

# People Scrutiny Panel

Meeting Date: 25/08/2022  
 Portfolio: Leaders  
 Key Decision: No  
 Policy and Budget Framework: No  
 Public / Private: Public

Title: **VICTORIAN AND TURKISH BATHS**  
 Report of: Deputy Chief Executive  
 Report Number: CS.27/22

## Purpose / Summary:

The Friends of the Victorian and Turkish Baths are to provide an update on their work on the viability study and business plan proposals for the Victorian and Turkish Baths.

## Recommendations:

Members are asked to:

- Receive the presentation (Appendix 1) and update from The Friends of the Victorian and Turkish Baths.

## Tracking

Executive:	<b>Not applicable</b>
Scrutiny:	<b>People 25/08/22</b>
Council:	<b>Not applicable</b>

## **1. Background**

- 1.1. The Friends of Carlisle Victorian and Turkish Baths are a group of volunteers that have been campaigning to protect and develop the building as a health and wellbeing centre.
- 1.2. The Friends have set out a vision that proposes to create a new facility that would include an expanded Turkish Baths offer, a new health centre and community hub and laundry service. This would operate as a charity or Community Interest Organisation. Funding has yet to be identified but the Friends have previously indicated that Heritage Lottery Fund funding would be sought.
- 1.3. The Turkish Baths are of special historic interest and are Grade II listed as the original internal decorative tiling is of high quality and complete, rendering the building a rare example, with only around 20 remaining in England.
- 1.4. The Friends have been successful in securing funding for a viability study and the attached presentation provides an update on this piece of work.

## **2. Current Position**

- 2.1. The current Pools facility at James Street comprises of two distinct elements: a 1970's building containing the 25m pool and the historic James Street Baths building, which includes the 20m and 10m pools and the Edwardian Turkish Baths.
- 2.2. The £27M Sands Centre redevelopment project will combine the existing entertainment, and leisure facilities at the Sands Centre and existing swimming facility at The Pools sites, to provide a modern contemporary entertainment, leisure and swimming facility at a single location.
- 2.3. The final completion of the whole Sands project is targeted for October 2022 when all leisure and swimming activities will transfer from The Pools site to the redeveloped Sands Centre.
- 2.4. This departure will see the end of GLL operation of The Pools site, including the operation of the Turkish Baths.
- 2.5. Concurrently, with the construction of the Sands Centre, Cumbria County Council, in partnership with the Council, Network Rail and Avanti West Coast have secured £20M of funding through the Borderlands Inclusive Growth Deal for improvements to Carlisle Railway Station.

2.6. Relevant to the Victorian and Turkish Baths building is the proposed development of a southern station entrance. As part of this, it is planned that the 1970s building will be demolished to assist with the creation of a new public space and the James St Baths building made into a standalone facility. This work is currently scheduled to happen from January 2023.

### **3. Recommendations**

3.1. People Scrutiny Panel are recommended to receive the presentation and update.

### **4. Contribution to the Carlisle Plan Priorities**

4.1. Identifying a sustainable future use for the James Street Baths will support the successful implementation of the Borderlands-funded Station improvement project. This wider project will support the delivery of vision set out in the Carlisle Plan, which is to enable Carlisle to grow and prosper as the capital of the Borderlands region.

4.2. The James Street Baths has the potential to contribute to the growth of the tourist and visitor economy of the city. Therefore, identifying a sustainable future use for the building will contribute to the priority of delivering inclusive and sustainable economic growth, by increasing visitor spend and making Carlisle a more attractive place for investment.

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**Appendices attached to report: Presentation from Friends of Carlisle Victorian and Turkish Baths**

**Note: in compliance with section 100d of the Local Government Act 1972 the report has been prepared in part from the following papers:**

- None

#### **CORPORATE IMPLICATIONS:**

**LEGAL –**

**PROPERTY SERVICES**

**FINANCE**

**EQUALITY**

**INFORMATION GOVERNANCE –**



Carlisle City Council

# PEOPLE PANEL

25 August 2022

Julie Minns

Alan Lindsay



FRIENDS OF  
CARLISLE VICTORIAN  
& TURKISH BATHS



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& TURKISH BATHS

# KEY DATES



# TIMELINE OF FEASIBILITY & VIABILITY STUDIES

CaCC  
2018 vote to open new pools but retain Turkish Baths

Yr 1

FoCVTB  
June 2022 secure CLEP funding + AHF grant for viability study  
Oct 2022 viability

Yr 2

FoCVTB  
Q3 2023 commence development study (subject to funding)

CaCC  
2020 commission feasibility study

Yr 3

FoCVTB  
Q1 2024 development study completes

Yr 4

FoCVTB  
2025/26 Renovation & Restoration of Turkish Baths (subject to capital funding)

CaCC  
2022 publish feasibility study

Yr 5

FoCVTB  
2026 Renovation & Restoration of Turkish Baths completes (subject to capital funding)

