

**POLICY AND RESOURCES COMMITTEE – 13 JUNE 2013
TARLAIR SWIMMING POOL COMPLEX MACDUFF**

1 Recommendations

The Policy and Resources Committee is recommended to:

- 1.1 Endorse the approach being taken for the conservation of Tarlair as detailed in the Conservation Plan at Appendix A**
- 1.2 Approve the outline proposals Phase 1 for the essential repairs to Tarlair at an Estimated Total Cost of £300,000 including fees to be met from the Planned Maintenance Capital Plan budget and to proceed to tender**
- 1.3 Instruct officers to bring back a further report on the feasibility of undertaking work for any future phase regarding the design, costing, financing, management and programme details to a future Committee.**
- 1.4 Agree to suspend financial regulation 5.3.5 to appoint Addison Conservation and Design to undertake the Phase 1 design works at Tarlair.**

2. Discussion

- 2.1** Tarlair swimming pool complex was constructed in 1930. The complex included a boating pool as well as pools for swimming and paddling together with changing rooms and a tea pavilion. When constructed the complex was the very latest in seaside leisure and the pools were highly fashionable meeting places from the 1930's to the early 1970's. Very few pools now survive, but because of its design it was listed as Category A by Scottish Ministers in February 2007. As a consequence of this listing the Council has a statutory responsibility to safeguard the historic character of the property.
- 2.2** In order to consider how this could be achieved in a viable and sustainable manner the Area Committee agreed at the meeting of 3 July 2007 to commission an options and feasibility study from consultants. At the Banff and Buchan Area Committee meetings of 29 September 2009 and 16 August 2011 the Committee considered options for the future of Tarlair. In a report by the Director of Education, Learning and Leisure in August 2011, Committee agreed that the option for the provision of a new visitor centre and landscape focal points be promoted as the Committee's favoured option at a capital cost of £1.574 million and ongoing annual revenue costs of £17,685.
- 2.3** The Economic Development Service looked in more detail at the feasibility of establishing a commercial and viable lobster hatchery at Tarlair. The only truly Commercial Lobster Hatchery is in Orkney. The well established Orkney Lobster Hatchery is unable to operate at a profit, tending to suggest that a commercial production operation at Tarlair is unlikely to succeed, unless a

fully functioning market for juvenile lobsters existed. This is deemed to be high risk, given the scale of the investment required to develop the facility. However, Economic Development believes that there is a possibility for an Oyster Hatchery. Further details are provided below.

2.4 In the intervening period since the report in August 2011 a structural engineer's report on the condition of Tarlair has been provided. The report states that the quality of construction appears to vary between the various elements of the whole facility. The Tea Pavilion and Main Pool appear to be constructed of high quality concrete but the pool terraces, changing rooms and slabbed area appear to be constructed of mass concrete of a poor quality, albeit not considered to be a major issue that cannot be overcome.

2.5 The Banff and Buchan Area Committee considered a report on the future of Tarlair on 5 February 2013, with a recommendation for a moderate refurbishment of the facility. The recommendation was not approved:

The Committee **agreed** that more research needed to be done before any decision could be made on the future development of the Tarlair Swimming Pool Complex and that the Head of Property and Facilities Management bring back a report to a future meeting of the Committee which addressed issues in relation to:-

- the need for a sustainable plan to ensure that any investment is safeguarded,
- the possibility of an economic activity which would make the project sustainable,
- a detailed financial case which would ensure that there was no deficit funding required,
- consultation with all interested parties with a view to finding an end goal,
- issues of security, access road and legal obligations,

and that if this full report could not be completed by June 2013, an interim report be submitted to the Committee with an update on progress.

2.6 A 'Save Tarlair' group has been formed over the past year. It has helped with some clean outs and fundraising for the pool, the aim of the group being to save Tarlair from ruin and to restore Tarlair to a safe and usable level. Since February of this year there has been good collaboration between the Friends of Tarlair, Elected Members and Council officers on the future of Tarlair. The Group has made a Stage 1 Application for a Community Asset Transfer which is being assessed by officers.

