

Building management and statutory compliance cost analysis

Carlisle City Council Property Services Team has carried out an exercise exploring the potential cost implications for keeping the Turkish Baths open following the vacation of GLL to the new Sands Centre leisure facility.

Any costs detailed within the report have been provided for the purposes of budget estimation only and may be subject to change. Should the proposal progress any further, firm quotations would need to be obtained.

At present, there is no capital budget provision available for maintenance of The Pools and Turkish Baths. With revenue budget provision being limited to essential repairs only.

Separation of the Turkish Baths from the adjacent Pools buildings

Consideration has been given to separating the Turkish Baths completely from the adjacent Pools buildings however, this creates some challenges:

- Means of escape from the Turkish Baths in the event of an emergency is via two exits on to the 20m pool side, and then through the Pools building on to external street level. These escape routes could not be sealed as this would leave insufficient means of escape from the Turkish Baths. As the swimming pools would be drained upon vacation of the building. A suitable guardrail and escape lighting would have to be provided around the 20m pool to prevent staff or users potentially entering the pool resulting in injury.
- The only DDA compliant entrance into the Turkish Baths is via the Pools building - around the edge of the 20m pool. The passenger lift in the main reception would also need to be maintained as this provides the only DDA compliant access into the building from the car park and disabled parking spaces at the rear of the building.
- The services for the building supply the full site, including cold water supply, domestic hot water, heating, electrical supply, fire alarm, intruder alarm; the only stand-alone item supplying the Turkish Baths is the warm air boiler supplying the hot rooms. Consideration has been given to separating these services and providing individual supplies to the Turkish Baths area only.
- The cold water for the building is supplied from a circa 6000-litre storage tank located in the roof space above the 20m pool area. With only the Turkish Baths remaining in use, this system would need flushed continuously to prevent a build up of stagnant water forming within the tank and the increased potential for Legionella growth, generating a large amount of wastewater – this option would need to be investigated further by a water hygiene specialist to confirm if feasible or not.
- The conversion of the Turkish Baths to a separate mains supply has been considered however due to the potential cost implications and timescales for this, in addition to the pipework being located within asbestos contaminated areas, this would not be viable for the 6-month additional operating period.

- Five gas boilers located within the plant room below the 20m pool area currently supply domestic hot water and heating to the entire Pools and Turkish Baths site. Following consultation with the incumbent gas servicing engineer, it has been deemed that the heating and hot water services could not be completely separated for the two buildings, unless a dedicated plant room were provided for the Turkish Baths providing separate provision for heating and hot water. This would require significant alteration to the existing pipework, much of which is located within asbestos contaminated areas.
- The current heating boilers are not zoned and feed a single run-around header, so it would not be possible to isolate certain zones within the building. Some areas may be able to be isolated and the boiler capacity reduced, however this would require further investigation and consideration should be given to the consequences this may have on the existing aged pipework. The current boilers are approximately 25 years old and have surpassed the end of their expected lifespan. Rather than attempting to separate these services, risking failure of the pipework due to the revised layout and increased pressure within the pipework system it would be more reliable to keep the system running for the full site and provide increased maintenance visits over the next 6 months. The boilers and warm air boiler for the Turkish Baths are all due for service.
- The electrical systems also supply the full building, and although it may be possible to isolate some individual distribution boards, power will have to be retained to the full site in order to maintain the fire, intruder, and emergency lighting systems. These will also require regular maintenance over the next 6 months.
- If the Turkish Baths were to remain open following closure of The Pools, the operator would require use of the reception area within the main Pools building, due to the availability of IT systems and the fire and intruder alarm panels being located within this area.

Operation of the Turkish Baths for the next six months vs mothballing entire site

To retain operation of the Turkish Baths for up to six months, the most viable option would include also retaining operation of a portion of the adjacent Pools Building. In **addition** to the £15,000 per month running costs estimate provided by GLL, this option would involve extra ongoing maintenance and staffing costs, and some one-off costs to make the building suitable. These costs are detailed within the tables below. Also detailed for comparison are estimated costs for mothballing the entire site.

Item	Estimated costs				Notes
	One-off Costs to Enable Operation for up to 6 Months	Monthly Operational Costs	Mothballing Full Site one off costs	Mothballing Full Site monthly	
Mechanical/ Electrical					
Contingency for ad-hoc repairs (M&E)	£5,000.00				
Steam generator	£5,000.00				Replacement required
Gas suppression system	£7,000.00				
Boiler maintenance		£300.00			Estimate from M&E contractor
Sauna boiler maintenance		£200.00			Estimate from M&E contractor
Electrical maintenance & EL testing		£250.00			Estimate from M&E contractor
Fire alarm maintenance & monitoring		£99.02	£99.02		Cost estimate based on similar sized property
Intruder alarm maintenance & monitoring		£120.62	£120.62		Cost estimate based on similar sized property
Engineering insurance	£1,600				£1600 annual cost
Lift maintenance		£45.00			£540 annual cost based on Current CCC Contract costs
Drain down water systems				£300.00	Estimate from M&E contractor
Electric shut off				£300.00	Estimate from M&E contractor
Boiler decommission & gas purge				£500.00	Estimate from M&E contractor
Outstanding maintenance from 2017 Dilapidations Survey					
Outstanding maintenance from 2017 Condition Survey					
Fabric					
Contingency for ad-hoc repairs (Fabric)	£20,000.00				
Structural survey - basement areas	£1,000.00				
Gutter clearing	£1,000.00				
Drain clearing	£500.00				
Building insurance		£3,674.74	£3,674.74		£43,616.82 annual cost
Outstanding maintenance from 2017 Dilapidations Survey					
Outstanding maintenance from 2017 Condition Survey					
Security - boarding windows / securing entrances				£3,000.00	Cost estimate based on similar sized property

Health & Safety					
Fire risk assessment	£1,200.00				Based on cost for similar property
Scaffolding / guardrail around pools	£5,000.00				
Securing doors / openings	£1,044.48				Based on schedule of rates - 18No. Doors to secure
Asbestos R&D surveys	£1,000.00				
Water hygiene		£167.67			Cost estimate based on similar sized property
Legionella sampling		£500.00			Estimate based on 10 samples per month
Fire extinguisher maintenance	£188.75				Annual cost based on similar property
Asbestos re-surveys	£640				Annual cost based on similar property
Lightning protection	£60				Annual cost
Staffing					
CCC staffing costs		£1,100.00			Based on 2 days per week @ £33k per year
Void inspections			£606.66		Monthly cost
Utilities					
Additional utility uplift for running M&E plant across the whole site		£5,000.00	£380.75		Standing charges & electricity estimate for continued operation of fire & intruder alarms
Operating costs		£15,000.00			
	Continue operation		Mothball		
	one off	monthly	one off	monthly	
TOTAL	£50,233.23	£26,457.05	£4,881.79	£4,100.00	