

# OFFICER DECISION NOTICE



**Reading**  
Borough Council  
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This notice is to be used for the following types of officer decisions. (Select one option).

**A.** Decisions taken by officers under a specific express delegation from Council or a Committee.

**B.** Decisions taken by officers under a general delegation from Council or a Committee, which relates to (i) a permission or a licence, or (ii) the rights of an individual, or (iii) a contract or expenditure over £100,000 (ie "...which materially affects that relevant local government body's financial position").

<b>1. Title of decision:</b>	South Reading Leisure Centre Pool Tank
<b>2. Date of the decision:</b>	16 May 2023
<b>3. The decision maker:</b>	Donna Pentelow, Assistant Director of Culture

#### 4. Decision details:

To instruct works to repair and improve South Reading Leisure Centre to secure the medium to long term future of the facility.

While tender costs were estimated at £180,000 and funding agreed at Policy Committee 21/9/22, tender returns have indicated total expenditure of £400K is expected, additional funding of £220,000 is authorised to allow works to be completed in a timely fashion, which available within the Small Leisure Schemes Capital programme budget

#### 5. Reasons for the decision:

Following water being found in an unexpected area of the swimming pool undercroft (access spaces under the pool surround) an investigation identified the need to review previous assessments of the pool tank condition.

An assessment was made of the condition of the pool tanks condition and along with advice from specialist concrete contractors a scheme of works and estimate of cost was produced. Funding for the work was then sought and obtained from Policy Committee.

Following the report to Policy on 21 September 2022 a procurement exercise was undertaken by Greenwich Leisure Limited within the terms of the leisure contract, (25-year design, build, and operate contract)

Specialist companies were asked to quote to complete the necessary works, about half did not wish bid due to the complexity of the works, risks involved and availability of work elsewhere. Part of the specification process was provision of warranties for the work. While work and materials could be warrantied the success of work is partly dependent upon the condition/life of materials that infills/repairs are bonded on to which cannot be guaranteed. The limitations placed on warranties makes these of little practical value. It is nevertheless

expected that the proposed repairs will contribute to the pool tanks life expectancy being extended to that of the centre.

As part of the contractor inspections and tendering process more extensive work was recommended to ensure the longevity and success of the renovations.

To access sections of the pool tank ducting and equipment needs removing necessitating the closure of the pool for weeks and expensive to both remove and reinstate to allow certainty in costing.

The lowest quote which providing appropriate quality of work including previous experience is approximately £400K. It should be noted that large sections of pool tank could not be inspected, an assumption has been made that these are in a similar condition as the sections of the pool tank which was fully accessible. A contingency sum of 17.5% has been included in the budget as the Council retain the risks associated with undertaking additional unforeseen works.

In the short term the pool surround has been supported with acro props following advice from a structural engineer, but work should commence no later than December 2023.

The work to the pool tank will include:

- Undertake enabling work e.g., removal of some plant and services.
- Replacing sealant and grout above the pool side, further testing of concrete and sealing of vulnerable areas to prevent further water ingress.
- Break out affected areas, remove or treat corroded material and install preventative treatments.
- Resurface/fill affected areas injecting any small voids cracks
- Replace any movement joints in the pool deck surrounds using a proprietary sealant
- Replace any defective areas of grout using a proprietary grout
- Reinstate plant and services
- Make good all areas.

It is anticipated the work will require the pool to close for approximately 6 months, this may vary depending on the condition of sections that cannot be inspected. The indicative breakdown of the proposed closure is as follows:

- Pool tank works start - 3<sup>rd</sup> September 2023
- Pool tanks works completed and handed back to GLL – March 2024
- Pool tank filling, heating, chemical dosing, and testing - late March/April 2024
- Pool reopens – April 2024

The work has been timed to coincide with the demountable pool re opening at Rivermead Leisure Centre to ensure that there is swimming availability whilst South Reading is closed.

**6. Alternative options considered (if any) and rejected:**

Not applicable.

**7. List of Open Background Papers:**

Policy Report 21 September 2022

**8. List of Confidential or Exempt Background Papers:**

Structural survey 18<sup>th</sup> January 2023. KRP Consulting Engineers

**9. Any other matters taken into consideration:**

<input type="checkbox"/> Legitimate expectation of consultation	<input type="checkbox"/> Procedural requirements
<input type="checkbox"/> Public Health implications	<input checked="" type="checkbox"/> Environmental or Climate Change
<input type="checkbox"/> Health and Safety	<input checked="" type="checkbox"/> Risk Management implications
<input type="checkbox"/> Transparency of Information (FOI etc)	<input type="checkbox"/> Privacy Impact Assessments
<input type="checkbox"/> Human Rights Act Duties	<input checked="" type="checkbox"/> Equality Impact Assessment
<input type="checkbox"/> Corporate Parenting	<input type="checkbox"/> Community Safety
<input type="checkbox"/> Regulatory duties	<input type="checkbox"/> EU withdrawal
<input type="checkbox"/> Armed Forces Covenant	<input checked="" type="checkbox"/> Other

**Details of the matters taken into account:**Risk Management Implications

A costed risk approach to these works has indicated that to delay the pool tank works will leave the Council open to an immediate requirement to carry out the works if the pool tank fails. This planned approach provides a more informed method to resolve an age-related structural issue.

Delaying the commencement of repairs is expected to increase the total costs

Equality Impact Assessment

The works at South Reading will not have a differential impact on people with any distinguishing characteristics.

Environmental

There may be some negative impacts whilst the construction work is ongoing. The improvements of the swimming pool and changing rooms at South Reading is likely to have a positive impact on the community and will extend the life of the pool tank by another approximately 20 years. The overall project is likely to have a low to no impact.

**10. Financial Considerations**

Budget for this scheme is in place within the General Fund Capital Programme 2023/24 – 2025/26 Small Leisure Schemes budget. This will cover in full the necessary improvement works to the pool tank at South Reading Leisure Centre. The works will cost approximately £400,000 to complete.

Failing to carry out the repairs could result in escalating costs in the future as well as failure and closure of the swimming pool.

Sections 11- 16: To be completed only for Decision A (express delegation from a Committee)

<b>11. The name of the Committee:</b>	N/A
<b>12. Date of the meeting:</b>	Click or tap to enter a date.
<b>13. Minute number:</b>	
<b>14. The delegation given by the Committee:</b>	
<b>15. The name of any member of the committee who declared a conflict of interest in relation to the decision:</b>	
<b>16. Any councillor or officer consulted prior to the exercise of this delegation:</b>	