
Report To:	Policy & Resources Committee	Date:	15 September 2020
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	SL/LP/101/20
Contact Officer:	Sharon Lang	Contact No:	01475 712112
Subject:	Waterfront Leisure Centre Training Pool Moveable Floor: Options Appraisal – Remit from Education & Communities Committee		

1.0 PURPOSE

1.1 The purpose of this report is to request the Committee to consider a remit from the Education & Communities Committee relative to the financial implications of replacing the moveable pool floor at the Waterfront Leisure Centre, Greenock.

2.0 SUMMARY

2.1 The Education & Communities Committee at its meeting on 1 September 2020 considered a report by the Corporate Director Education, Communities & Organisational Development outlining the reasons for the Council's necessary investment in life-cycle replacement of the moveable pool floor at the Waterfront Leisure Centre and detailing the current condition of the existing moveable floor and options for its repair or replacement.

2.2 A copy of the report to the Education & Communities Committee is attached at Appendix 1.

2.3 The Education & Communities Committee decided:

- (1) that Inverclyde Council's responsibility in respect of the removal of the moveable pool floor at the Waterfront Leisure Centre, Greenock be noted;
- (2) that the options appraisal contained in the report be noted;
- (3) that approval be given to the replacement of the existing moveable floor with another moveable floor; and
- (4) that the financial implications of replacing the floor be remitted to the Policy & Resources Committee.

3.0 RECOMMENDATION

3.1 The Committee is asked to consider the remit from the Education & Communities Committee relative to the financial implications of replacing the moveable floor at Greenock Waterfront Leisure Centre.

Report To:	Education and Communities Committee	Date:	1 September 2020
Report By:	Ruth Binks Corporate Director Education, Communities & Organisational Development	Report No:	EDUCOM/35/20/TM
Contact Officer:	Tony McEwan Head of Culture, Communities and Educational Resources	Contact No:	01475 712828
Subject:	Waterfront Leisure Centre Training Pool Moveable Floor: Options Appraisal		

1.0 PURPOSE

- 1.1 The purpose of this report is to outline the reasons for the Council's necessary investment in life-cycle replacement of the moveable pool floor at the Waterfront Leisure Centre.
- 1.2 The report details the current condition of the existing moveable floor and options for its repair or replacement.

2.0 SUMMARY

- 2.1 Inverclyde Leisure Trust (ILT) is one of the Council's arms-length external organisations and the Council and ILT are key stakeholders in the support, development and delivery of leisure services within Inverclyde.
- 2.2 The Council is the owner and the major investor in ILT-managed facilities and, accordingly, accepts responsibility for all major works of building fabric and building services repair and maintenance, renewal and replacement.
- 2.3 The existing moveable floor, located in the training swimming pool of the Waterfront, was installed in 1998 and is nearing the end of design life. Issues with the moveable floor have been identified including gaps larger than 8mm between the floor and the wall, malfunction of the hydraulic ram system and blistering on the floor surface. On this basis, it is anticipated that complete removal of the moveable floor will be required in the next 12 months
- 2.4 In addition to the complete removal of the moveable floor, a decision will be required in respect of either a replacement of the moveable floor or removal of the moveable floor and use of a permanent static pool with shallow ends only. An options appraisal is presented in the paper and it is recommended that a replacement moveable floor is installed.
- 2.5 Inverclyde Leisure has confirmed its continued commitment to a capital contribution as indicated within the report. The current financial situation related to COVID-19 presents significant challenges for ILT, however, the continued use of the training pool for the activities outlined within the report remains a significant element of the current 3 year business plan.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Education and Communities Committee:
 - notes Inverclyde Council's responsibility in respect of the removal of the moveable

floor;

- notes the options appraisal contained in this report;
- approves the replacement of the moveable floor with another removable floor; and
- agrees that the financial implications of replacing the floor is remitted to the Policy and Resources Committee