CaCC  
2023 1974 Pool demolished

Yr 6



# CLOSURE OF THE BATHS


## Cost

Permanent closure & 'mothballing' Moseley Road Baths (Birmingham) was estimated at around £5m (2018)

## Meanwhile tenancy

A temporary lease to permit non-commercial purposes





# RECOMMENDATIONS 01 & 02. TURKISH BATHS CLOSURE IN OCTOBER

1. CaCC to confirm cost of mothballing
2. CaCC to consider meanwhile tenancy



## RECOMMENDATIONS 03 & 04.

# TURKISH BATHS OPERATION FROM OCTOBER

3. CaCC Executive to confirm if Baths is included in Shared Prosperity Fund Investment Plan & if not CaCC Executive to agree budget virement at meeting on 31 Aug for operation of Turkish Baths to end of December 2022

4. CaCC Executive to invite FoCVTB to meeting with CC Leader to discuss future operation of Turkish Baths

STUDIO  
OCTOPI

Commercial-Public-Residential-About-Jobs-News-T... CIC  
[Grange Lido, Cumbria \(info\)](#)



# SCOPE OF THE VIABILITY STUDY

1. Increase the capacity of the Turkish Baths by making use of the 20m pool, its changing rooms, & adding café / bar & treatment rooms
2. Refurbish 10m pool as a hydrotherapy pool. If no partner is identified to operate the pool then examine alternative use of this space
3. Creation of a community hub & laundry

Phase 1 of the study to focus on the Business Plan to inform design feasibility

# FUNDING OF THE VIABILITY STUDY

## AHF TRANSFORMING Places Through Heritage

- Help regenerate high streets and town centres, making them fit for the future
- Find viable new uses for disused and underutilised historic buildings
- Maximise the positive social impact that results from restoring historic buildings
- Build capacity within local community groups, social enterprises, and charities

## CUMBRIA LOCAL ECONOMIC PARTNERSHIP

- Ensure the commercial aspects are understood in order to create a sustainable facility





# PHASE 1 OUTPUTS



FOURTH  
STREET

experts in place





01.

## STATION GATEWAY

The Gateway project...has the potential to provide significant place-making benefits for the historic Baths.

A restored Baths fronting onto George Square, and adding activity and animation, will add considerably to the quality and sense of space of this southern station entrance.

- The historic building will become more visible and prominent
- George Square will provide a pedestrianised 'apron' connecting the Baths to the station
- Reorganised vehicular access, drop-off & parking arrangements will benefit the Baths
- A restored Baths could contribute significantly to the overall setting of the Southern Gateway & counter the perception of a 'passive space', &
- could deter antisocial behaviour by creating an attractive place for all to dwell





02.

## TURKISH BATHS ACCESS AND VISIBILITY

The Southern Gateway project...offers a significant opportunity for the Turkish Baths to improve accessibility and visibility

- The Baths will benefit from having its principal entrance fronting onto or accessing the new George Square
- This would create accessible access which is not available from James street
- The success of a Turkish Baths will be affected by the quality of environment and sense of place within its vicinity
- Adding commercial facilities - such as cafe, bar or restaurant which will benefit from passing trade - will create a more vibrant local atmosphere





## RECOMMENDATION 05.

# STATION GATEWAY ACCESS TO & OPERATION OF BATHS

CaCC Executive to support allocation of the £400,000 Borderlands funding to future proof the stand-alone operation of Baths (water supply, security & communications, accessible entrance)





03.

## TURKISH BATHS CORE OFFER

Recent trends have experienced a resurgence in the demand and appeal for wellbeing offers - addressing and supporting both physical and mental health needs

- Removal of the 1970s swimming pool presents an opportunity for the Baths to realign its focus, & reflect its original intent & purpose i.e. health and wellbeing rather than 'leisure'
- Considerable appeal and benefit to modern day users by revealing and restoring the heritage features
- Heritage should be complemented by additional aqua/hydro thermal features, changing facilities, treatment rooms & new reception
- Additional ancillary & supporting functions to address modern day consumer demands





04.

## TURKISH BATHS CAPACITY AND USAGE

Spatial programme (phase 2) should carefully balance and complement the historic features and steer towards the most optimum revenue and operating position

- Expanded facilities to support 40-45 concurrent users = Max 44,000 - 49,000 admissions per annum
- Strong performing spa = 70-75% occupancy = 30,000 - 37,000 admissions
- Mature/Strong performing day spa in Carlisle = £300k - 450k
- Projected EBITDA 30-40% (subject to variation in maintenance & operation costs for heritage building)
- Target audience - local & day spa visitors. Secondary spend higher for day spa visitors





05.

