

**To the Chair and Members of the
CABINET**

**Funding for structural investigations and interim repairs at former St James'
Baths, 72 Waterdale, Doncaster, DN1 3BU**

Relevant Cabinet Member(s)	Wards Affected	Key Decision
Councillor Joe Blackham	Town Ward	Yes

EXECUTIVE SUMMARY

1. The purpose of this report is to allocate £300,000 from the Council's General Reserves to undertake structural investigation, analysis and reporting, plus identified interim repair works at the former St James' Baths. Subject to the findings of the structural investigations further interim stabilisation work may be required.
2. The aim of the work is to identify the extent of structural defects and recommendations for addressing, if possible. The information will support future options for the building, which could include disposal, refurbishment or should no other option be viable, an application to de-list.
3. The funding will also provide temporary repairs to an area where a flat roof has collapsed over the 'Turkish baths'.

EXEMPT REPORT

4. Not applicable

RECOMMENDATIONS

5. That Cabinet support the decision to allocate £300,000 from the Council's General Reserves to undertake survey work to ascertain the viability of refurbishing St James' Baths. Undertaking the survey works will enable the Council to establish a clear position as to whether there are any possible areas of St James' Baths which can be retained/refurbished.

WHAT DOES THIS MEAN FOR THE CITIZENS OF DONCASTER?

6. It is a key outcome for the Council that people in Doncaster benefit from a high quality built and natural environment.

BACKGROUND

7. St James' Baths is a grade II listed building. The listing covers the whole of the building, not just certain elements. This means that to carry out any works (including repairs) to the building which would affect its character as a building of special architectural or historic interest, then listed building consent will be required.
8. The baths are in a poor state of repair and have suffered a roof collapse. To fully understand the structural condition of the building, Historic England have advised that the steel frame to the pool hall should be subject to detailed intrusive investigations to determine the extent and severity of corrosion and similar for the pool tank/ perimeter subway tunnel. In light of this, the Council instructed Faithful & Gould to undertake a visual inspection of the site and produce an opening up schedule and material testing report to show the location of recommended intrusive inspections and the type of material tests needed to ascertain the viability of refurbishing the building for future use.
9. Historic England have confirmed that they consider the spread of test locations suggested by Faithful & Gould is the right approach and will provide detailed information on the state of the structure. Hopefully, this will then help to indicate the areas of the building which can be retained/refurbished.
10. The information as outlined above would also be required, should the Council be left with no alternative option but to seek the eventual de-listing of the building.
11. The required work will potentially be completed over two stages as detailed beneath:-

Stage 1 survey work and the associated internal propping (~£150k):

- Clearance of the debris from collapsed roof
- Propping system to the floors and roof of the former fitness suite and change areas above the Turkish baths.
- Tower scaffolds to provide working platforms at pool eaves level to facilitate structural surveying
- Design and Project management Fees for the above
- Structural investigations, analysis and reports

Stage 2 (if required):

- Once we have the survey information this will assist us in making a decision on the future of the building.
- It is expected however that there will be other information needed which will lead to the requirement for expenditure above and beyond the

£150k, including the possible need for additional immediate repair works to be completed that we are not aware of at the present time.

- There is currently no identified budget for any of this work. It is requested that a provisional further £150k be allocated for this purpose. We have based this on the Stage 1 costs.

12. There is currently no identified budget for any of this work and so a total of £300k is requested from the General Reserves.
13. Current empty property holding Costs for St James' Baths vary from year to year as they are largely dependent upon reactive repair and maintenance requirements. Holding costs for the year 2015-2016 were £7,358 whereas costs for 2016-17 were £32,070 (this included some backdated electricity costs of £24k). There is a budget of £10,000 for the holding costs of the building.

OPTIONS CONSIDERED

14. ***Do nothing (not recommended)***
If the Council allows the St James' Baths building to remain in its current state and does not keep it wind proof and water tight, we could be considered to be allowing the building to further deteriorate. In such circumstances Historic England could take action to secure repair through an 'urgent works notice'. The Council would be likely to be liable for any costs resulting from such works.
15. ***Undertake survey work to ascertain the viability of refurbishing St James' Baths (this is the recommended option)***
Details of the proposed survey works and the rationale for undertaking these are provided within the main body to this report.

REASONS FOR RECOMMENDED OPTION

16. Undertaking the survey works will enable the Council to establish a clear position as to whether there are any possible areas of St James' Baths which can be retained/refurbished. Having the results of the survey works will also form an essential part of any future application the Council might wish to submit to seek the eventual de-listing of the building.

IMPACT ON THE COUNCIL'S KEY OUTCOMES

17.

	Outcomes	Implications
	<p>All people in Doncaster benefit from a thriving and resilient economy.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> 	

	<ul style="list-style-type: none"> • <i>Mayoral Priority: Be a strong voice for our veterans</i> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	
	<p>People live safe, healthy, active and independent lives.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	
	<p>People in Doncaster benefit from a high quality built and natural environment.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Creating Jobs and Housing</i> • <i>Mayoral Priority: Safeguarding our Communities</i> • <i>Mayoral Priority: Bringing down the cost of living</i> 	<p>Underutilised and vacant properties are prone to vandalism and anti-social behaviour. Ensuring that appropriate solutions for these buildings to bring them back into use where possible or to identify alternative options for their future use/retention where not, will improve neighbourhoods and communities.</p>
	<p>All families thrive.</p> <ul style="list-style-type: none"> • <i>Mayoral Priority: Protecting Doncaster's vital services</i> 	
	<p>Council services are modern and value for money.</p>	
	<p>Working with our partners we will provide strong leadership and governance.</p>	

RISKS AND ASSUMPTIONS

18. The main risk associated with not taking this decision is that the Council might be considered (by Historic England) to be allowing the St James' Baths building to further deteriorate, as a result of which action to secure repair through an 'urgent works notice' could be served. Such action may prove costly to the Council.

LEGAL IMPLICATIONS

19. Section 1 of the Localism Act 2011 provides the Council with a general power of competence, allowing the Council to do anything that individuals generally may do. Section 111 of the Local Government Act 1972 gives the

Council the power to purchase goods and services.

20. Section 7 of the Planning (Listed Building and Conservation Areas) Act 1990 prohibits any unauthorised work to a listed building which would affect its character as a building of special architectural or historic interest. It is recommended that prior to carrying out the works the opinion of the Planning Service is sought to confirm that listed building consent is not required for the works.
21. The procurement of works must be in accordance with the Council's contract procedure rules.
22. The Council has legal duties over Health & Safety in relation to its buildings.
23. Legal Services should be consulted at the earliest opportunity to provide the contractual documentation.

FINANCIAL IMPLICATIONS

24. The costs associated with this decision have been estimated at £300k (£150k for stage one and £150k for stage two).
25. The first stage of the works are revenue in nature but the second stage may need to be classed as capital expenditure once the specific nature of the work is established. At that time the project may need to be added to the Council's capital programme which will require further formal approval.
26. Uncommitted general fund reserves are currently £12.8m.

HUMAN RESOURCES IMPLICATIONS

27. There are no HR implications.

TECHNOLOGY IMPLICATIONS

28. There are no direct implications with implementing the recommended option detailed within this report. If through implementing the recommended option ICT requirements are identified, they should be submitted via Business Case to the ICT Governance for full technical consideration as well as network and data security.

EQUALITY IMPLICATIONS

29. There are not considered to be any equality implications associated with this decision.

CONSULTATION

30. Consultation has been undertaken with Historic England who have

confirmed their support to the proposed approach in order to provide detailed information on the state of the structure of the St James' Baths building.

BACKGROUND PAPERS

31. None

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