

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

CABINET

30th November 2022

**Joint Report of Andrew Thomas Director of Education,
Leisure and Lifelong Learning and**

Nicola Pearce Director of Environment and Regeneration.

Matter for: Decision

Wards Affected: Pontardawe, Alltwen, Rhos, Trebanos.

Pontardawe Swimming Pool - emergency works funding.

1. Purpose of the Report

The purpose of this report is to seek approval for the allocation of funds for emergency works to be carried out at Pontardawe Swimming Pool.

2. Executive Summary

The Council commissioned ARUP to carry out a building review of Pontardawe' Swimming School.

The report is appended as Appendix 1, however it has highlighted that there is deterioration of the structural concrete in columns, pool tank walls, concrete soffits and external concrete walls since previous inspections to the Learner Pool and Spectator Stand.

Accordingly, a decision was taken, jointly with Celtic Leisure Limited on the 28th November 2022, to temporarily close Pontardawe Swimming Pool with effect from Wednesday 30th November 2022, based on the advice contained within the attached report, to enable repair work to be undertaken.

It is envisaged the pool will re-open at the end of January 2023.

It is estimated (subject to a detailed working programme being prepared by the proposed contractor) that the costs of repair will be as follows:

- * Initial cost of installing props and bracing - Circa £20k to £25k
- * Ongoing hire cost for props and bracing - Circa £3k to £4k per month
- * Ongoing survey cost of £5k every six months to check structure and propping for no more than 2 years.

There will also be an additional cost for removal at the end of the hire period.

3. Background

In July 2022, the Council appointed ARUP to carry out a review of Pontardawe Swimming Pool building services and the exposed reinforced concrete structure and to provide advice on the available options for repair and refurbishment with a particular focus on the future longevity of the structural frame. It was not possible to survey the area around the training pool during the visit due to it being a confined space requiring specialist training and equipment. It was therefore recommended that a specialist company be appointed to inspect this area. The survey was subsequently undertaken in November 2022.

If the Council wishes the facility to continue to operate, immediate action will be required, with a propping scheme developed and installed by a temporary works specialist. It is likely that the following will be required to extend the life by up to two years:

- Vertical propping to beams and slabs around the perimeter of the training pool
- Propping to external retaining walls around training pool
- Vertical and horizontal propping to columns below spectator seating adjacent to main pool
- Inspection of both pool structures by suitably qualified personnel at 6-month intervals to identify any significant deterioration or modifications required to the temporary supports.

Immediately, a decision has been taken, jointly with Celtic Leisure Limited on the 28th November 2022, to temporarily close Pontardawe Swimming Pool with effect from Wednesday 30th November 2022, based on the advice contained within the attached report on health and safety grounds. Subject to Members approval of funding to enable repair work to be undertaken, it is envisaged the pool will re-open at the end of January 2023.

It is estimated (subject to a detailed working programme being prepared by the proposed contractor) that the costs of repair will be as follows:

- * Initial cost of installing props and bracing - Circa £20k to £25k
- * Ongoing hire cost for props and bracing - Circa £3k to £4k per month
- * Ongoing survey cost of £5k every six months to check structure and propping for no more than 2 years.

There will also be an additional cost for removal at the end of the hire period.

4. Financial Impact

The initial cost of this proposal will be funded from the Council's general reserve balance. The ongoing monitoring costs will be funded through the Education, Leisure and Lifelong learning revenue budget.

6. Integrated Impact Assessment

A first stage impact assessment has been undertaken and is appended as (Appendix 2) to assist the Council in discharging its legislative duties (under the Equality Act 2010, the Welsh Language Standards (No.1) Regulations 2015, the Well-being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016.

The first stage assessment has indicated that a more in-depth assessment is not required.

7. Valleys Communities Impacts

There will be a negative impact with the temporary closure of Pontardawe Swimming Pool. However, this is only intended to be temporary with the facility reopening at the end of January 2023. Celtic Leisure will embark on a campaign to notify individuals of alternative facilities that will be available.

8. Workforce Impacts

There are no council workforce impacts associated with this report. Celtic Leisure staff will be temporarily transferred to other leisure sites during the closure.

9. Legal Impacts

The responsibility for maintenance of the pool structures is set out in the lease between the Council and Celtic Leisure Ltd dated 14th April 2016 and the Monitoring Officer advises that the decision to address the health and safety matters analysed in the ARUP report is a matter for determination between the Council and Celtic Leisure Ltd jointly in order that statutory duties under the Health and Safety Act etc.1974 may be fulfilled. These matters are delegated to officers under the Council's Constitution.

Responsibility for meeting the costs of the works detailed in the report fall to the Council under the terms of the aforesaid lease. The authority to fund such works is the responsibility of the Council's Executive.

10. Risk Management

Without the pool being temporarily closed there is an unacceptable risk to the health and safety of pool users and the Celtic Leisure workforce. Without investment to enable the recommended works to be carried out, Pontardawe Swimming Pool will be permanently closed.

11. Consultation

There is no requirement under the Constitution for external consultation on this item. Detailed discussion has taken place with Celtic Leisure Limited.

12. Recommendations

It is recommended, that having due regard to the integrated impact assessment that funds as detailed in this report be allocated to undertake repair work at Pontardawe Swimming Pool.

13. Reasons for Proposed Decision

Without the works being carried out, Pontardawe Swimming Pool will be permanently closed.

13. Implementation of Decision

The decision is proposed for implementation immediately with the consent of the Chair of the Cabinet Scrutiny Committee.

14. Appendices

Appendix 1 ARUP Report.

Appendix 2. First stage Integrated Impact Assessment

15. List Background Papers

None.

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