

Report to the Council

Committee: Cabinet **Date:** 1 November 2018

Subject: Waltham Abbey Swimming Pool Site - Development

Portfolio Holder: Councillor A. Grigg (Assets and Economic Development)

Recommending:

That a Supplementary Capital Estimate in the sum of £275,000 be approved for the preparation of the Outline Planning Application and the demolition of the Swimming Pool.

1. The existing Waltham Abbey Swimming Pool will close in November 2018, when the new Waltham Abbey Leisure Centre will open. The future use of the site therefore needs to be considered.
2. When the new Waltham Abbey Leisure Centre at Hillhouse, Waltham Abbey opens in November 2018, the Waltham Abbey Swimming Pool in Roundhills, Waltham Abbey will close. When vacated, the site needs to be secured as quickly as possible, to reduce holding costs (site security etc).
3. In order to do this, it will be necessary to appoint a development consultant to appoint and co-ordinate the work of the various consultants and to work up an outline planning application for the Roundhills site, which has been allocated for residential accommodation within the Council's Local Plan Submission Version. In view of their successful and high quality approach to leading on the Hillhouse development in Waltham Abbey, Essex Housing have been invited to provide a Fee Submission to work up a proposal for residential accommodation on the site, submit an outline planning application, procure a demolition contractor and supervise the demolition of the Swimming Pool.
4. To oversee the demolition of the site, the following work would be required:
 - Physically secure the building
 - Undertake all necessary surveys to include protected species, asbestos and locating all utilities.
 - Prepare demolition specification.
 - Undertake a procurement exercise for asbestos removal and demolition works.
 - Prepare Section 80 notice for the demolition.
 - Manage and oversee the demolition process.
 - Provide full documentation of the cleared site to be available for any future contractor / purchaser.
5. Essex Housing would appoint the consultants and procure the contractor and then supervise the work. The estimated period to obtain all the required consents and to complete the demolition is around 8 months. The estimated cost of this work is £194,500, which includes Essex Housing's fee of £5,465.

6. It should be noted that the Council will be arranging the non-structural security of the site until the swimming pool is demolished.

7. The total estimated cost of this work is £275,000. Essex Housing's proposed Development Fee is £12,000 (5.2%), which is considered to provide good value for money.

Summary of costs

8. The following provides summary of the above costs (rounded), with Essex Housing's fee separated out:

Demolition of existing swimming pool	£189,000
Obtaining outline planning permission	£42,000
Essex Housing Development Fee	£12,000
Contingencies	£32,000
Total	£275,000

9. There is currently no budget provision to undertake this work. Therefore, in view of the need to commence the demolition works as quickly as possible, and to avoid delaying the outline planning application until next year, it is proposed to request the Council for a Supplementary Capital Estimate for £275,000, in order to commence the works and services as quickly as possible.

10. It is proposed that the Council enters into one contract with Essex Housing, for them to appoint the various consultants required, procure the contractor for the demolition works and supervise the demolition process.

Conclusion

11. We recommend as set out at the commencement of this report.