

Meeting Date	11 March 2015
Report Title	Faversham Pools – request for capital funding
Cabinet Members	Cllr Mike Whiting, Cabinet Member for Localism and Cllr Duncan Dewar-Whalley, Cabinet Member for Finance
SMT Lead	Mark Radford
Head of Service	Anne Adams
Lead Officer	Anne Adams
Key Decision	Yes
Classification	Open
Forward Plan	Yes

Recommendation	<p>Approve the allocation of £150,000 capital funding for the refurbishment of the Faversham Pools. The grant will be payable on completion of the procurement process and provided that the following conditions have been met:</p> <ol style="list-style-type: none">1. That Faversham Swimming Pools Management Committee becomes an incorporated body, and2. That the outstanding land swap issues set out in the report are completed.
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1 Purpose of Report and Executive Summary

- 1.1 The purpose of this report is to seek approval to allocate capital funding towards the refurbishment of Faversham Pools with a view to ensuring the long term future of the facility as an independently managed and sustainable community facility.

2 Background

- 2.1 In October 2013, SBC and the Faversham Swimming Pools Management Committee (FSP) jointly commissioned two condition survey reports, one focusing on the building fabric and the other on the mechanical and electrical installations. The reports concluded that, over the next 15 years, around £620,000 would need to be spent on repairs and maintenance. This did not allow for any improvements or modifications.
- 2.2 These reports have been used by FSP to estimate the likely costs of a refurbishment project and to inform the priorities for such a project. They have developed a number of options for refurbishment, the preferred option being to initially refurbish the

changing village and toilet area in November/December 2015. The estimated cost of this is £300,000.

- 2.3 The overall pools site is held in a number of different legal titles including SBC, the Arden Theatre and FSP. There are some boundary anomalies with these land holdings which are explained in more detail below.
- 2.4 There is also a land swap issue that remains outstanding. The land swap is to facilitate a transfer of part of the land from SBC to the Arden Theatre and a subsequent lease back to SBC for a term of 99 years of land which forms part of the adjoining car park which is within the ownership of the Arden Theatre. The transactions are intended following the completion of an agreement dated 5 May 1992 between (1) SBC, (2) The Trustees of the Arden Theatre and (3) FSP. Completion of this matter is long overdue and it is essential that the terms of the agreement are now implemented.
- 2.5 There is also a proposal for FSP to become an incorporated body. This will enable FSP to hold land in its own name, appoint its own trustees and raise funds through grants and other activities. Incorporation is expected to be completed by April 2015.
- 2.6 With regards to responsibility for repair and maintenance of the pools site, the legal documents are silent on this issue. Whilst this issue should ideally be resolved, it is considered that it can be best addressed at a later date as part of a future asset transfer.

3 Proposal

- 3.1 It is recommended that Cabinet agree to make a capital allocation of £150,000 to FSP towards the cost of refurbishments. This represents a 50% contribution towards the estimated cost of the project and will allow FSP to bid for external grant funding for the balance required to fund the project. The grant will be payable on completion of the procurement process and provided that the following conditions have been met:
 1. That FSP becomes an incorporated body, and
 2. That the outstanding land swap issues set out in 2.4 above are completed.

4 Alternative Options

- 4.1 The alternative options are:
 - *Do not provide any capital funding towards the refurbishment of Faversham Pools.* Not recommended because this would result in a high risk of the Pools having to close unless the Faversham Pools Committee could secure adequate funding from alternative sources.

- *Provide a reduced level of funding.* Not recommended because this would result in a risk that the objectives set out in the Faversham Pools Business Plan would not be met due to the need to scale down the scope of the refurbishment project leading to a knock on effect of a reduction in income.

5 Consultation Undertaken or Proposed

- 5.1 This proposal has been prepared in consultation with the Faversham Pools Committee and the relevant Cabinet members.

6 Implications

Issue	Implications
Corporate Plan	The allocation of capital to the Faversham Pools demonstrates a commitment by the Council to the Corporate Plan priorities of both Embracing Localism and Healthy Environment.
Financial, Resource and Property	The financial implications are set out in the body of the report.
Legal and Statutory	The Legal Services team will be required to oversee the completion of the transfer agreement detailed in 2.4 of this report and completion of this document will be a condition of the grant funding.
Crime and Disorder	None identified at this stage.
Sustainability	The refurbishment work will be required to comply with current Building Regulations therefore all opportunities to will be taken improve environmental impacts and reduce carbon emissions.
Health and Wellbeing	It is anticipated that the refurbishment project will increase pool usage and therefore make a positive contribution towards the health and wellbeing of the local community.
Risk Management and Health and Safety	None identified at this stage.
Equality and Diversity	The refurbishment work will be required to comply with current Building Regulations therefore all opportunities to will be taken to ensure that the experience for disabled users is enhanced where possible.

7 Appendices

None

8 Background Papers

None