

## Report to Witham Local Committee

### Witham Replacement Pool – Design Options

**Portfolio Area:** Housing & Well Being  
**Report Presented by:** Cllr Lady Patricia Newton

**Background Papers:** Business Case Version 1.01 – 18<sup>th</sup> April 2009  
**Corporate Implications:** Please refer to table at end of report  
**Options:** Detailed in this report

#### Risks:

- The existing Bramston Sports Centre swimming pool has recently received circa £200k remedial repair work which necessitated a six week closure to the public and students from the Maltings Academy. As a result of this work, consultant engineers have indicated to the District Council that the main structure of the pool hall should remain secure for a further 5 years from December 2008;
- Should authority to proceed with a new build project be delayed, there is a significant risk that the project timescales will slip significantly beyond those of the new Maltings Academy building, which is planned to open in September 2011, by which time the existing Bramston Sports Centre facilities could be unfit for purpose;
- Consultancy, planning and build costs could escalate if these design and build projects are not closely aligned.

#### Executive Summary

In December 2008 Braintree Cabinet agreed to hold discussions with the Academies Enterprise Trust and Essex County Council regarding the re-provision of leisure facilities on the Bramston site, and that an options paper would be presented to Cabinet regarding the continued provision of leisure facilities within Witham and the District.

A report was presented to Cabinet on the 30<sup>th</sup> March 2009 and there was agreement that a Business Case and design options should be prepared for Cabinet consideration.

#### Decision

1. That Witham Local Committee reviews the design options detailed in this report and agrees a preferred option for consideration at the Cabinet meeting being held on Monday 6<sup>th</sup> July 2009;
2. That Cabinet is requested to authorise appropriate capital funding.

## Background:

Essential structural works on the existing Bramston Sports Centre swimming pool, which was opened to the public in 1974, were satisfactorily completed in December 2008 after a six week closure period. Consultant engineers have indicated to Council that the main structure of the pool hall should remain secure for approximately 5 years.

Scott Brownrigg (architects) has been engaged to provide a number of indicative cost and design options for consideration, to enable the project to progress.

## The brief to which the budget cost relates to is as follows:

Two options are to be considered. These options show the range of facilities that might be possible on the proposed site. (NB. Swimming pool design is typically of two lengths; 25mtr and 50mtr and the water area for each facility is approximately 25% of the gross internal floor area (GIFA). **In this instance we are only able to consider a design option for a 25mtr pool**)

Options to investigate are therefore:

1. **Standard Option** – 25mtr x 13mtr, 6 lane pool, learner pool of 10mtr x 13mtr, and spectator area. (455sqm pool area, GIFA circa 1600sqm)
2. **Enhanced Standard** - As above but with the option of including a gymnasium, squash courts and diving pool. (455sqm pool area, excluding diving pool, GIFA circa 2500sqm)

## Note:

1. *The existing Bramston Sports facility has four squash courts available; however it is our understanding that the popularity of squash has declined in recent years. It is therefore recommended that if squash courts are provided at the new facility, only two courts should be built and that these should be separated by a sliding partition enabling the total space to be used for classes (Dance, Aerobics, Pilates etc).*

2. *At a meeting on the 21<sup>st</sup> May 2009 involving Cllr Lady Newton, Cabinet Member for Housing & Well Being and David Triggs (Chief Executive Officer Academies Enterprise Trust), David Triggs offered verbal agreement that the Academies Trust preferred option would be to manage the day-to-day operation of this new facility as part of the overall Maltings Academy site in Spinks Lane, Witham. Officers have requested that this option be confirmed in writing to the Council.*

All options will include the area for car parking required shown as part of the site layout. (Site plan attached)

## Notes for comparison:

1. **Halstead Pool facilities:**  
*25 mtr pool includes 5 lanes & learner pool.*
2. **Braintree Pool:**  
*25 mtr pool includes 8 lanes & learner/fun pool. 294 spectator seating.*
3. **Witham Pool (existing):**  
*25 mtr pool includes 6 lanes, learner pool & diving pool, small spectator area.*

## Timescales:

Subject to the design specification and capital funding being agreed by Cabinet, work on the detailed design could commence immediately. Subject to the appropriate planning permission and appointment of consultants/contractors, building work could commence on site in the second quarter of 2010. The estimated build time for a project of this type is 18 months.

## Corporate Implications

### Financial:

The following estimated cost options are based on a requirement to provide facilities adhering to BREEAM (Building Research Establishment Environmental Assessment Method) standards.

Note: For a detailed explanation of “BREEAM” specifications and processes please refer to: [www.bre.co.uk](http://www.bre.co.uk)

BREEAM “Good”	BREEAM “Excellent”
<p><b>Option 1 – 1600 m<sup>2</sup> GIFA</b></p> <p>Standard Option with learner pool - <b>£3.61m</b></p> <ul style="list-style-type: none"> <li>• 6 lane pool 25mtr x 13mtr</li> <li>• Learner Pool 10mtr x 13mtr</li> <li>• Spectator facilities (100 people)</li> </ul>	<p><b>Option 2 – 1600 m<sup>2</sup> GIFA</b></p> <p>Standard Option with learner pool - <b>£4.45m</b></p> <ul style="list-style-type: none"> <li>• 6 lane pool 25mtr x 13mtr</li> <li>• Learner Pool 10mtr x 13mtr</li> <li>• Spectator facilities (100 people)</li> </ul>

The **Enhanced Build Options** for consideration are as follows:

Enhanced Build Options	Estimated Additional Capital Build Cost (To be added to the cost of Option 1 or Option 2 above)	Approximate Gross Revenue (based on income at existing Bramston Facility)	Annual Running Costs
Gymnasium & Squash facilities	£1.4m	Squash - <b>£22,500.00 (4 courts)</b>	Subject to final design specification
		Gym/Health Spa/Classes - <b>£319,278.00</b>	
Diving Pool	£1.02m	<b>Approximate Total Gross income - £341,778.00</b>	

### Legal:

Contractual issues with existing leisure operator to be determined.

### Equalities & Diversity:

No issues identified at this stage

### Customer Impact:

This project presents an opportunity to significantly improve leisure provision in Witham.

### Environment & Climate Change:

It is intended that this facility will comply with BREEAM Good-Excellent ratings.

**Consultation/Community Engagement:**

A formal consultation process will be undertaken and will include Members, Witham Town Council, Witham Local Committee, the Academies Enterprise Trust, the Academies' student population and the general public. It is anticipated that detailed plans will be placed on public display in Witham Library and Witham Town Council offices in Newland Street, Witham.

<b>Key Decision:</b>	Yes
<b>Public/Private Report:</b>	Public
<b>Officer Contact:</b>	Russell G Everard
<b>Designation:</b>	Head of Enterprise, Culture & Leisure
<b>Ext No:</b>	2582
<b>Email:</b>	<a href="mailto:russell.everard@braintree.gov.uk">russell.everard@braintree.gov.uk</a>



## Proposed Leisure Centre Contextual Site Plan