds have been received, of which £230,000 has been allocated to improvements to the pool hall and features at Abbey Pool. This leaves available £287,000 of S106 funds under the 'swimming pool' contribution type.
  - b. In 2013, the Council allocated £250,000 of generic, off-site S106 contributions (half each from the 'community facilities' and 'outdoor

sports' contribution types) for improvements to Rouse Ball Pavilion. In June 2016, the (then) Executive Councillor for Communities agreed to refocus this £250,000 on proposals to develop new pavilion facilities within or next to Jesus Green Pool. The Council has refreshed the particular contributions allocated to this project, so that there are no immediate time limit issues. Even so, officers would advise against keeping contributions allocated to long-standing projects which are unlikely to move forward within two years.

#### **4. Investment Plan**

- 4.1 The Jesus Green Lido was constructed in 1923 and so is not far off its centenary year. The range of facilities supporting the pool offer a very basic provision and much of this needs repair, replacement or upgrading. The pool infrastructure is also in need of investment in order to retain operational functionality. A two phased programme of improvements and investments over the coming years are proposed to address these points:

**Phase one** - Invest S106 swimming funds into operational improvements to the pool tank and improvements to user facilities. Replace the plant room.

**Phase two** – Liaise with stakeholders to identify possible options and additional investment to improve the facility as part of the new leisure contract from October 2023 onwards. Any proposals would require both elected member and if necessary, planning approval.

Details on the areas of investment in phase one are as follows:

##### ***The Pool Plant Room***

- 4.2 This building is in a poor condition as it has suffered from ground movement causing the foundations to split. It is currently supported both internally and externally with structural scaffolding to ensure that the gable walls do not move further.

- 4.3 As the current structure cannot be repaired, a new building will be required. Options for replacement are as follows:
- a) The plant room remains in place for a further season whilst more detailed works are carried on the pool tank and pool plant required, and a new plant room would then be constructed either in the same place or at a new location linked to the requirements of the pool tank works. This option will depend upon feasibility works which are on-going for the pool tank and may require a new build in a different location, but it would be a permanent solution housing all new plant and equipment.
  - b) If considerable movement is detected during the closed season from October 2019 onwards, and the plant room has to be taken down for health and safety reasons, a replacement plan would be put into operation. This would require a temporary drop in filtration plant and structure to be bought in and would be located on the patio area next to the existing plantroom and connected into the existing pool pipework and services. This would ensure that the pool is operational for the 2020 season, and the old plantroom would then be demolished.
- 4.4 A capital budget bid for £140,000 is being made as part of the replacement works, as the new building is deemed to be a repairs and renewals requirement, and not eligible for S106 funding.
- 4.5 If the plantroom does fail over the winter, a contingency sum may be required to bring in a temporary filtration system for the coming season and demolition of the failed structure. These works can be funded from existing leisure management revenue budgets spread over the next two years.

### ***The Pool Tank***

- 4.6 The pool tank is a solid concrete structure built in 1923, measuring 100 yards long and 16 yards wide (91mx14m). It is 1.0m shallow at each end, sloping to 2.5m deep in the middle. The gradient is quite pronounced meaning that, within 15m of each end, most swimmers are

out of their depth. As such, younger, weaker and non-swimmers congregate in the first 10m of each end of the pool.

- 4.7 The pool tank has had annual repairs to address frost damage endured over the winter months. Works to seal floor joints, install new flexible floor sealing bands, refresh paintwork, maintain pool flow and return pipework are undertaken each season; however, the tank loses water and has to be regularly topped up.
- 4.8 It is proposed that works are now undertaken to create a new pool tank, to address the years of wear and tear on the current concrete structure, ensure water tightness and to install thermal linings to the pool floor and walls. This latter feature would enable the pool to naturally warm up more quickly and retain heat for longer. This would particularly be of benefit to swimmers who are susceptible to cold water due to age, mobility and swimming ability and enable them to use the pool for longer. Examples of such insulation can be seen at <http://www.thermapool.co.uk/>. It should be noted that water temperatures at the lido do not (and would not be expected to) reach levels associated with indoor pools.
- 4.9 It would also be beneficial to consider changing the surface water drains to a deck level system, such as at Parkside Pools. This would enable the many leaves that currently fall into the pool to be directed and retrieved into surface level drains.
- 4.10 This would improve swimming experience, water quality as well as reduce debris within the pool tank and filter systems. It would also reduce the time and resource currently required to physically lift the leaves by net out of the pool.
- 4.11 The works would take approximately ten months. Building works for the plantroom cannot be committed to until full structural calculations and designs are available and planning approval awarded. This means the earliest work could start is September 2020, with opening programmed for May 2021. The timetable would be reliant upon amenable winter

weather conditions and ground water levels to enable completion of construction works.