2.7 In March 2013, Addison Conservation and Design were appointed by the Council to undertake the following areas of work:

1. Making a survey and assessment of the entire area and its building structures, and then scoping out the repairs to be undertaken under the headings "Urgent, Essential and Necessary" as guided by the policies which will be defined in the Conservation Plan. This is the Condition Report.

2. Preparing a Conservation Plan with a heritage risk assessment and following this with a Conservation Management Plan based on outline proposals and a Council ownership.
3. Providing a Description of works and methodology for developing the proposals to assist the future planning of a repair contract (most of this will be covered by (1)).
4. Assessing and describing the methodology to be used by Addison Conservation + Design in undertaking all contract design, planning, administration and running the financial aspects of the project.
5. Producing a brief report on potential other sources of funding together with an indication of the input required at this juncture by Aberdeenshire Council.
6. Scheming out technical requirements with regard to the tea pavilion which would also enable toilet provision to be available. This will include repairs to the exterior including the railings.
7. Assessing the essential drainage works required.
8. Providing a timeline and programme masterplan with a phasing plan and probable costs for each phase to assist the planning and funding appraisals for the Conservation project.
9. Liaising with Historic Scotland and Client.

Addison Conservation and Design are experts in historic conservation and had been assisting the Friends of Tarlair. Although, they are based in Midlothian John Addison, one of the owners, was brought up in Aberdeenshire and has provided expert advice on a number of projects in the area. Their abbreviated Executive Summary is provided at Appendix A and it provides a pragmatic phased approach to the conservation of Tarlair Swimming Pool. It is viewed that stabilisation will allow people to enjoy Tarlair as nice place in a stunning location in a safer environment with whom many have an emotional attachment. The works being proposed for Phase 1 will not provide for swimming but will ensure that the Council takes its obligation to maintain a Category A listed asset seriously and reduce its obligation for future maintenance. In addition to the works noted in Appendix A it is also being proposed to do some work externally to the Pavilion Façade and exposed elevations.

2.8 Although Tarlair is currently in a poor condition, it still continues to attract visitors. Some clearance of the Access Road was undertaken in the spring to improve access.

2.9 The options for the future of the pool are as follows

- (i) Do nothing;
This is not considered to be a feasible option given the protected structure status, this is not being recommended. If no action is undertaken the Council will be failing to comply with legislation under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act

1997. Furthermore, given that Tarlair continues to attract visitors there is a need to ensure the safety of the public.

- (ii) Essential repairs;
This could be carried out at a moderate sum, circa £261K excluding professional fees, thereby demonstrating a commitment by the Council to improve Tarlair and conserve the Category listing; alleviate Health and Safety concerns, prevent significant future maintenance costs; providing a platform for the potential future uses of the facility, with the investment being a catalyst for attracting external funding. **This is being recommended.**
- (iii) Moderate refurbishment of area, create amenity area;
This would involve seeking planning and Listed Buildings permission to demolish the changing rooms; infilling the boating and paddling pools and creating soft landscaped areas. The main pool would be retained with a view to be future use. At a minimum, external refurbishment of the tea pavilion would be required and full refurbishment dependent on the demand for the facility. Budget costs would require to be estimated but a figure of £500 – £750k is envisaged at this juncture, with potentially an additional £250K to refurbish the tea pavilion. This is no longer being recommended albeit the Pavilion refurbishment could follow dependent on any future proposals.
- (iv) Full refurbishment;
The cost of a full refurbishment would be in the region of £2.5 million based on the 2012 refurbishment of Gourock Outdoor Swimming Pool at Inverclyde for £1.8million. This would result in the pools being taken back into use, refurbishment of the tea pavilion and provision of a new car park. Whilst it would be popular with elements of the Community, it is questionable whether the capital and revenue outlay could be supported. Stonehaven Pool has deficit funding of circa £50K per annum. In addition, there would still be significant ongoing maintenance costs to the complex. This is not being recommended.
- (v) Oyster hatchery;
Whilst it is acknowledged that there is the potential to develop an oyster hatchery at Tarlair, this is not being recommended. The earlier report stated that there is a national demand and market for juvenile oysters and therefore an oyster hatchery is far more viable than a lobster hatchery. The indications are that rental returns from such a venture would be modest compared to the capital costs of circa £1.57m. It is acknowledged that there would be potential for financial contributions from the Scottish Government, European Fisheries Fund and Regional Selective Assistance from Scottish Enterprise, however their would still need to be a significant commitment from the Council to pump prime the development, it is though a minimum of £500K. If developed as an oyster hatchery due to biosecurity reasons, it would be fenced off and therefore would not be freely accessible to members of the public with the resulting risks to heritage, loss of original materials and loss of Cultural Significance.

