

DECISION-MAKER:	CABINET COUNCIL		
SUBJECT:	*OAKLANDS SWIMMING POOL		
DATE OF DECISION:	16 JULY 2013 17 JULY 2013		
REPORT OF:	LEADER OF THE COUNCIL		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY

None.

BRIEF SUMMARY

Following the closure of Oaklands swimming pool, there has been significant support for the pool to be reopened. In order to provide a medium term life span for the building a capital investment is required. Work is ongoing with a community group to establish a viable operator, but other options will be explored if this is not a feasible way forward.

RECOMMENDATIONS:

CABINET

- (i) Approve, in accordance with Financial Procedure Rules, capital expenditure of £18,000 in 2013/14 from the Economic Development and Leisure Capital programme for refurbishment works at Oaklands swimming pool to undertake a detailed feasibility study, subject to approval by Council of the addition of the scheme to the Capital Programme on 17 July 2013.
- (ii) That work to progress the feasibility and business plan development is progressed.
- (iii) Delegate authority to the Head of Legal, HR and Democratic Services, after consultation with the Head of Leisure and Culture, to formalise the arrangement to reopen and operate Oaklands Pool by the preferred community group using whichever form of agreement deemed most appropriate in the circumstances.

COUNCIL

- (i) To add, in accordance with Financial Procedure Rules, a sum of £1,258,000 to the Economic Development and Leisure Capital programme for refurbishment works at Oaklands swimming pool. Initially this will be phased £200,000 in 2013/14, £848,000 in 2014/15 and £210,000 in 2015/16, although this may be subject to change on completion of the detailed feasibility study

REASONS FOR REPORT RECOMMENDATIONS

1. To enable the refurbishment of Oaklands pool in order for it to provide a reliable service to residents,

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. Not to refurbish the pool – this would not meet community aspirations
3. Open at minimal cost – there would be no guarantee that repairs will last, with the consequent high risk of ongoing business interruption, and subsequent loss of trade and viability for any new service provider.

DETAIL (Including consultation carried out)

4. Oaklands Swimming Pool closed in May 2012, following ongoing leaks in the pool. Subsequently significant local community support for reopening the pool has been voiced.
5. An approach has been received from a local community group to operate the pool. The group includes individuals with some experience in the operation of swimming pools and links to the local community. The initial business plan submitted needs further work to provide the necessary assurances that the operation would be robust and viable in the long term. Officers and consultants will continue to work with the community group to refine the business plan.
6. Working with the community group is the preferred mechanism to delivering the service, and could be achieved by the award of a service concession through a Cabinet report. Should the initial business planning work fail to deliver sufficient reassurances, the opportunity to operate the pool will be widened. The appointment of the community group as an operator, or alternative operator, will be the subject of a separate cabinet report once the business plan and feasibility work has been completed
7. It is proposed to ensure the pool is in good state of repair and fit for purpose for the medium to long term to afford any new operator the best opportunity to deliver a high quality service and a viable operation. Capita has assessed the costs of providing a 15 year life expectancy for the pool and building. Whilst it will not result in a pool that will look wholly new internally, it will be efficient and functional for the period. The works would include a full mechanical and electrical upgrade (especially to the elderly plant room) and roof repair. The provision of shared car park provision with other community uses anticipated on the old school site is also included.

8. Capita has proposed a programme which delivers the building ready for occupation in a period of some 23 months from instruction. This timescale allows for detailed feasibility work in advance of final design and procurement of the works. This detailed feasibility is required to finalise costs and is anticipated to take 3 months, the tender and design works a further 8 months, with works in site estimated at 12 months.
9. The conclusion of the feasibility works will provide greater clarity on capital costs and programme and together with the outcome of the business plan review will enable a detailed decision to be made by Cabinet later this year.

RESOURCE IMPLICATIONS

Capital

10. A detailed feasibility study will be commissioned to finalise the capital cost and phasing of the refurbishment works to enable the re-opening of the pool.
11. It is proposed that funding for the project will be from Council resources. A capital receipt will be generated from the sale of the Oakland's School site and whilst we do not earmark specific receipts to ensure flexible funding of the capital programme, this receipt will contribute to the overall resources available to fund the Capital Programme.

Revenue

12. The ongoing revenue costs associated with maintaining the site are currently being covered within existing property management budgets. However, these costs will continue to create a pressure on these budgets in 2013/14 and future years until the capital works commence and the pool is able to re-open. Approval to add the scheme and then progress work is therefore critical to minimise the impact of these costs during the transition period.

Property/Other

13. Property issues are covered elsewhere in this report

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

14. The Section 1 Localism Act 2011, empowers a Council to do anything that a private individual may do provided that it is not prohibited by any pre or post commencement limitations.

Other Legal Implications:

15. Not applicable.

POLICY FRAMEWORK IMPLICATIONS

16. The proposals are commensurate with the Policy Framework

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	Specifically Coxford, but users of the pool could come from many other parts of the City
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SUPPORTING DOCUMENTATION

Appendices

1.	None.
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Documents In Members' Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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