

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

CABINET

23rd SEPTEMBER 2014

UPDATE REPORT (OPTION IDENTIFICATION) – HAWTHORN SWIMMING POOL

REPORT OF THE GROUP DIRECTOR CORPORATE SERVICES

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1.0 PURPOSE OF REPORT

- 1.1 The purpose of the report is to provide Cabinet with a position statement and a list of options to consider following the structural survey undertaken at Hawthorn Swimming Pool.

2.0 RECOMMENDATION

It is recommended that Cabinet:

- I. Note the outcome of the structural survey of the Pool Hall roof.
- II. Instruct appropriate officers to initiate discussions with Hawthorn School immediately on the possible transfer of the facility, potentially allowing both school and wider community use.
- III. Receive a further report on the outcomes of the discussion with Hawthorn School and subject to this, finalise the preferred option in terms of repair or demolition of the facility.

3.0 BACKGROUND

- 3.1 Further to the Cabinet report of the Group Director Corporate Services dated 31st July 2014, it was agreed that Cabinet would be presented a further report of options following the outcome of a structural survey of the Pool Hall roof.
- 3.2 Appendix 1 provides a plan of the building illustrating the areas that comprise the report, i.e. the Pool Hall, Pool Changing Rooms, External School Changing Rooms, Youth Centre and Boiler house.

4.0 STRUCTURAL SURVEY

- 4.1 A structural survey of the Pool Hall roof was undertaken upon removal of the ceiling which provided unrestricted access to the ceiling void.
- 4.2 The roof structure comprises both steel supports and cross members, together with timber joists to the underside of the roof covering. The survey revealed a number of issues that have contributed to the deformation of the roof structure. These included:-
- Excessive corrosion in parts of the steel structure.
 - Damage to the timber roof deck and the roof covering which has resulted in it reaching the end of its life expectancy and presents the potential for further water ingress.
- 4.3 Appendix 2 provides photographic examples of the level of deterioration of the roof structural components, which requires urgent action.

5.0 OPTION IDENTIFICATION

- 5.1 As a result of the structural report findings and the need to take urgent action, an initial list of five options to address issues found have been identified below:

Option 1 – Repairs to Pool Hall Roof only

5.1.1 Description of works

- This option focuses on addressing the structural roof issue over the Pool Hall only. The work includes removal of the existing roof covering, associated timber decking, the timber roof trusses together with high level pool hall glazing and adjacent concrete wall panels.
- To facilitate the work it will be necessary to remove and set aside the pool air handling plant from roof for reuse. There will also be a requirement to remove all mechanical and electrical services from the roof void.
- The replacement roof will comprise a new lightweight roof structure consisting of metal profiled insulated roof, double glazed high level windows and insulated composite vertical cladding to replace existing concrete panels.
- There will be a requirement to address some elements of 'building finish', such as decoration of the Pool Hall walls and 'electrical and mechanical engineering equipment', i.e. fire alarm system, pool side safety alarm system and public address system, heating and ventilation system and the pool filtration system.

5.2 Option 2 – Repairs to Pool Hall Roof and remainder of Pool Building

5.2.1 Description of works

- This option includes the works as described in 5.1.1 and encompasses a wider range of associated building and engineering services elements which addresses backlog maintenance issues associated with the Pool Hall Showers and Changing Rooms, Entrance Foyer and Reception together with the School External Showers and Changing Rooms.
- The areas identified under this option have not benefited from any major investment in a number of years.

5.3 Option 3 – Repairs to the Pool Hall Roof and remainder of ‘whole’ building (Pool and associated Changing facilities, School External Changing Rooms and adjoining Youth Centre)

5.3.1 Description of works

- This option includes the works as described in 5.2.1 but also encompasses a wider range of associated building and engineering services elements which addresses backlog maintenance issues associated with the entire building block, i.e. Pool Hall Showers and Changing Rooms, Entrance Foyer and Reception, School External Showers and Changing Rooms and Youth Centre facility.
- The areas identified under this option have not benefited from any major investment in a number of years.

5.4 Option 4 – Demolition of the Swimming Pool Building only. Reinstate external surface with tarmac, make good exposed elevation of Youth Centre building and provision of external changing rooms

5.4.1 Description of work

- This option is for demolition of the existing Swimming Pool building including the filling in of the pool shell and tarmac finish to the area.
- As a consequence of demolition the existing dividing wall between the Pool and the Youth Wing will become an external wall requiring works to ensure compliance with current Building Regulations and have an acceptable aesthetic appearance.
- The existing School Changing rooms currently forming part of the building would also be demolished. This option includes the provision of new purpose made Changing Rooms.

5.5 Option 5 – Demolish the Swimming Pool Building and Part of the Youth Centre and incorporate School External Changing Rooms into Youth Centre and retain Boiler House