Ruth Binks

Corporate Director- Education, Communities and Organisational Development

4.0 INVERCLYDE LEISURE TRUST/INVERCLYDE COUNCIL BACKGROUND

- 4.1 Inverclyde Leisure Trust (ILT) is a key partner of Inverclyde Council. ILT is one of the Council's arm's-length external organisations and both organisations work extensively together in the support, development and provision of leisure services for the Inverclyde community. ILT manages the Council's leisure facilities and is responsible for a wide range of leisure services to the public in Inverclyde and to visitors.
- 4.2 The Council is the owner of the facilities managed by ILT and, as such, accepts responsibility for all major building, fabric, services and infrastructure repair and renewal. This is a relationship that has worked well over the years and officers from both organisations meet regularly to plan investment and development options and to match available resources with ILT business plans. These meetings assist in the prioritisation and targeting of both staffing and financial resources. By and large, through these working arrangements it is possible for both organisations to maintain a clear focus on quality standards for Inverclyde's building facilities.
- 4.3 Accordingly, officers from the Council and ILT have been jointly developing an Asset Management Planning investment-led approach to key facilities for the future. As part of this approach, ILT and Council Officers will be working to identify priorities and choices for future investment to be considered by the Council and the ILT Board. The current financial situation related to COVID-19 presents significant challenges for the Council and ILT, however, the continued use of the training pool for the activities outlined within the report remains a significant element of the current 3 year business plan

5.0 WATERFRONT TRAINING POOL MOVEABLE FLOOR

- 5.1 The Waterfront Training Pool, as constructed in 1997, has a shallow end of 0.8m and a deep end of 2.0m. However, at the opening of the Waterfront facility, the Council decided to install a moveable floor with the primary aim to facilitate disabled access to the training pool so that when it is lifted to its maximum height it can seamlessly match the surrounding walkway. Since the early installation of the moveable floor, the use of the dual shallow end has increased the availability of children's swimming lessons by providing a depth of 0.8m at both ends of the pool. When it was functional, it was possible to lower the moveable floor to the 2.0m or so depth of the deep end on a daily (or indeed more frequent) basis as circumstances or needs arose throughout the normal day of the pool's use.
- 5.2 The moveable floor system is made of fibreglass reinforced polyester elements, with foam blocks used for buoyancy. The floor is securely attached via stainless steel cables and pulleys to the hydraulic cylinders which can set the floor to any desired height from 0m to 2.0m water depth. Two hydraulic cylinders are installed in a small plant room with an entrance in the pool hall.
- 5.3 The costs of the moveable floor and its original installation amounted to £91,000 approx. This sum was grant-aided at that time. Maintenance has been undertaken by ILT and its contractors over the years. However, the moveable floor has now reached the end of its useful life and the following issues have been noted:
 - One of the hydraulic cylinders has malfunctioned and regular adjustments to the pool depth cannot now be undertaken. The floor has therefore been set as shallow as part of its daily use by all members of the public;
 - The floor surface is beginning to blister and it will be necessary in the near future to remove the entire moveable floor in order to ensure there is no risk whatsoever from any blistering to members of the public; and
 - The polyester floor construction is still in a reasonable condition but there are some gaps larger than 8mm between the floor and the wall. There is a risk that this could cause entrapment.
- 5.4 On this basis, replacement or, at least, complete removal of the existing moveable floor will

be required as soon as an option has been agreed and funding identified.

5.5 The moveable floor has now reached the end of its useful life. The following sets out the implications of its current non-use and removal:

- An impact on public swimming due to the fact there is no availability for entry by diving due to the moveable floor in its raised position;
- There is no present health and safety imperative to require the immediate removal of the floor;
- It is estimated there is at least a year's safe use of the floor (if any blistering were to occur, temporary repairs could be effected quickly and a programme for removal be brought forward, as required);
- The lack of a deep end adversely impacts on competitive swim training involving competitive dive entry;
- In swimming competitions for mainstream and other swimmers (and for training for these and preparing for competitions in other pools), entry by diving block is not possible with the moveable floor in its raised position; and
- The pool cannot be used for competitive events meantime.

5.6 A decision is therefore required in respect of the options available to Inverclyde Council and ILT following the replacement or removal of the moveable floor. These are outlined in sections 6, 7 and 8 below.