- 2.10 The Banff and Buchan Area Committee was consulted on the recommendation on 28 May 2013; they were in agreement with the recommendations.
- 2.11 The Head of Lifelong Learning and Leisure has been consulted and has commented that the service has no operational need for the facility and as such it will be transferred to Infrastructure Services to be managed as a historic asset.
- 2.12 The Head of Economic Development has been consulted and stated that if the site is to be consolidated as recommended, then some form of interpretation along with improved car access and parking should also be accounted for in order to at least ensure the community and visitors can safely access the site and learn a bit about the site's history.
- 2.13 The Head of Planning and Building Standards has been consulted and is generally supportive of the recommendations but it should be noted that any alterations or demolition works at the 1930's swimming pool complex will require consent from Historic Scotland.
- 2.14 The Area Manager (Banff and Buchan) has been consulted and comments have been incorporated within the report.
- 2.15 The Friends of Tarlair have been consulted and support the recommended option 2.9(ii) for essential repairs to be carried out. They feel this would be a positive step towards the future of Tarlair and demonstrate to the community the Council's willingness to fulfil its legal obligations to this unique Category A listed building.
- 2.16 The Banff and Macduff Community Council has been consulted and commented as follows with responses to each paragraphs in italics. The Briefing Document highlighted five options for the future, and the Consultants report provides more detail on Option (ii). However this option appears to include not just conserving the structure against future degradation, but to add to the present day facilities, for example including windows and building a new pumphouse. Hence it would seem that there should be another option - between (i) and (ii) - of just making weathertight to avoid further immediate degradation; *Response - the recommendation is for conservation and does not add to the present day facilities.*
- 2.16.1 The advantage of this that the B&MCC see is that it stops further degradation of the buildings and gives more time for Friends of Tarlair and the Shire working together to come up with a business plan that can form the foundation of a community asset transfer. While we struggle to see how the site can be run at a profit we would like to see the money used in as constructive a manner as practicable. And the full involvement of particularly the Friends of Tarlair may allow this to happen, and perhaps they can come up with more innovative and cost effective means of performing the work than is open to the Shire. What funds are not used in the making weathertight option should then be made available for transfer to the Friends to assist with the agreed Business Plan; *Response, the Friends of Tarlair submitted a Community Asset Transfer application and it is being considered by officers.*

- 2.16.2 The B&MCC however have concerns that there are more useful projects that this sort of money could be spent on that would have future economic benefit, and any funds used for Tarlair should not impact on such regeneration activities; *Response, the Council is committed to the regeneration of Macduff and this project is the first of a number of other potential projects.*
- 2.16.3 The B&MCC see a significant risk for such a remote location as regards vandalism, especially with an improved access road, and the investment of circa £300k or lesser amount could be lost in a very short period of time. The works to be carried out, at whatever level, should have a high focus on protection against vandalism, which although mentioned in the documents does not appear to be prioritised. Consideration should be given to the installation of perhaps CCTV, which could be more easily monitored if the asset is transferred to the Friends than options that are open to the Shire for this sort of thing. *Response, a webcam for Tarlair is included in the scope of recommended works.*
- 2.17 The North East of Scotland Preservation Trust has been consulted and is in agreement with the recommendations.
- 2.18 The Head of Procurement and Procurement Business Partner have been consulted and have no comments to make on the report content.
- 2.19 The Head of Finance has been consulted and notes that there is no provision in the Capital Plan in the current year. If funding is to be accelerated from future years then the implications on service delivery will require to be clearly stated. If additional funding is required, this will have to be considered by the Capital Plan Group and approved by Policy and Resources Committee.
- 2.20 The Monitoring Office has been consulted and comments have been incorporated within the report.

