

## **Asset Management Plan Potential Redevelopment at Glenogle Swim Centre / Saxe-Coburg Place**

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### **Executive of the Council**

27 February 2007

#### **1 Purpose of report**

- 1.1 To seek approval from the Council to prepare an appraisal of an alternative funding route for Glenogle Swim Centre.

#### Background

- 1.2 At its meeting on 26 October 2006 the Council resolved to consider the 'alternative funding of Glenogle Swim Centre' following its decision to defer the current project.
- 1.3 The building is in poor physical condition. In particular the pool surround level is demonstrating evidence of ongoing deterioration as has been highlighted by the structural engineers report. Monitoring is ongoing. The external fabric has also been identified as giving cause for concern. The stone to the front elevation, and a lesser extent the sides, are spalling in numerous locations. The building also has major disabled access issues due to its configuration with the pool tank at a mezzanine level. Mechanical and electrical services throughout the building are in need of replacement due to their age. In addition, the centre struggles to meet the ever increasing customer expectations of a leisure facility/experience.
- 1.4 Over the past year, a number of private companies have approached the Council regarding the Swim Centre.
- 1.5 Proposals have included the provision of a new 25 metre pool and associated facilities, and the construction of flats and houses in Saxe-Coburg Place.
- 1.6 The recently published Aquatics Strategy for Edinburgh 2006 states its vision 'to achieve higher levels of active participation at all levels and in all aquatic disciplines, in a safe, fun and quality environment, in order to improve general

health levels and enable individual and team success in sport'. Facilities are critical to the success of the Strategy; all of the Victorian pools in the city (of which there are five) have now had major refurbishments with the exception of Glenogle.

## **2 Main Report**

- 2.1 As interest has been shown in developing the site and given the recent Council decision it is proposed that the Council explores the option to secure an improved Swim Centre through the development of the site.
- 2.2 An appraisal of the development potential of the site is required with a view to estimating its value. It has been suggested that there is potential to provide improved swimming and fitness facilities on the site for the Council (at no additional cost to the Council) as part of a housing development.
- 2.3 The appraisal process will include options for the provision of refurbished or new facilities on the site, a review of the title deeds for the site and will consider any available geo-technical or other site information. It will consider the listed status of the existing swim centre, the various planning and transportation issues, public consultation and communication and the status of the public footpath linking Glenogle Road and Saxe-Coburg Place. The relevant financial and development risks, including planning risk will be included in the evaluation process.
- 2.4 In support of the development appraisal, a client brief and specification will be prepared for the site, to include a 25m pool with gym and associated facilities, in consultation with Edinburgh Leisure.
- 2.5 Provided that the outcome of the appraisal indicates that an improved facility could be created, at no cost or, alternatively, at a low cost to the Council, the project team will then be in a position to recommend that the Council should seek a development partner.
- 2.6 The Council is required to obtain 'best value' in all its transactions. In order to show that an auditable 'best value' process has been undertaken it is necessary to advertise projects of this value in the European Journal, the local press and to approach those parties who have expressed interest previously. Draft documentation for the tender and development agreement will be prepared by staff in City Development and Corporate Services.
- 2.7 The selection of a partner will be on a quality/cost basis, with sketch designs, to ensure that the pool and the development, in general, will be of an appropriate quality.
- 2.8 Following the selection of the development partner, the design will be developed, in consultation with the Council and its stakeholders to allow

planning permission to be obtained prior to the legal agreement being signed by both parties.

- 2.9 The project will then progress through remaining design and construction processes in the normal way.

### **3 Financial Implications**

- 3.1 Funding of £10,000 is required to undertake the development appraisal. Subject to the Council identifying a budget for feasibility studies, a bid for funding will be made from the feasibility studies fund recently established by the Council.
- 3.2 Should a decision be made to progress with the project following completion of the appraisal, further funding of approximately £25,000 will be required to support the marketing and project development.
- 3.3 SportScotland had previously agreed funding in the sum of £350,000 towards the refurbishment of Glenogle Swim Centre. These funds remain ringfenced for the project.

### **4 Conclusion**

- 4.1 There may be an opportunity to provide improved swimming facilities at Glenogle Swim Centre through the redevelopment of the site at no cost or, alternatively, at a low cost to the Council.
- 4.2 It is recommended that an appraisal is prepared as described above to determine the feasibility of this approach.
- 4.3 Should there be a positive outcome a further report will be made to the Council seeking approval to advertise for a development partner.

### **5 Recommendations**

- 5.1 The Executive is asked to:-
- (a) note the conclusions contained within Section 4 above, and
  - (b) to approve the expenditure of £10,000 from the feasibility fund to carry out a development appraisal.

**Jim Inch**  
Director of Corporate Services

**Andrew Holmes**  
Director of City Development

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<b>Appendices</b>	Site Plan
<b>Contact/tel</b>	Anne Crawford, Property Manager, Asset Management 0131 529 5877, e-mail <a href="mailto:anne.crawford@edinburgh.gov.uk">anne.crawford@edinburgh.gov.uk</a>  Stephanie-Anne Harris, Head of Sport and Physical Activity 0131 529 7911, e-mail <a href="mailto:Stephanie-anne.harris@edinburgh.gov.uk">Stephanie-anne.harris@edinburgh.gov.uk</a>
<b>Wards affected</b>	Stockbridge
<b>Background Papers</b>	Review of Capital Investment Programme 2006-2009 – Council of 26 October 2006