6.0 OPTION 'A'- REPLACEMENT WITH NEW MOVEABLE FLOOR

6.1 The replacement of the moveable floor will continue to provide universal access to the training pool and provide the flexibility for ILT learning programme use and also competitive events and training. The benefits, implications and costs are noted below:

6.2 Benefits

- ILT will be able to continue to deliver swimming lessons as part of the schools' programme;
- The ability to accommodate all swimming galas and time trials for clubs with no restrictions. This would allow the clubs such as those below to have unrestricted hire of the Waterfront Pool:
 - Inverclyde Amateur Swimming Clubs
 - Inverclyde Masters Swimming Clubs
 - Port Glasgow Otters Swimming Club gala
 - Greenock Otters Swimming Club
- It would allow ILT to continue to deliver the Inverclyde Leisure Swim School programme swimming lessons and teach all ages and abilities, including higher levels of swim school and get swimmers club ready for the potential pathway to Inverclyde Amateur swimming club;
- To provide 'diving starts' to all clubs using the training pool facilities;
- To host a series of swimming galas and time trials for swimming clubs throughout the year;
- To allow booking for marine diving clubs and fire service for specific training requirements;
- To operate children's pool inflatable fun sessions;
- To allow swimmers to undertake tumble turns as part of lane swimming and structured club sessions;
- Allow recreational jumping/ diving as part of general swimming activities; and
- Continue to host National pool lifeguard courses.

Port Glasgow pool already offers swimming lessons and would not have the capacity to be able to absorb the above activities.

6.3 Implications

- The installation of the moveable floor was undertaken primarily to enhance equalities access to the pool and this will be promoted by a programme for replacement;
- Replacement restores the daily/full flexibility of use of the pool for changing heights for access, for the ILT learning programme, for swimming competition and training and will enhance the pool for all users;
- The replacement continues the abilities of ILT to promote its learning programme and to secure income streams for the future; and
- There is a continuation of the high quality access and environment at the Waterfront training pool.

ILT recognises that there are various user groups which make use of the adaptability which the floating floor brings to the training pool but, by far, the major use of the raised floor is for increasing the pool's availability for swimming-lesson use. ILT's lessons programme includes the schools' swimming lessons. It is ILT's view that without the availability of the additional floating floor teaching area, this would lead to a reduction in the lessons programme which would result in fewer children being able to access swimming lessons.

6.4 Costs

- The estimated costs for this option amount to approximately £325,000 and there is a lead-in time for ordering and installation. This cost is for the removal of the current moveable floor and associated equipment, in addition to the new floor design, build, installation and professional/statutory fees;
- ILT has initially confirmed £40,000 to support the instalment of a new ramp;
- Any programme for installation would be tailored for periods where there is alternative provision for swimming availability at Gourock Pool and Port Glasgow Pool. This may require additional funding to allow an extended opening period for Gourock Pool;
- The costs for this option are significant and there are already significant pressures on investment in the Waterfront Leisure Centre and on ILT managed facilities. If this option is agreed then it is proposed that £285,000 of the capital cost be remitted to the Policy & Resources Committee for consideration; and
- There is a potential option for Inverclyde Council to grant an interest-free loan to ILT for the cost of this option. This would have to be agreed by the ILT Board.

It should further be noted that the risks / limitations in respect of the current cost estimates and programme/timescales for this option are:

- There is a limited number of specialist suppliers dealing with this type of installation / equipment and not all are UK based;
- The approach to delivery of a project like this i.e. a one-off replacement and not part of a larger new build / refurbishment project differs across the specialist suppliers. One supplier has advised that 90% of its work is as a specialist sub-contractor to a main contractor and this has implications for the procurement method / programme;
- The outline quotations received to date from specialist suppliers via ILT include a significant number of exclusions due to the variation in how they are engaged as outlined above e.g. associated electrical, builders work and principal contractor duties under CDM regulations all via the main contractor. Allowances have been made for these at present within the estimated cost figure above subject to the progression of any design and more detailed assessment / surveys;
- The works involve the draining of the main training pool with the intention to leave the existing leisure pool operational. This will involve the use of the existing and an additional temporary cofferdam arrangement (subject to individual supplier risk assessment / method statement). The main training pool was last drained circa 7-8 years ago and it should be noted that, although an allowance has been made within the estimated cost for an element of pool tank / tiling repairs, the extent of repairs required will not be known / evident until the pool has been drained;
- There will be a need for an element of external consultant input (mechanical & electrical engineers) to develop a tender specification and assess the interface with