- 4.12 An initial set of core samples and ground excavations will be taken at the end of the season in October 2019 and all the designs, costings and procurements would be carried out between September 2019 and September 2020. This would allow construction works on the final costed and designed plans to start in September 2020 and to conclude in May 2021.

### ***Other works***

- 4.13 Subject to sufficient s106 funding, other smaller scale improvements will be carried out over the current closed season. This will include:
- Updates to the women's toilets and shower area
  - Updates to the men's toilets and shower area
  - Improved floor drains in the changing rooms outside of the women's toilet blocks
  - Improved accessibility and privacy to some of the wooden changing rooms
  - Consideration of pool cover options
- 4.14 The new pool tank should enable thermal gain in the pool water earlier in the season and better retention throughout the season meaning there is a better business case for a longer opening season. This has already been requested by some users and some members of the Friends of Jesus Green Lido group, alongside requests for more early morning sessions.
- 4.15 A consultation exercise will be undertaken in the close season to generate feedback on a range of issues such as:
- a) Options for adjusting the pool profile (depths)
  - b) Extended hours of opening for earlier morning sessions, later evening sessions and the length of the season. It should be noted that changes to the leisure contract in this respect may incur extra cost.

- c) Options for refreshed timetable and programming of pool activities to include lane swimming, general swim sessions and featured activity sessions during the season.

## **PHASE TWO**

### **NEW CONTRACT: OCTOBER 2023 ONWARDS**

- 4.16 The second phase will involve stakeholders in considering designs for combined facilities at the pool which would serve the pool, the park and the local neighbourhood. This could include improved entrance, changing and toilet facilities, community space and a café.
- 4.17 External funding options will be investigated including Sport England and/or Heritage Lottery funding, and other external private or capital investors.
- 4.18 The Council will consider options for improvement and investment as part of the approach to developing a specification for the next leisure management contract which will start in 2023.
- 4.19 Although the aspiration for more park and community facilities at the pool remains, as delivery would not be until 2024 and beyond, it is recommended that the S106 funding currently allocated to the project is de-allocated and made available for other projects.
- 4.20 Separate from the Jesus Green Lido works, the Assets Team in Streets and Open Spaces will be responsible for considering future use and options of the Rouse Ball Pavilion.

## **5. Implications**

- 5.1 **Financial implications:** Funding of up to £45,000 for consultations and investigation works at Jesus Green Lido was approved at this Committee in June 2018 and this is supporting the current work.
- 5.2 S106 contributions can only be spent once they are received. Although recommendation 2.2 seeks the allocation of all remaining swimming

pool S106 contributions to eligible works at Jesus Green Lido, they will only be allocated to the project once they are received. Currently, £287,000 is available.

- 5.3 Of the £250,000 community facilities and outdoor sports S106 contributions currently allocated to the Jesus Green Pavilion improvement project, the first reach their time limits in 2023. Deallocating the £250,000 from that project now will help to make sure that there is sufficient time for alternative projects to be found and for the S106 funding to be used in a timely manner.
- 5.4 **Staffing implications:** None.
- 5.5 **Equality and Poverty implications:** The type of proposed improvements to the pool will increase accessibility, particularly for weaker or less mobile swimmers. There is no EQIA at present as the work is at investigatory stage. A full EQIA will be undertaken as the proposals evolve.
- 5.6 **Environmental implications:** Environmental and energy use issues/solutions are an important aspect of the investigatory works. Proposals will include environmental impact surveys and energy efficiency studies as part of the new pool plant works.
- 5.7 **Procurement implications:** None at this stage.
- 5.8 **Community Safety implications:** Community safety, health and safety and safeguarding considerations will be incorporated into designs for any new public buildings.

## 6. Consultation and communication considerations

Consultation on any future designs will be undertaken with a range of stakeholders including users, Friends of Jesus Green Pool, Jesus Green Association, GLL, internal departments in the Council and the wider public.

**7. Background papers - none**

**8. Appendices - none**

**9. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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