## TURKISH BATHS SWIMMING

Advice is to avoid recommissioning the two historic pools as a part of the future Carlisle Baths offer

A swimming pool is a luxury not a necessity in a modern day spa and therefore should not therefore form part of the design brief

- GLL & CaCC - The Sands pools will be sole focus of public swimming; the Baths will be unable to offer a swim product
- The cost of heating and filtering the pools outweighs potential income generation
- Energy price inflation has increased the subsidy requirement for pools
- 20m pool offers space and potential for the enhanced and expanded Turkish baths





06.

## 10M POOL HYDROTHERAPY

- University of Cumbria - Strong interest in training opportunities for Institute of Health students from expanded Turkish Baths, & support for student health & wellbeing from facilities including laundry.
- UofC unable to commit as operating partner for Hydrotherapy Pool.
- Cumbria Health and Wellbeing Board - Declined presentation from FoCVTB, deferred to CaCC as lead authority for health in Carlisle.
- Carlisle City Council - Request for meeting with Executive Councillor for Health & Wellbeing declined (Sept '21). Awaiting follow-up to request at Council (19 July) for meeting with CC Shadow Executive Member for Health and Adult Care.
- CIC MSK Physiotherapy team - Awaiting date for rescheduled June presentation





## RECOMMENDATION 06. 10M POOL HYDROTHERAPY

CaCC Executive to meet with NHS & primary care partners, & CC and confirm to FoCVTB by 31 August whether 10m pool should be reserved for development of hydrotherapy pool.

# PHASE 2 OF VIABILITY STUDY

1. Mechanical & Electrical Services Consultant (9 August)  
Outline services statement for inclusion in the Feasibility Report and to inform a Stage 1 budget cost
2. Architect  
Outline budget costing based on the RIBA Stage 1 Feasibility Study.
3. Cost Consultant  
Two design options with strategic plans and diagrams for how the building will work and accommodate all the functions.





## FoCVIB NEXT STEPS

1. Hydrotherapy Pool go/no go for architect scheme
2. Consultation Oct 2022
3. AHF Report Q4 2022
4. AHF Development Grant Application Q1 2023
5. Community Laundry - Kitty's Laundry

# REDUCING ENVIRONMENTAL IMPACT

## CARBON

- Reusing the existing historic assets and buildings will greatly reduce the carbon footprint
- Living Wall - one m<sup>2</sup> extracts 2.3 kg of CO<sub>2</sub> per annum & produces 1.7 kg of oxygen

## ENERGY

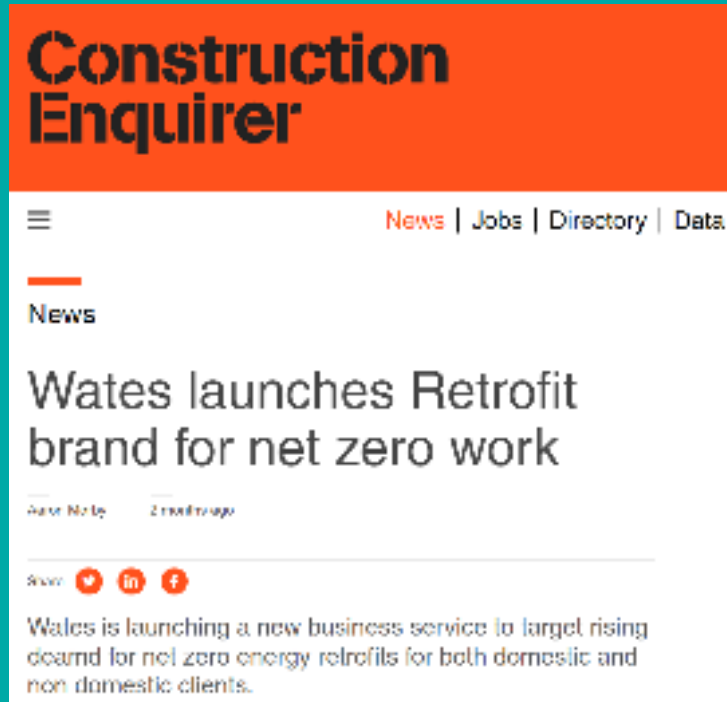
- Fabric First approach combined with energy efficiency measures & on site renewable energy generation
- All electric system approach & battery storage to exclude reliance on fossil fuels

## POLLUTANTS

- Microfiltration through a ceramic membrane
- Chlorine alternatives

## TRAVEL

- Location accessible by a range of sustainable modes of transport





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4. CaCC Executive to invite FoCVTB to meeting with CC Leader to discuss future operation of Turkish Baths
5. CaCC Executive to support allocation of the £400,000 Borderlands funding to future proof the stand-alone operation of Baths
6. CaCC Executive to confirm to FoCVTB if 10m pool should be reserved for hydrotherapy pool





THANK YOU



# Support for FoCVTB

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University of Cumbria



John Stevenson MP



Cumbria Local Economic Partnership



Historic Pools of Great Britain



National Trust



Eden North



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