- the existing buildings ageing electrical services distribution system;
- The project will include contractors designed elements and as such timescales for lead-in will be extended to accommodate contractor responsibility for statutory approvals (Building Warrant). This in addition to the lead-in time required for manufacture of the floor itself which are custom built to suit each individual pool and which has been quoted as 23 working weeks from one supplier and 30 from another; and
- It should be noted that both suppliers, within their budget quotes, have indicated that stage payments are normally agreed to suit the build programme and would involve payment for offsite fabrication and engineering works. This position has not been acceptable to the Council on other projects involving off site manufacture / construction and requires further investigation / discussion with the Chief Financial Officer / Corporate Procurement.
- Due to the corporate procurement process and the requirement to find a specialist company to remove, design and replace the moveable floor it is anticipated that this work could not commence until 2021/22.
- Due to the complexity of the work and the timescale to complete the project this may require consideration between 2021/22 for the extension of Gourock Pool opening period outwith the existing agreed structure between ILT and Inverclyde Council. It is possible that works could be completed by the end of September 2021 however risk remains on the overall programme timeline due to the specialist nature of the works and the receipt of an acceptable unqualified tender which includes the necessary contractor design and contractor obligation to submit for and obtain statutory approvals. To mitigate this, approval to proceed in the autumn is sought.

7.0 OPTION 'B' USE OF POOL WITH PERMANENT STATIC FLOOR

7.1 If Inverclyde Council were to remove the existing moveable floor and make good i.e. remove all hydraulic systems, ramps, along with electrical systems associated to the pool floor. The electronics would need isolated and re tile where necessary in the pool tank. ILT would procure and install a fixed installation at the deep end of the pool with static floor. The benefits, implications and costs are noted below: This would result in a permanent shallow depth of between 0.8m and 1.0m.

7.2 Benefits

- Continue to deliver swimming lessons on behalf of Inverclyde Council's Education department to the schools programme;
- Continue to deliver the IL Swim school lessons to all ages and abilities, ranging from birth through to the active ageing;
- Significantly less capital cost compared to the installation of a new moveable pool floor;
- There is no operational reason to require that the Council/ILT provide a moveable floor within the training pool; and
- There is no adverse impact on everyday users of the pool.

7.3 Implications

- The training pool would no longer accommodate all swimming galas for all clubs due to restriction and limitations on dive starts at the deep end of the pool;
- Alternative means of improving accessibility in terms of equalities would need to be found;
- ILT have identified that by no longer accommodating all swimming galas for all clubs there is an annual loss of approximately £3,700;
- Unable to accommodate diving starts as part of any swim sessions;
- Unable to accommodate club time trials;
- Unable to run inflatable fun sessions/ pool parties;
- Unable to allow recreational jumping/ diving as part of general swimming activities; and

- Unable to move the floor at any point in the future once the decision has been granted to install a permanent static floor.

7.4 Costs

- The estimated costs for this option amount to approximately £90,000 and there is a lead-in time for ordering and installation. £50,000 of this is for the removal of the current moveable floor and associated equipment which would be funded by Inverclyde Council. The remaining £40,000 of this would address the design, build, and installation of a permanent static floor with shallow end only and with all fees met by ILT.
- ILT would be fully responsible for identifying and procuring a suitable contractor for the design and installation of the permanent static floor. Like option A, any programme for removal and installation would be tailored for periods where there is alternative provision for swimming availability at Gourrock Pool and Port Glasgow Pool. The period of installation required for a static floor should be shorter than a floating floor and as such it is unlikely to require consideration of an extended opening period of Gourrock Pool subject to further investigation through appropriate suppliers via ILT.

It should further be noted the risks / limitations in respect of the current cost estimates and programme/timescales for this option:

- The cost estimate for the static floor element has been sourced by ILT with no Property/Technical Services involvement; and
- The works to remove the existing floor involve the draining of the main training pool with the intention to leave the existing leisure pool operational. This will involve the use of the existing and an additional temporary cofferdam arrangement (subject to individual supplier risk assessment / method statement) as specified in option A.

8.0 OPTION 'C' USE OF POOL WITH DEEP AND SHALLOW END

8.1 If Inverclyde Council were to remove the existing moveable floor and make good. i.e. remove all hydraulic systems, ramps, along with electrical systems associated to the pool floor. The electronics would require to be isolated and pool tank re-tiled where necessary. The benefits, implications and costs are noted below: This would result in a permanent shallow and deep depth at either end of the pool.

