

## Prudential Funding for Extension to Royal Commonwealth Pool Car Park

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### Finance and Resources Committee

1 November 2011

#### Purpose of report

- 1 This report seeks approval to fund an extension to the car park of the refurbished Royal Commonwealth Pool (RCP) through the prudential borrowing scheme by converting an area of soft landscaping beside the existing rear car park.

#### Main report

- 2 The RCP closed in June 2009 to allow the Council to carry out a comprehensive refurbishment of the building at a cost of £37.2m. This investment is funded mainly from the Council's capital programme, supplemented by a grant of £5m from **sportscotland**. The RCP is scheduled to reopen to the public in March 2012.
- 3 Whilst serving and being much loved by the local community as well as the aquatics community, the RCP has always attracted visitors from across Edinburgh and other parts of Scotland. This recognition will grow when the Pool reopens as a result of its enhanced facilities, which will include an international-standard diving pool, a dry dive gym, greater water space and moveable floors.
- 4 The RCP's national and international status is demonstrated by the fact that the British Olympic Swimming Team will use the Pool as their holding camp immediately prior to the 2012 Olympics. The RCP will host the diving competition for the 2014 Commonwealth Games.
- 5 In its last full year of operation (2008 - 2009) the RCP attracted 589,000 customer visits and generated £2.188m of income.
- 6 The refurbishment of the RCP includes external works which will resurface the existing car parks, improve external lighting and include other general landscaping. After the project design and budget had been agreed, regulations governing the type of parking spaces permitted for public buildings were revised. The layouts of the existing car parks are therefore being changed to accommodate larger spaces for parent and child and disabled parking, which will reduce the total number of customer parking spaces by 21%, from 136 to 108 spaces. This reduction in spaces had not been planned, so, although sufficient land to build compensatory parking spaces is available to the rear of

the building, the cost of this cannot be contained within the project budget. The area, a plan of which is appended to this report, will accommodate up to 41 spaces. This would ensure that the RCP's complement of spaces equals the pre-closure provision, and provide up to 13 additional spaces. This work would cost approximately £165,000.

- 7 A 21% reduction in car parking spaces for customers has been considered alongside the 40% projected increase in usage and income in the revised RCP Business Plan for 2012/13. Although Edinburgh Leisure will encourage its customers to walk, cycle or use public transport to get to the RCP, through the provision of extra bicycle racks and the promotion of its Green Travel Plan, certain categories of customer are not expected to be able to use these alternative modes of travel. The previous known demand for car parking spaces, coupled with the expected increase in customer visits, suggests that work to extend the rear car park will have a positive impact on income, usage and customer satisfaction, and that any environmental impact should be offset by other customers using alternative ways to travel to the RCP.
- 8 It is therefore proposed to raise the additional required funding of £165,000 through the prudential borrowing scheme. The annual loan repayments would equate to an additional two users per week per space (taking average spend per user as circa £3.50). Edinburgh Leisure will request Planning permission should the Committee approve this request to use prudential borrowing. Listed Building consent is not required.

### **Financial Implications**

- 9 The capital cost of the works is £165,000. It is proposed that this is funded through the prudential borrowing scheme. The loan charges are estimated at £4,583 in the first year and £16,530 annually for 15 years thereafter. The first year's charges can be absorbed by the Corporate Services revenue account. The succeeding year's charges will be met from the income generated by the project. The Council will recover the cost from Edinburgh Leisure, either by annual billing or by deduction from its grant.

### **Equalities Impact**

- 10 For people with disabilities, access to the building, movement around the building, and the facilities on offer will be much improved following the refurbishment. The provision of larger car parking spaces at the front of the building for people with disabilities, and for adults with children, will make it easier for them to access the Pool.
- 11 The report's contents and recommendations are of some relevance to equalities and human rights duties, in that it advances equality of opportunity and should result in a positive impact on quality of life. For these reasons, the overall equalities relevance score is three (out of a possible nine). A full Equalities Impact Assessment was not required.

### **Environmental Impact**

- 12 There are no significant adverse environmental impacts, as the proposed action is to reinstate the previous number of car parking spaces before the RCP's closure, with up to 13 additional spaces. It is recognised that these additional spaces may be seen to encourage the use of the car to travel to and from the

RCP. However, the promotion of a Green Travel Plan and provision of extra bike racks will encourage sustainable travel. The refurbishment proposals overall are designed to improve the building's environmental rating, minimise waste and improve energy usage.

