



Media Release

Lynne Mee

Direct line 01423 556022

Communications and Media Manager Direct fax 01423 561154 not 24 hrs

24 hour fax “ 556010
Mobile 07884 226409

Email lynne.mee@harrogate.gov.uk

www.harrogate.gov.uk

pr1052.Starbeck dilapidation report.doc

DATE: 17 September 2004

EMBARGO – 9.00am Saturday 18 September 2004

STARBECK REPORT REVEALS REALS COSTS

STARBECK POOL, opened as a spa baths in 1870, now needs nearly £1.7m to give it a life of a further 25 years. This would also bring it up to modern day standards, including compliance with new health and safety legislation and the Disability Discrimination Act.

Harrogate Borough Council commissioned an £18,000 detailed dilapidation survey of the building in May this year to provide it with a thorough knowledge of what is required at the pool in the short, medium and long term.

In February this year, the Director of Leisure and Amenity Services, reported that some £600,000 was needed for a minimum short term investment programme to counter some of the deterioration and the upgrading of plant and machinery. This has been borne out by the consultants who advise that the estimated costs to extend the life of the pool for the next five years would amount to about £533,000.

Whilst many parts of the building are not in bad condition, given its age, there is major work needed on the external and internal structures. Some timber and steel lintels show signs of deterioration and the metal framed sash windows in the main pool roof are seriously corroded and require replacing.

A specialist timber treatment survey has also identified damp in the roof over the porch area and it is recommended that consideration be given to rebuilding.

The condition of the mechanical plant ranges from poor in the case of the heating and hot water installation to good in the case of the gas installation, cold water services, ventilation and control systems.

Commenting on the report, Councillor Mike Gardner, Leader of the Council, said: “It is a credit to the work of our technical and leisure staff that this pool has remained operational over recent years. There has been investment made in the building but it has had a very long life. Whilst no-one wants to see a reduction in leisure facilities, the council has to look realistically at the investment needed. This dilapidation report gives us those baseline figures, which we can use for the next phase of the Advisory Group’s work.”

The Advisory Group, comprising Starbeck councillors and cabinet members, which was set up to look at the situation will now take time to consider the report’s findings as well as looking at alternative management options, including the setting up of a trust to run the pool. This Group will be taking into account the research undertaken by the residents’ group and the bath’s action group when it makes its report to the council’s cabinet in November. ENDS

FURTHER INFORMATION: Councillor Mike Gardner is available for comment on 01423 816774. Further technical information is available from Mr Kevin Douglas, Director of Leisure and Amenity Services on 01423 556717.