3. Equalities, Financial and Staffing Implications

- 3.1 An Equality Impact Assessment was not required because the recommended actions will not have a differential impact upon people with protected characteristics. Notwithstanding this the complex is a major community asset of historical and cultural significance and it is important that all sections of the community are able to enjoy it equally. The Service will therefore work with the Equalities Team to prepare and review an Equality Impact Assessment as part of any development.
- 3.2 Estimated financial implications of each option are provided above at 2.9. It is acknowledged that whatever option is approved, there is a need for financial input by the Council. The recommended option is deemed to be the optimum sustainable solution in terms of a moderate capital investment reducing longer term maintenance obligation whilst satisfying the requirements to conserve a Category A Listed Asset.
- 3.3 A fee of £39,000 has been negotiated with Addison Conservation & Design for the full scope of design work for Phase 1 of the Tarlair project and as this is above £10,000 normally four quotations are required. However, given the expertise of the company in this field of work, both the Head of Procurement and Head of Finance have agreed with the Head of Property & Facilities

Management to accept this company and to suspend financial regulations. The fee is included as part of the £300,000 estimated cost.

- 3.4 Staffing implications; the pool has had no dedicated staff since the mid 1990s when the pool was closed as a leisure facility. Consideration is being given to transfer as a Community Asset but given the ongoing maintenance some revenue support is likely to be required. This requires to be determined.
- 3.5 There is no funding identified in the capital plan at this juncture to upgrade Tarlair. The redevelopment of Tarlair for either public or commercial use would appear to meet the basis eligibility criteria of the Coastal Community Fund. Other sources of funding require to be identified and this will be progressed concurrent with the design phase including the Scottish Rural Development Fund and Historic Scotland. At this juncture the Policy and Resources Committee is being asked to reprofile an allocation from the future years Planned Maintenance budget of the Capital Plan amounting to £300K to deliver the initial tranche of conservation works; this figure would be reduced if external funding can be secured.

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Director of Infrastructure Services

Report prepared by: - Allan Whyte, Head of Property and Facilities Management
8 May 2013
g:/typists/Committee/PRCom/Tarlair Pool Complex Future Development May 2013

ABERDEENSHIRE COUNCIL

TARLAIR SWIMMING POOL, MACDUFF



A CONSERVATION PLAN

EXECUTIVE SUMMARY

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TARLAIR SWIMMING POOL



A CONSERVATION PLAN

EXECUTIVE SUMMARY

1. INTRODUCTION AND PURPOSE OF REPORT

This Executive Summary is arranged as a stand-alone document and to be read with our Report under its heads and terms as commissioned by Aberdeenshire Council.

Here we have set out the principal considerations and our main conclusions derived from our structural and architectural survey and from our conservation assessment of the Tarlair Open Air Pool and its surroundings.

This summary of the report comments on the viability of repairing the pool structures and terraces and discusses the opportunities for the re-occupation and restoration of the Pavilion.

2. OVERVIEW

Tarlair Swimming Pool appears to have been seriously undervalued by many as a place in local history with a unique landscape setting, and as a very special example of emerging concrete engineering in a stunning piece of 1930's Architecture. It is listed for the reasons applicable at the date of its listing, however there are many more reasons why it should be respected and preserved.



A review about how to think about the place is long overdue and the assumption that it has to be redeveloped to survive is, we believe, flawed and dangerous.

With action to reverse the decline of the pools having been delayed by prioritising "development" ahead of conservation, in theory the opportunity to solve the problems in line with the underlying philosophy of listed buildings has all but disappeared.

However in practice the opposite is true and it is not too late for a realistically deliverable and sympathetic approach to Tarlair despite the negative rumours about the condition of the place and despite the pessimism expressed by the many visitors we have met during our investigations. Most local people and visitors are horrified at the devastation they see there and the final prospects of complete loss from the neglect of a fine asset to Macduff and Banff.

