
PEEBLES SWIMMING POOL

Report by Director Infrastructure & Environment

Executive Committee

13 June 2023

1. PURPOSE AND SUMMARY

- 1.1. **This report provides a further update on the repair works to Peebles Swimming Pool. At Executive Committee on 18 April, Members requested that a report exploring alternative methods of funding the additional works would be brought back to the Executive Committee. Officers have examined options and these are set out within this report.**
- 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. During works, a number of other issues were identified which the Council are addressing alongside the reinstatement works.
- 1.3. Works are due to be completed to enable reopening of the swimming pool for operation by Live Borders in July 2023.

2. RECOMMENDATIONS

- 2.1. **I recommend that Executive Committee:**
 - a) **Approves that the funding proposal to reprofile the Building Upgrade Block through acceleration from 2025/26 as described in paragraph 4.9 and Section 5 of this report; and**
 - b) **Note the progress made on reinstatement and refurbishment of the Peebles Swimming Pool and completion and reopening in July 2023.**

3. BACKGROUND

- 3.1. Within the report considered by Scottish Borders Council on [26 January 2023](#), Members were advised that the reinstatement works began on site on 9 January with 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.
- 3.2. Within the report considered by Executive Committee on [18 April 2023](#) Members were advised that the condition of the roof had been assessed and it was proposed that this would be replaced in its entirety during the fire reinstatement works. This report recommended the following additional works should be 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.
- 3.3 Consideration was also being given to the introduction of any energy saving measures or the installation of renewable energy (e.g. solar PV). The report went on to explain that as a result of these additional works, 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.

4. CURRENT PROGRESS

- 4.1. Works in relation to the fire damaged roof structure are complete along with the majority of plant room reinstatement works, with the completion of commissioning imminent. The remaining roof structure has been fully stripped of all asbestos tiles, has been fully ply-lined and around 70% of the roof has been re-tiled to date. The PV panels installation will begin w/c 5th June and it is anticipated completion along with the remainder of the roof re-tiling by w/e 25th June. Both swimming pools have been fully drained, the full poolside areas including pools themselves cleaned down by specialists and pools refilled with completion of such expected by 2nd June. The commencement of redecoration works to the changing village, customer toilets and reception areas are imminent with all works expected to be completion before 31st July 2023.
- 4.2. The current target completion date, taking into account the additional works being undertaken, is 31st July 2023. There is likely to be a 2 week allowance for staff training and handover to Live Borders to allow for full reopening.
- 4.3. A breakdown of costs are summarised in Section 5.1 of this report.
- 4.4. At Executive Committee on 18 April, Members requested that a report exploring alternative methods of funding the additional works should be brought back to the Executive Committee. Officers have examined

alternative funding options to address the fact that all the building upgrade budget had been proposed to be directed to pressures at Peebles Swimming Pool in 2023/24, these are:

- 4.5. **Option 1 - Additional borrowing** – the Council could undertake additional borrowing to fund additional expenditure above that currently budgeted for within the Capital Plan. On the grounds of affordability from a revenue perspective and the requirement to revise the approved treasury strategy this option is not recommended.
- 4.6. **Option 2 - Use of reserves** – the Council could draw down from reserves to supplement the Capital Plan. This is not recommended due to known pressures associated with public sector pay and ongoing financial sustainability. Current proposals to apply the 2022/23 revenue underspend to pay pressures will allow reserves to be maintained at the recommended level approved by Council as part of the 2023/24 financial strategy.
- 4.7. **Option 3 - CFCR (transfer of revenue budget to fund capital expenditure)** – the Council does not have sufficient flexibility within the revenue budget to allow an underspend to be identified for transfer to capital.
- 4.8. **Option 4 - Emergency & Unplanned budget** – The Emergency and Unplanned budget for 2023/24 is £175k, full use of this budget so early in the financial year would not be recommended.
- 4.9. **Option 5 - The Building Upgrade block can be reprofiled through acceleration from 2025/26** - by accelerating £40k of unallocated 2025/26 budget into 2023/24 along with £130k no longer required for Peebles swimming pool roof allows the programme of work previously planned to progress from the building upgrade block as shown in Appendix A. This would result in a total of £170k of building upgrade work being delivered in 2023/24 and the remaining planned building upgrades works progressing for 2024/25 and 2025/26 as previously approved, within the existing budget allocation across the first 3 years of the Capital Plan.

5. IMPLICATIONS

- 5.1. **Financial**
 - a) The total projected cost of the fire re-instatement and refurbishment works are detailed in the table below:

Works	Total Cost	Proposed Funding Source
	£000's	
Fire re-instatement Works	781	Insurance Receipt
Roof Replacement (Not fire damaged)	370	Building Upgrade Block
Solar Panels	120	Energy Efficiency Works Block
Electrical Works	40	Culture & Sports Trusts - Plant & Services Block
Additional Decorating Works	20	Culture & Sports Trusts - Plant & Services Block
Total Cost	1,331	

- b) The project team meet with insurers weekly to discuss the project. The £781k noted is the expected full insurance settlement figure.
- c) The Building Upgrade Block approved at Executive Committee on 18th April allocated £500k towards Peebles Swimming Pool Roofing Upgrade, the final cost of this is now estimated to be £370k. This allows for £130k to be re-allocated to Building Upgrades across the wider Council Estate
- d) It is recommended that option 5 as detailed at 4.9 is approved as it allows previously planned building upgrade works to proceed but maintains the overall Capital Plan within approved budgets. The proposals at sections 4 of the report are within a context that all other block allocations were approved by the Executive Committee in April 2023 and as such are being progressed as planned. As with all capital projects, should specific building upgrade requirements arise through the year, these would be considered from the Emergency & Unplanned budget or through other underspends across the capital programme throughout the year.
- e) The proposed Building Upgrade Block is detailed in Appendix A.
- f) The solar panels works of £120k are being funded from the Energy Efficiency Works Block, which has a budget allocation of £1m for solar photo voltaic panel installation, pending approval of the Capital Out-turn position for 2022/23 also being presented on today's agenda.
- g) The electrical and decorating works of £60k are being funded by the Live Borders budget within the Culture & Sports Trust – Plant & Services Block, which has a budget allocation of £403k, pending approval of the Capital Out-turn position for 2022/23 also being presented on today's agenda.

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 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 are being consulted and any comments received will be incorporated into the final report.
- 6.2. The Procurement Officer is also being consulted.

Approved by

Name	Title
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Author(s)

Name	Designation and Contact Number
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Background Papers:

Previous Minute Reference: Council – 26 January 2023

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Contact us at Lauren Green – Lgreen@scotborders.gov.uk