5.5.1 Description of works

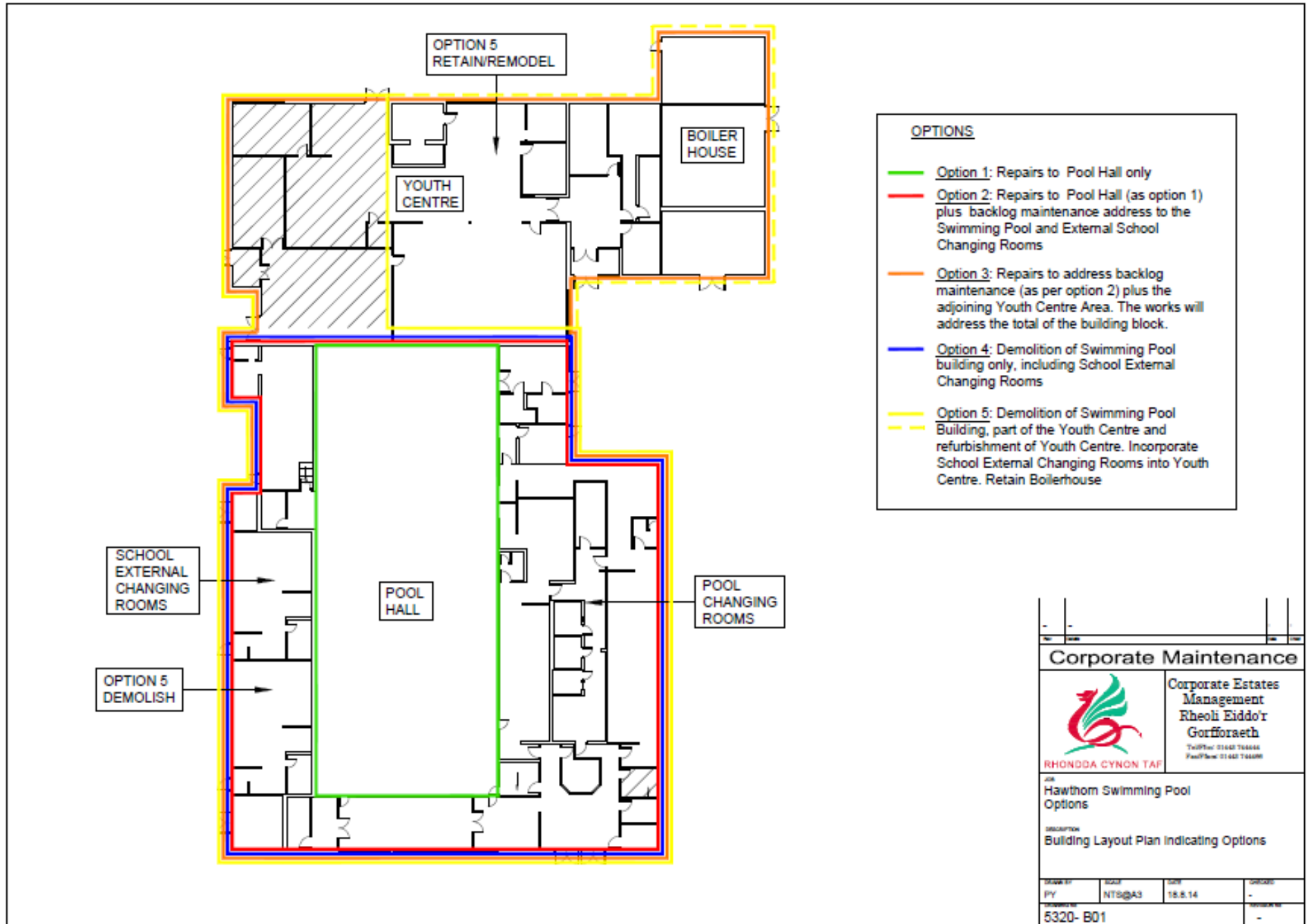
- This option is for demolition of the entire Swimming Pool and associated Reception, Offices and Changing Facilities, together with the School External Changing Facility and part of the Youth Centre.
- The existing Youth Centre and Boiler house will be subject to building modifications to facilitate the School External Changing Rooms. The boiler house shall remain for school use.
- The current area comprising the Pool Hall and Changing Rooms will become an open space for the school.
- The area of demolition will be finished with a tarmac top dressing to minimise maintenance.

6.0 SCHOOL ENGAGEMENT

- 6.1 This report has summarised the outcomes of the structural survey at the pool and the options available moving forward.
- 6.2 No dialogue at this stage has been undertaken with Hawthorn school over a potential transfer of the pool facility. The school currently has limited sports facilities of its own and transfer may be an option that the school would be interested in, and one which Members may wish to explore further. This dialogue is required prior to exploring the options further which will assist Cabinet's final determination of the options available. For example, the school may be able to put a robust business case together for the transfer of the facility and as part of this, may be able attract funding towards refurbishment options. Part of this business case could include opportunities for wider community / public use of this facility. Cost estimates have been prepared for each option listed in Section 5 of the report. These have not been shown in the report at this time as they need to be discussed with the school in the first instance as they could be key parts of any business case the school may wish to bring forward. The full details of any costs to the Council will be reported as part of the final option appraisal report.
- 6.3 Clearly dialogue with the school, if agreed, will need to take place quickly and over a short timeframe. It is suggested that a report should come back to Cabinet as soon as possible detailing the outcomes from these discussions as part of the final determination of the preferred option.

7.0 SUMMARY

- 7.1 In order to develop the full option appraisal, it is necessary to commence school engagement as soon as practicable. The school engagement will determine the scope of each option and allow officers to take into account the impact of costs, timescale, benefits and drawbacks.



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Appendix 2

Photographs indicating building faults identified during structural survey.

Photograph 1 - Corrosion to building ring beam that extends around the roof to support roof timbers



Photograph 2- Water ingress resulting in wet and dry rot that will spread though to all timber and concrete if left untreated



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Photograph 3 - Corrosion to steel support roof trusses



Photograph 4 – External concrete wall panel displaying spalling concrete resulting from corrosion to steel reinforcement bars.



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