

PEEBLES SWIMMING POOL

Report by Director - Infrastructure & Environment

SCOTTISH BORDERS COUNCIL

26 January 2023

1 PURPOSE AND SUMMARY

- 1.1 This report is to provide an update on the repair works to Peebles Swmming Pool.**
- 1.2 A fire in June 2022 caused damage to the roof, plant room and parts of the internal fabric of the main pool hall. The pool was closed to the public.
- 1.3 Following discussions with the Council's fire insurance provider, agreement has been reached on the work required to repair the fire damage. This work has now commenced.
- 1.4 The swimming pool is intended to re-open to the community in Spring 2023.

2 RECOMMENDATIONS

- 2.1 I recommend that Council notes the contents of the report.**

3 BACKGROUND

- 3.1 On the evening of 18th June 2022, Scottish Fire and Rescue responded to a call regarding a fire to the roof.
- 3.2 Although the fire caused moderate damage to the roof structure, there has been significant water penetration to the plant room and ceilings within the main pool hall as a consequence of extinguishing the fire. The roof tiles were known to be an asbestos-containing material and therefore specialists were engaged to undertake immediate removal of debris from the surrounding site. As a result of this, internal air assurance asbestos testing was undertaken to allow safe access within the building for damage assessments. In consultation with Live Borders the decision was made to close the pool to the public, allowing thorough investigations to take place.
- 3.3 Contact was made with the Council's insurance provider, appointed loss adjusters and investigations were undertaken in conjunction with Live Borders appointed loss adjusters.
- 3.4 The scope of repair work that needs to be undertaken to repair the damaged roof and other fire damaged elements of the building fabric was developed during the latter part of 2022. It was agreed that all roof/ceiling tiles that contain asbestos will be removed as part of the repair works.

4 CURRENT PROGRESS

- 4.1 Turner & Townsend have been engaged to provide project management support and due diligence on overall works, as agreed with the Council's insurance provider. SBC Contracts have also been engaged to act as Principal Contractor for the overall works providing a streamlined approach to the construction management on site covering the Health & Safety requirements and legal/contractual obligations.
- 4.2 Work on site commenced on 9th January to erect safety scaffolding within the building, thereafter external scaffolding will be erected to allow the commencement of roofing works.
- 4.3 The pool will remain closed during the construction period. Alternative arrangements by Live Borders regarding swimming lessons will continue as currently scheduled.
- 4.4 The Project Team are working towards a target completion date of the end of April 2023. Given the nature of the construction works and the complexity that comes with repairing buildings damaged by fire, the completion date may shift. Officers will regularly monitor progress and will keep local members updated during the works.
- 4.5 Once works are complete, the building will be handed over to Live Borders as the operator to reopen the pool to the public and resume swimming lessons. A review of management operations with Live Borders will be undertaken to ensure that the likelihood of a repeat incident is minimised.

5 IMPLICATIONS

5.1 Financial

- (a) The Property maintenance budget was initially used for the immediate action with the specialist asbestos removal works and initial damage surveys.
- (b) All costs associated with the fire, and subsequent water penetration, will be included in the insurance claim to the Council's insurers. All other works that are necessary at this time, to allow the swimming pool to be handed over to Live Borders in a fully functional condition, will be reviewed separately with a funding source allocated.

5.2 Risk and Mitigations

Management arrangements with Live Borders have been reviewed following the fire in consultation with the Council's insurers to ensure that likelihood of a repeat incident is minimised.

5.3 Integrated Impact Assessment

The closure of the swimming pool will have had an adverse impact on service users within the Tweeddale swimming community. The re-opening of the pool following the repair work will reinstate the use within the local community.

5.4 Sustainable Development Goals

The repair work to the roof and building fabric affected by the fire will be undertaken using local skills and trades wherever possible.

5.5 Climate Change

The repair work to the roof will not have any impact on the energy performance of facility.

5.6 Rural Proofing

This report does not affect or amend rural proofing policies.

5.7 Data Protection Impact Statement

There are no personal data implications arising from the proposals contained in this report.

5.8 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to the Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

6 CONSULTATION

- 6.1 The Director - Finance & Corporate Governance, the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Director - People, Performance & Change, the Clerk to the Council and Corporate Communications have been consulted and comments received have been incorporated into the final report.

Approved by

Name **John Curry** **Title** **Director - Infrastructure & Environment**

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Background Papers:

Previous Minute Reference: Council –

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