## Recommendations

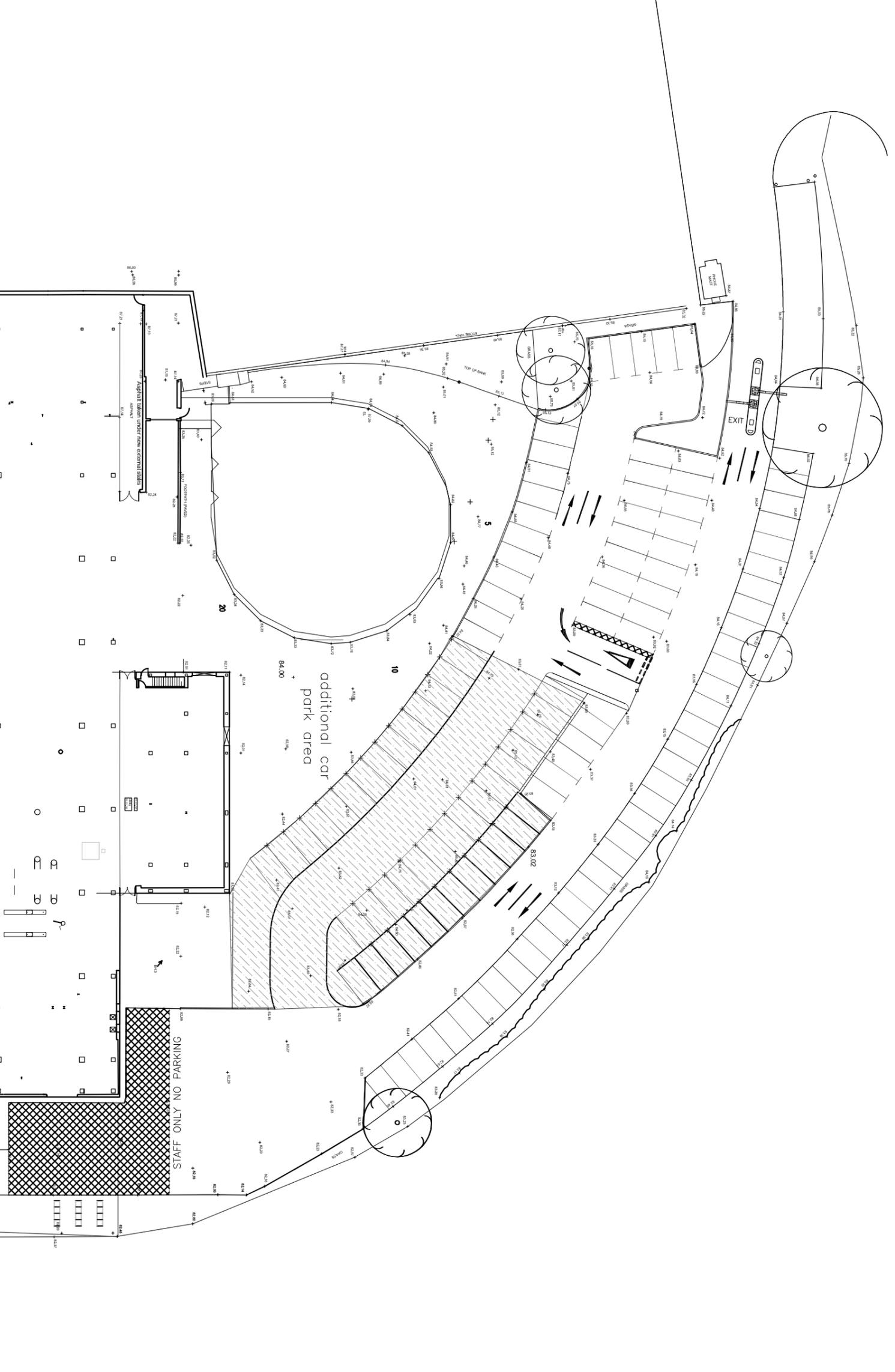
- 13 It is recommended that the Committee:
- a) approves the funding of up to £165,000 through the Prudential Borrowing Scheme to extend the rear car park at the RCP; and
  - b) approves the deduction of the necessary charges from Edinburgh Leisure either by annual billing or by an annual deduction from its grant.

**Alastair Maclean**  
Director of Corporate Governance

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Appendices	1. Plan of proposed extension to Royal Commonwealth Pool Car Park
Contact/tel/Email	Stephanie-Anne Harris, Culture and Sport <a href="mailto:stephanie-anne.harris@edinburgh.gov.uk">stephanie-anne.harris@edinburgh.gov.uk</a> ; tel 529 7911
Wards affected	City wide
Single Outcome Agreement	Supports National Outcomes 6 “We live longer, healthier lives”, 10 “We live in well-designed, sustainable places where we are able to access amenities and services we need” and 12 “We value and enjoy our built and natural environment and protect it and enhance it for future generations”.

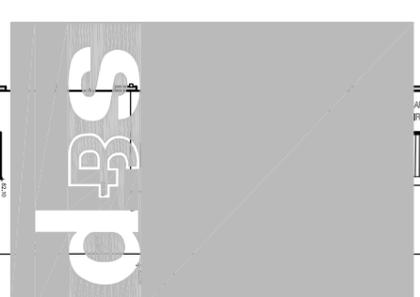
- National and Regional Sports Facilities : the Royal Commonwealth Pool Project to Culture and Leisure Committee on 26 April 2011
- National and Regional Sports Facilities - the Royal Commonwealth Pool Project to Finance and Resources Committee of 1 June 2010;
- Progress Report to Finance and Resources Committee of 16 June 2009;
- An Interim Investment Programme for Meadowbank Sports Centre and Stadium report to Council of 5 February 2009;
- Progress Report to Council of 20 November 2008;
- Appointment of Construction Contractors to Finance and Resources Committee of 9 September 2008;
- Progress Report to Council of 13 March 2008;
- Progress Report to Council of 20 December 2007;
- Progress Report to Executive of the Council of 14 August 2007;
- Establishment of Independent Review Group to Council of 28 June 2007;
- Progress Report to Council of 1 February 2007;
- Meadowbank Development Brief Consultation Draft Report to Planning Committee of 7 December 2006;
- Appointment of Design Teams to Council of 1 June 2006;
- Progress Report to Council of 15 September 2005;
- Outcome of Funding Bid to Council of 11 November 2004;
- Proposed Bid - A Vision for the Future of Sport in Edinburgh to Council of 18 March 2004.



REVISION	DATE	DESCRIPTION	BY	CLIENT
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STATUS PRELIMINARY

PROJECT  
RCP Edinburgh

DRAWING  
additional rear car parking  
option 2

PROJECT NO.	DRAWING NO.	REVISION
2762 (03)	110901 -SK01	

SCALE	SHEET SIZE	DRAWN BY	CHECKED BY	DATE
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