8.2 Benefits

- ILT will be able to continue to deliver swimming lessons as part of the schools' programme;
- The ability to accommodate all swimming galas and time trials for clubs with no restrictions. This would allow the following clubs such as below to have unrestricted hire of the Waterfront Pool:
 - Inverclyde Amateur Swimming Clubs
 - Inverclyde Masters Swimming clubs
 - Port Glasgow Otters Swimming club gala
 - Greenock Otters Swimming Club
- It would allow ILT to continue to deliver the Inverclyde Leisure Swim School programme swimming lessons and teach all ages and abilities, including higher levels of swim school and get swimmers club ready for the potential pathway to Inverclyde Amateur swimming club;
- To provide 'diving starts' to all clubs using the training pool facilities;
- To host a series of swimming galas and time trials for swimming clubs throughout the year;
- To allow booking for marine diving clubs and fire service for specific training requirements;
- To operate children's pool inflatable fun sessions;

- To allow swimmers to undertake tumble turns as part of lane swimming and structured club sessions; and
- Allow recreational jumping/ diving as part of general swimming activities; and continue to host National pool lifeguard courses.

8.3 Implications

- ILT Swim School at the Waterfront Leisure Complex delivers swimming lessons in the main pool for all ages and abilities, ranging from birth through to the elderly. Currently this caters for approximately 1,300 children and adults per week and this statistic would be adversely affected should the floor be removed with an estimated 56% reduction in participation. If there were to be a significant impact on participation this could also result in a reduction of swimming teachers and lead to potential redundancy position);
- At the present moment, based on 2018/19 accounts, ILT received an income of approximately £400,000 for swimming classes. Based on the estimated 56% reduction, this could potentially result in a loss of income of approximately £224,000;
- ILT in partnership with Inverclyde Council's Active Schools, co-ordinate and deliver swimming lessons to approximately 800 primary 4 children from across Inverclyde. The versatility which the floating floor brings allows ILT to accommodate these numbers, should the floor be removed these numbers would not be achievable with an estimated 65% reduction in participation. If there were to be a significant impact on participation this could also result in a reduction of swimming teachers;
- Presently ILT receives income to deliver swimming lessons. Based on the estimated reduction in participation this could potentially result in a loss of income of approximately £18,200;
- The implication for both the ILT Swim School and the partnership with Inverclyde Council's Active Schools could have a significant impact on participation, potentially resulting in a reduction of swimming teachers;
- The Greenock Otters Swimming Club is a club that caters for children and adults with additional supports needs. If the floating floor were to be removed it could have a detrimental impact on the club's attendance, abilities and provision; and
- ILT would not support the decision to completely remove the floor as this would impact the Trust financially and, subject to the ILT reserves position, board approval would be sought to reinstate a static pool floor as highlighted in option B to allow the above services and programmes to remain in place.

8.4 Costs

- The estimated costs for this option amount to approximately £50,000 and there is a lead-in time for the removal of the current moveable floor and associated equipment. This option would be funded by Inverclyde Council.

9.0 IMPLICATIONS

9.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Option A	Core Property	2021/22	£50,000		
		2021/22	£275,000		Replacement moveable floor
	Income from ILT	2021/22	(£40,000)		Contribution from ILT
	Total		£285,000		
Option B	Core Property	2021/22	£90,000		Remove existing floor. & install static floor
		Income from ILT	2021/22	(£40,000)	
Option C	Core Property		<u>£50,000</u>		Removal of existing moveable floor and make good

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					Assumes ILT address maintenance of either Option A or B under terms of existing lease and absorb any income loss
IL Management Fee	PtOB	Oct 2022	242		Option C Only: The net loss would need to be negotiated with IL but likely to result in an increased management fee.

Legal

9.2 There are no direct legal implications arising from this report.

Human Resources

9.3 There are no direct HR implications arising from this report.

Equalities

9.4 Equalities

(a) Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

Repopulation

9.5 There are no direct repopulation implications arising from this report.

10.0 CONSULTATIONS

10.1 The CMT has been consulted on this report and in light of the current financial constraints endorses option B 'Use of pool with permanent static floor'.

11.0 BACKGROUND PAPERS

11 .1 Report to Policy & Resources Committee dated 26 March 2019 by Head of Legal & Property Services (Agenda Item No.13)