However there is now a willingness to see an end to the vacuum and the decline of Tarlair. Emotional connection with the place has not died as is also true of WW2 Boyndie Drome on the west side of Banff. Although the Drome served its purpose and parts of it will be conserved as a memorial to those who participated there during wartime, the original purpose behind Tarlair has not been lost. It lived through WW2 and into the 1990's; it can serve the community again as all the structures can be recovered. Indeed the Pavilion is worthy of reoccupation and restoration as a device to ensure that it is preserved properly, aligned with its Category A Listed status and protected. This requires provision for use and security and will require special effort from the Council, community and the police.

With regard to the potential for a conservation approach, there are no obstacles, other than the threat of an unsympathetic and out of context development running in parallel with it. Any "Development" would have to tackle major challenges. There is the backlog of stabilisations and repair, the tension between any substantial change of use and the controls from its Listed Status and the economic pressure of a new business venture. It is impossible to address all three without encountering huge problems.

Previous studies (LDN November 2008) declared that

"the use of Tarlair pool must change in order for it to survive by being relevant to changing needs and aspirations. Such planned revitalisation must not however destroy or detract from any aspect of the building or the site's significance. TARLAIR IS NOW UNIQUE IN SCOTLAND AND THE UK, AND WHILST NOT REGARDED AS FEASIBLE AT PRESENT, THE ABILITY TO RETURN TARLAIR TO IT'S ORIGINAL USE IN THE FUTURE MUST BE PROTECTED"

We have no disagreement with the latter aims but would not agree that it has to change to retain its characteristics and appeal as a place to enjoy even if swimming is inadvisable at present. It is not a place to make money from; it is a place that just has to exist in its original form and be maintained. Maintenance would be simple; it is made from one of the hardest building material around: concrete. The place could be enjoyed as a "sea-square", a gathering place, a unique parkland, a place with a wee tearoom and toilets, a place for fairs and music, a nice place to see the balance of raw nature and a safe man-made object.

We say there are "no obstacles" to conservation based on the following technical appraisals;-

- The main pool structure can be repaired and sealed at relatively modest cost. The sea wall is 3foot to 5 foot thick and durable. The infilling of the tank with boulders and rubble is not good for the structure however and should be removed in due course; this will also facilitate inspection and conservation work. It was a bad conservation approach even when it was done for life safety. The reduced level pool can't be swum in just now, however all the visual drama around the wall between the pool and the sea can be enjoyed.
- The boating pool sides, base and terraces are generally in very poor state with half of it in a condition whereby repairs and patchy consolidation would significantly blight its appearance. Although restoration of the pools "to former glory" is an unrealistic aim, the tidier it looks the better even if the patchwork was stable. Most of the degradation, surprisingly, did not originate from the sea.

This matter of appearance is very important; so we have drawn out a solution which uses concrete encapsulation (overlay) as a tool for conservation which has the advantage of looking like a restoration.

We have designed a Roman lime concrete for doing this type of problem, developed with a large grant for a project down in East Ayrshire. There it will encapsulate part of a large weir on the River Ayr.

- The Pavilion is structurally sound with decay only in the more recent range at one end where a very large hole in the roof has been neglected for a long time. Water and vermin get in here.

The saddest aspect of this building is the loss of the original windows, doors, ironmongery, flooring, chimney and rainwater pipes, and the blocked drains.

On the other hand it has the positive merit of already having a drainage system, working toilets, disabled toilet facilities, water supply, electricity, disabled access, insulation and generous space inside. All this can be readily refurbished, repaired and "modernised" as necessary.

However there is no natural daylight and so it cannot be used until there are windows, and that implies considerations of security and insurance. A security policy linked to an interaction with the community is needed. All the other aspects can be worked around.

- The former changing room block is inaccessible but appears stable albeit in need of roof repairs and some wall consolidation.

It can be readily mothballed as part of the heritage asset and there are ways of doing this.

Part of the concrete walls are suffering from chlorides and sulphates and repairs to these would be part of the mothballing.

