
PEEBLES SWIMMING POOL

Report by Director Infrastructure & Environment

Executive Committee

18 April 2023

1. PURPOSE AND SUMMARY

- 1.1. **This report provides an update on the repair works to Peebles Swimming Pool and seeks approval for further repair works to be carried out.**
- 1.2. Reinstatement works began in January 2023 focused on repairs to the damaged roof, plant room, and the internal fabric of the main pool hall.
- 1.3. Works were due to be completed to enable reopening of the swimming pool for operation by Live Borders by the end of April 2023.
- 1.4. During works, a number of other issues have been identified which the Council intend to address whilst progressing with the reinstatement works, however this is expected to delay completion of the works until July 2023.

2. RECOMMENDATIONS

- 2.1. **It is recommended that the Executive Committee:-**
 - a) **Notes the continued reinstatement works at Peebles Swimming Pool;**
 - b) **Approves the work required to the remaining roof as identified at 4.5 and 4.6. A budget of £500k to fund these works is being requested as part of the Capital Programme 2023/24 Block Allocations report which is also being presented to today's Executive Committee;**
 - c) **Approves the works identified at 4.7 and 4.10 which are estimated to cost in the region of £200k.**

3. BACKGROUND

- 3.1. Reinstatement works at Peebles Swimming Pool, which were required due to the fire on 18 June 2022, began on site on 9 January 2023.
- 3.2. Within the report considered by Scottish Borders Council on [26 January 2023](#), Members were advised that the Project Team are working towards a target completion date of the end of April 2023. The report went on to explain that given the nature of the construction works and the complexity that comes with repairing buildings damaged by fire, the completion date may shift and advised that officers will regularly monitor progress and will keep members updated during the works.

4. CURRENT PROGRESS

- 4.1. The reinstatement work on site continues to progress at pace, all roofing works relating to the fire-damage are nearing completion and all investigations within the plant room are now complete.
- 4.2. Works programmed in December are on track and due to be completed by 26 April. However, that programme that was developed in December and the scope of remedial works have increased as work has progressed on site.
- 4.3. There has been substantial damage to some of the plant room equipment and work continues to focus on this area as a priority.
- 4.4. There is also considerable damage noted to the electrical circuits throughout the building, this will also be made good as part of this project.
- 4.5. During the works, Officers have assessed the condition of the remaining roof and have identified that it is in poor condition with evidence of historic water ingress. In order to avoid a further closure of the pool in future it is recommended that the entire roof should be replaced and upgraded as part of the current project.
- 4.6. To enable this, scaffolding arrangements will be altered to allow work to progress rapidly and economically irrespective of any inclement weather that may occur.
- 4.7. Officers are also recommending the following additional works are undertaken at the same time including:
 - Decoration to the poolside and changing village;
 - Upgrading lighting throughout with LED replacements; and
 - Installation of a new fire detection and security alarm system throughout the building.
- 4.8. Consideration is also being given to the introduction of any energy saving measures or the installation of renewable energy (e.g. solar PV) that can be carried out whilst this additional work progresses to help reduce ongoing operational running costs when the building reopens.

- 4.9. Live Borders have highlighted several internal alterations that they would like to progress including works to poolside facilities and changing room refurbishment. These have been considered by SB Contracts and the Property team and unfortunately due to the health & safety risks associated with coordinating internal works in parallel with high risk external works, this is not considered possible at this time.
- 4.10. However, Scottish Borders Council will work alongside Live Borders to undertake a renovation of the reception area, co-ordinated under the supervision and in compliance with the health and safety requirements of the principal contractor SB Contracts. The full scope of this will be agreed in the coming weeks.
- 4.11. Taking into account all the additional works noted above, it is now intended that the building will be handed back to Live Borders in July 2023 in a condition that allows an immediate reopening to the public.

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.
- c) Roofing works not covered by the insurance claim as identified at 4.5 are proposed to be funded from the Building Upgrade Block within the Capital Investment Plan. A budget of £500k to fund these works is being requested as part of the Capital Programme 2023/24 Block Allocations report which is also being presented to today's Executive Committee.
- d) Any energy savings measures or renewable energy installations (e.g. solar PV) as described at 4.8, if required, would be funded from the Energy Efficiency Works Block within the Capital Investment Plan and reflected through the normal monitoring process.
- e) All other works that are necessary and that have been identified within Section 4 of the report, to allow the swimming pool to be handed over to Live Borders in a fully functional condition, are to be funded by a combination of Scottish Borders Council's property maintenance budget and Live Borders own operational budget. It is anticipated these will cost in the region of £200k. This alongside the capital allocations for roofing and potential energy measures will have a significant impact on the scope, nature and extent of repairs that the Council can undertake to their own operational estate during financial year 2023/24.

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 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 within this report.

6. CONSULTATION

6.1. The Acting Chief Financial Officer, the Interim Chief Officer Corporate Governance (and Monitoring Officer), the Chief Officer Audit and Risk, the Director (People Performance & Change), the Clerk to the Council and Corporate Communications have been consulted and any comments received have been incorporated into the final report.

6.2 Our Procurement Team have also been consulted.

Approved by

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Title
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Background Papers:

Previous Minute Reference: Council – 26 January 2023

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