

# EXECUTIVE COMMITTEE

4th October 2011

## HEWELL ROAD POOL - DISPOSAL

Relevant Portfolio Holder	Councillor Michael Braley, Portfolio Holder for Corporate Management
Portfolio Holder Consulted	Yes
Relevant Head of Service	Teresa Kristunas, Head of Finance and Resources
Wards Affected	Premises – Batchley & Brockhill / Service – All Wards
Ward Councillor Consulted	No
Key Decision	

### 1. SUMMARY OF PROPOSALS

The Committee is requested to approve the disposal of the site of Hewell Road Pool following the opening of the new pool at Abbey Stadium.

### 2. RECOMMENDATIONS

The Executive Committee is requested to **RESOLVE** that

- 1) **the site of Hewell Road Pool be declared surplus upon the opening of the new pool at the Abbey Stadium;**
- 2) **arrangements be made for the demolition and security of the site prior to disposal;**
- 3) **Officers be instructed to identify options for disposing of the site for residential use;**
- 4) **authority be given for expenditure for up to the sum detailed in 5), below, for the reasons summarised in the report; and**

**RECOMMEND** that

- 5) **a sum of up to £210,000 be allocated in the Capital Programme to cover the cost of demolition and security of the site and the Capital programme be amended accordingly.**

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### **3. KEY ISSUES**

- 3.1 Members have previously agreed that the swimming pool at Hewell Road will cease to be operational once the new pool at Abbey Stadium is opened.
- 3.2 The building is a single storey traditional brick structure with rendered finish to external walls. The main building consists of a swimming pool with male and female changing rooms and wc facilities.
- 3.3. To the south of the property are two single storey extensions of flat roof construction consisting of the reception, office and break out areas. To the north there are two single storey extensions with timber framed pitched roofs with profiled asbestos cement roof coverings, both house the pool plant and electrical services.
- 3.4. The original swimming pool was constructed in the late 19th century with the single storey building enclosure constructed in approximately the 1930's.
- 3.5. The Council has experienced vandalism on a number of its recently void properties within recent months. Once vacated it is considered that the property would be at high risk from vandalism and break ins and would therefore require a significant level of security at considerable cost. It would therefore seem prudent that the property is demolished at an early stage. It would therefore be preferable to have arrangements in place for the demolition of the building to coincide, as far as practicable, with its closure to the public.
- 3.6. Although the site is of reasonable size (1.16 acres) and would likely have potential for residential development, its value may be restricted due to its narrow shape which may limit development density and therefore value. Further investigations would need to be undertaken to provide a site valuation.

### **Financial Implications**

- 3.7 If the disposal does not go ahead the Council will forego a potential capital receipt. Any alternative in-house use for the site is likely to require investment which could be significant dependant upon the proposed use for the site. Estimates have been obtained for the demolition of the existing building. A formal tender exercise will be undertaken in order to award a contract for the works.
- 3.8 The Council will have to incur costs securing the site for the duration that the property remains empty. These are estimated to be in the region of £2,000 per week.

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**Legal Implications**

- 3.9. There is a Covenant restricting the use of the site to leisure land. Company searches have not enabled Officers to locate Earl of Plymouth Estates or their successors, so Legal Services Officers are employing a Search Agency to find this information, so we can seek to release the Restrictive Covenant on the land.
- 3.10. If the issue with the covenant is not resolved the Council will take out an indemnity policy to cover any future potential claims.

**Service/Operational Implications**

- 3.11 There will be service/operational issues if the pool remains open for any significant period following the opening of the new pool.

**Customer / Equalities and Diversity Implications**

- 3.12 There are no direct implications.

**4. RISK MANAGEMENT**

There are no significant risks associated with the disposal of this site.

**5. APPENDICES**

Appendix 1 - Plan of the site

**6. BACKGROUND PAPERS**

Previously published Council reports and Minutes.

**AUTHOR OF REPORT**

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