- The pump room extension at the seaward end of the changing rooms is made of commercial concrete blockwork which is in very poor condition due to aggressive salts, corrosion of embedded metal, too strong a mortar and erosion from water borne debris and shingle.

We see no point in carrying out conservation here and would suggest replacing it with a new wall with a means of accessing and viewing the defunct but interesting pumping and siphon system inside it. This mechanical plant has a large part in the significances of Tarlair and should be preserved along with the main concrete structures.

The hydraulic chamber at the end of this is down at the same level as the sea wall. It is very porous but still a valuable interpretation device

- Performance Space - The slabs are slightly undermined and joints eroded but it can be repaired

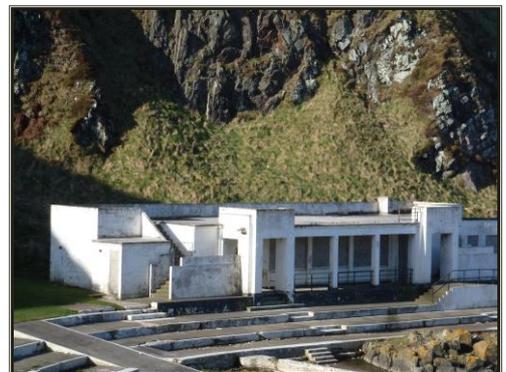
3. CONDITION REPORT

With reference to a recent Report on the condition of the concrete structures, we have no disagreement with the comments made by Messrs Fairhurst about the overall condition of the concrete in the pool structures however our study is more expansive and we have added further detail on the state of the main building. Moreover we would take an alternative view on how to deal with the degraded boating pool area and terraces following assessment and the creation of some conservation policies. These follow the strategies given in BS7913 "The Principles of the Conservation of Historic Buildings"

Our approach is to use the original structures as support and overlay what is there rather than rebuilding it all. Rebuilding would be contrary to the Conservation Policies.

In summary our approach is;-

- Main Pool- suitable for repairs. Base conditions unknown but no problems assumed as it is all protected from abrasion.
- Boating Pool- Overlay
- Terraces - Partly Overlay
- Main Building- Repair and refurbish essential operational items with restoration of some important features subject to future usage and security.
- Changing Rooms - professionally "mothball" under with new roof coverings: detailed investigation is needed
- Pumphouse - This little extension to the original concrete building is the most exposed of all the structures and is pounded by all the high waves and sea driven abrasive shingle. Its pumps, valves and pipework are part of the Tarlair Story and should be preserved. Currently this is threatened by the very poor state of the blockwork construction. It is now fundamentally flawed and severely corrosion jacked. It is time to replace it with something more sympathetic to the preservation of the industrial equipment inside it.
- Other ground level surfaces - repair



4. CONSERVATION STATEMENT

REMINDER ABOUT SIGNIFICANCES

Tarlair is a place of outstanding national and international importance for the quality of its architecture, its completeness, the rarity of part of its early concrete structure, its picturesque and dramatic natural setting, its scientifically based interaction with the sea, its role in looking after the wellbeing and health of people, its courage in the use of municipal money, its social history and community benefit.



(A) LISTED STATUS

All the Structures, Buildings and standing built features are protected under Listed Category A. The reasons given for the highest level of merit are given in the documentation for the Listing by Historic Scotland as reflected in our "reminder" above.

The essential attribute is the unique and largely intact architectural form and context.

We would add to the list of uniqueness with regard to the provenance of the concrete building design and its relationship with European reinforced concrete construction development. It is a significant part of the emergence of concrete buildings in Scotland ranking alongside those designed under influence of the renowned European civil and structural Engineers such as Mouchel, Freyssinet and Hennebique

Further uniqueness in the sense of design relates to the innovative relationship with the natural tides and the role of landscape.

We can also add the importance of the largely unexplored archaeology of the area and its relationship with medieval and much earlier settlements. This has to be addressed up at the Old Well where there used to be a house and a steading.

