

Report to: Charity Committee

Date of Meeting: 17th June 2019

Report Title: Maintenance – The Source Park

Report By: Victoria Conheady
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Purpose of Report

To brief charity committee members on the issues of continuing flood mitigation works in the basement of the White Rock Baths, and agree to bring forward the budgeted lines for a second sump pump into the 19/20 financial year

Recommendation(s)

1. That the committee agree to move £18,000 from 20/21 into the 19/20 financial year.
2. To commission relevant contactors to undertake work up to the value of £23,000 (inclusive of the £18,000 above) in this financial year.

Reasons for Recommendations

Early intervention with regard to flood mitigation works will prove more cost effective in the long term in addressing potential flooding in the lower basement of the White Rock Baths.

Introduction

The White Rock Baths

1. The White Rock Baths (WRB) is a major asset of the Foreshore Trust. It was converted during 2015/16 and opened on 13 February 2016.
2. The WRB originally were Turkish baths, and as such water ingress is a feature of the baths, and fresh streams used to be utilised in the functioning of the building. As such the basement of the building contains a series of pipework and water reservoirs.
3. Prior to refit a pump was situated in the lower basement of the baths to mitigate flooding, and this was checked weekly to ensure it was working.
4. During the conversion of the baths into a BMX/Skate park, when the reinforced cover of the old swimming pool was removed, the pool was found to have a base level of approx. 20cms of water at the lowest part.
5. The financial viability of the park meant that main skate bowl had to be a certain depth to enable sufficient height/space for jumps and tricks. Given the restricted ceiling height this additional depth had to be created by excavating down to the base of the original swimming pool.
6. The timber base of the deepest section of the large skate bowl actually lies below the natural water table, and as such is extremely vulnerable to pump failures.
7. Due to continued concern of the tenant regarding a catastrophic flood event, and the fact that the position of the current pump, the physical labour needed to service it, and a number of flood events which have happened to date, officers recommend bringing forward the following initiatives into this financial year. Subject to finalising designs and costs with the specialist pump installation firm costs would be as follows:
 - a. Installing 2 hired sump pumps and raising them on accessible platforms: budget £10,000 one off cost.

Total cost of doubling up hired in sump pump installation to improve resilience: budget maximum annual hire cost of £16,000/annum.
 - b. Raising the wall mounted lower basement distribution gear & replacing current board @£5,000 one off cost.
 - c. Annual water jetting clearance of the concealed channels that allow incoming ground water to flow from beneath the main skate bowl towards the lower basement sump pumps @£2000.pa

Wards Affected

Castle

Report Template v29.0



Policy Implications

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

Equalities and Community Cohesiveness	
Crime and Fear of Crime (Section 17)	
Risk Management	X
Environmental Issues	X
Economic/Financial Implications	X
Human Rights Act	
Organisational Consequences	
Local People's Views	
Anti-Poverty	

Additional Information

None

Officer to Contact

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