

Report to: Charity Committee

Date of Meeting: 14 December 2015

Report Title: White Rock Baths update

Report By: Monica Adams-Acton
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Purpose of Report

To update the committee on the progress of the refurbishment works and lease arrangements.

Recommendation(s)

- 1. To note the progress of the works and imminent leasehold occupation of the premises by The Source**

Reasons for Recommendations

In June 2014, the Charity Committee approved a proposal to refurbish the White Rock Baths and lease it to the Source for use as a BMX and skateboard facility, subject to funding support from Hastings Borough Council and East Sussex County Council. The refurbishment works are now nearing completion.

Background

1. In June 2014 the Charity Committee approved a proposal to create a BMX and skateboard facility in the White Rock Baths. Prior to that time the building had remained primarily derelict and empty for some 16 years, with the exception of a small area at promenade level being refurbished and leased to the Hastings Pier Charity for use as a community facility in 2013.
2. The approval last June was conditional on the assembly of a funding package to cover the cost of the required refurbishment works, which were initially estimated to be approximately £822,000. An application for a grant was submitted to East Sussex County Council to help fund some of the works. The project was also included in a bid for a grant from the government's Coastal Communities Fund. Both applications were successful.
3. Subsequent to the Council's standard procurement process, Saville Jones Architects, based in Worthing, West Sussex, were appointed to draw up detailed designs and specifications, and to project manage the construction works. Colours, a local construction firm, were subsequently appointed as the main works contractors. The revised estimated costs totalled £1,020,000.
4. Due to the extent of the dereliction and ongoing problems that include continual water ingress, concrete degradation and other aging structures, the package of work primarily comprised essential repairs and refurbishment, including:
 - Concrete repairs and encapsulation
 - Plumbing and electrical work, including new lighting and toilets
 - New timber floor in East Hall (former small pool)
 - Waterproofing and leakage management
 - Fire and other safety-related work
 - New doors and windows
 - Improved insulation and ventilation
 - Toilets and plumbing
 - Removal of 40% of concrete floor in West Hall (former main pool)
 - Repairs, replastering and other work to internal walls, columns and beams
5. Works commenced in March 2015. Additional works found to be necessary or desirable were also added, with the main additions comprising: New balustrading in West Hall, demolition of ceiling in East Hall, removal of 70% of the concrete floor in the West Hall, new glass infill to rooflights in the East Hall, and installation of gulleys and drainage systems to manage water ingress.
6. It had been hoped that the refurbishment works could be completed in time for the Source to occupy the building before Christmas. However there has been inevitable slippage as a result of some of the unanticipated works, severe rainfall leading to flooding and significant new leaks, and delay in connection of power.
7. The total final account for the works is anticipated to be £1,158k, which is approximately £13% over the revised estimate. The funding package is as follows:

East Sussex County Council grant	£235,000
Coastal Communities Fund grant	£ 75,000
Contribution from The Source	£ 49,033

Foreshore Trust	£200,000 (£50k from concrete repairs budget)
Hastings Borough Council grant	£172,000
Hastings Borough Council loan (1)	£300,000
Hastings Borough Council loan (2)	£127,000
Total	£1,158,033

8. The HBC loan (2) will be on similar terms as those agreed for the first loan, but the start date will be later (1 March 2016) and at the Public Works Loan Board rate of interest prevailing on 1 February 2016. However, it is intended that the Trust will seek an independent valuation of a small parcel of land in the Trust's ownership that lies on the eastern seaward corner of the old bathing pool site at West Marina, and transfer ownership of this to the Council (subject to Charity Commission consent). In return, the Council will write off the loan (2).

Current position

9. The power connection by EDF Energy was finally completed on 27th November. Commissioning and functional testing of the new systems is now underway, and practical completion of the works is imminent. It is anticipated that the lease with the Source will take effect early in the new year.
10. The Source has already started fit-out works and installation of ramps, and this will continue through into early January. They anticipate opening the new facility within the first two months of 2016.
11. This has been an ambitious project, but the support of funding partners and the good relationship that has been built with the Source have been important elements in the successful completion of the project.
12. The public interest and the positive press at a local and national level about the project bode well for the future of this exciting new facility. The Source are planning one international and a number of regional events each year, and there is little doubt that this new venture in the formerly derelict building will animate what used to be a run-down and uninviting part of the seafront.

Wards Affected

Castle

Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	No
Environmental Issues	No
Economic/Financial Implications	No
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No

Anti-Poverty

No

Additional Information

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