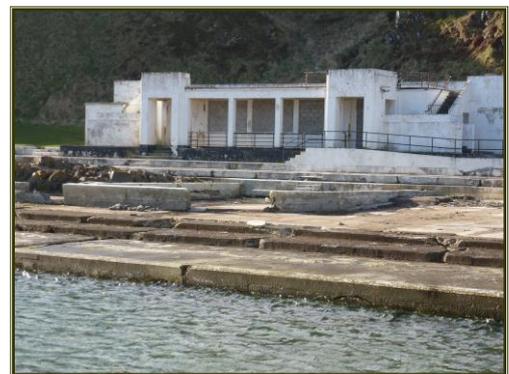


(B) LOSS OF ARCHITECTURAL SIGNIFICANCES

Although most of the more catastrophic losses of original concrete materials have been due to the weather and sea forces aggravated by neglect and lack of maintenance, there have been many unfortunate losses due to the removal of important external features and original architectural items. These were considered to have been designed with the building and so compatible with the form and function of it and thus an essential element in its unity. Some of these losses have also hastened the decay in some areas so adding to the natural degradation processes.

This list of "lost heritage" is as follows;-

- Loss of the original windows and metal frames. They would have been unique. The openings are blocked up now.
- Loss of the original concrete and later metal balustrades along the top of the pavilion. There is also an original rail missing at door area. This disappeared only recently.
- Loss of articulation of back elevation and window openings
- Loss of original fencing.
- The metal rainwater pipes.
- The original doors, fitments and ironmongery
- The balustrades at the poolside and around the terraces
- The unique concrete corbelled roof drain outlets.
- Internal wall finishes and any panelling
- Chimney Flue
- Original flooring. (There are underfloor vents. Was the original one a suspended system?)
- Original ceilings.



(C) THREATS TO HERITAGE

- Inaction
- Failure to act on priority repairs and stabilisation
- Development
- Inappropriate reoccupation of the building with no allied maintenance plan

(D) CONSERVATION POLICIES

The main drivers are:-

- The Category A Listing.
- "Conserve as Found" except where there are seriously compelling reasons for a different approach for structural and durability reasons.

Policy

The original architecture and setting shall be preserved. The existing materials shall be retained and preserved except where in the opinion of the CE a structurally significant proportion of a material in a component has been lost, decayed beyond safe future performance in terms of durability, or its condition is severely damaging to the stability of the structural element in which it has been used and the potential to conserve as found.

This applies to slab areas, walls, beams and all components where such loss renders a component unstable and unable to safely perform under sea and weather conditions.

5. MANAGEMENT OF HERITAGE ASSETS

Important Considerations for the Conservation Management Plan

- Establish policies for selecting "friendly" future development schemes and responsible operators of the site.
- Devise a maintenance plan including a means of conservation heating for the buildings and operating the boating pool for recreation.
- Assess reports from credible scientific sources of predicted sea level changes (we may have to increase the sea wall height- this would be of benefit even now as selected parts of the structure sustain greater degrees of damage).
- Assess species, habitats and ecological issues. Bat surveys for example, Fish life in particular ahead of moving rocks around in the pool.
- Remove threats from the golf course. It collects cans, bottles and other rubbish from the area and piles is up at the top of the cliff where it then blows down in the area; also its peripheral drainage trench threatens soil stability and is causing some slippage.
- Assessment of potential sources and threats of pollution

6. PRIORITIES, PHASING AND ESTIMATED COSTS

6.1 PHASE 1 (2013-14)

- Boating Pool and Terraces

Seal large holes in the roof of the Pavilion and clean/dry out area underneath

Investigation and scour drainage for the building and install roof drains

Divert water from the rear of the Pavilion

- Main Pool Repairs

- Repair road access

- Mothball the Changing Room Block

- Take down the defective pump house and erect protection to the plant

ESTIMATED COST £250,000 EXC VAT AND FEES

6.2 PHASE 2 (2014-15) – PAVILION

All works

ESTIMATED COST £220,000 exc VAT AND FEES

Note more detailed survey with invasive investigation is needed to assess and confirm this.

6.3 MAIN POOL INTERNAL CONSERVATION

Remove infill, assess concrete and repair the pool base and sides, and deal with water management.