

RIPON SPA PARTNERSHIP/HARROGATE BOROUGH COUNCIL

NOTES OF THE MEETING HELD ON THE 9 OCTOBER 2008

Present: Les Williamson, Harrogate Borough Council
 Jeanette Packwood, Harrogate Borough Council
 Neil Grandison, Ripon Spa Partnership
 David Winpenny, Ripon Spa Partnership
 Nigel Rawlinson, Ripon Spa Partnership
 David Parnaby, Ripon Spa Partnership

Apologies: Tony Stephens, Harrogate Borough Council

Action:

1.0 CURRENT POSITION

- 1.1 LW confirmed that the planning applications for the new pool and the Ripon Spa Baths Housing option had been submitted and the provisional date for determination by Committee was the 18 November 2008.
- 1.2 LW confirmed that a site valuation would need to take place at the point at which a firm proposal for disposal of the Ripon Spa Baths site could proceed i.e. after the determination of the relevant planning application and further pre-contract project management processes.
- 1.3 DW referred to the compliance of the redevelopment proposals for the Ripon Spa Baths with PPG15. As it was not possible to comment in detail in the absence of any Planning Officers, it was agreed that LW would organise another meeting with Planning representation.
- 1.4 LW confirmed that the Council had entered into an exclusivity agreement with the Harrogate Healthcare Trust and Primary Care Trust to allow them to explore the possibility of acquiring the Ripon Spa Baths site for extended Health service provision. The exclusivity agreement ran until the 31 January 2009.
- 1.5 There had been no HBC discussions with other parties in relation to the sale of the Ripon Spa Baths site.

LW

2.0 FINANCE

- 2.1 Revenue budget profiles for Ripon Spa Baths had previously been provided by Tony Stephens.
- 2.2 A copy of the December 2007 Cabinet report (excluding exempt information) had also been provided.
- 2.3 LW confirmed that the capital and revenue cost profiles for the new pool would need to be updated as project management processes and more detailed specification of works proceeded.

- 2.4 LW confirmed that the VAT position was as stated in the December 2007 Cabinet report and that a decision would need to be taken by the Council on committing the scheme to provide a new swimming pool at Camp Close to contract taking into account the VAT implications at the appropriate time.

3.0 RIPON SPA PARTNERSHIP PROPOSALS

- 3.1 RSP members confirmed no objection, in principle, to the sale of the Ripon Spa Baths site to the Healthcare Trust/Primary Care Trust to provide extended Health Service provision in Ripon. This provided common ground with the Council's preferred option. RSP members indicated their intention to speak to the HCT/PCT and asked LW to provide a contact name.

LW

- 3.2 The RSP preferred option is to redevelop a new swimming pool, retaining the façade, at Ripon Spa Baths site with a commitment to a public sector/private partnership providing enhanced spa and catering services from the site.

- 3.3 LW commented, in response, that the Council has significant difficulties with this proposal which had already been considered and ruled out for the following reasons:

- It would require a long period of closure of swimming facilities in Ripon whilst the new baths were developed
- There was insufficient space to provide the range of modern facilities expected of a new swimming pool, including a learner pool
- Car parking was extremely limited
- There were no cost efficiencies from integrating management arrangements with the running of the Ripon Leisure Centre. (HBC have profiled, over 30 years, the option of providing a swimming pool at Camp Close with integrated management with the Leisure Centre as providing a minimum £45,000 per annum saving in management costs).

- 3.4 RSP members commented that:

- It may well be feasible to include both main and learner pools on the existing site; such a design is being developed
- Other new parking facilities in the city centre could offset the lack of on-site parking
- RSP would aim to provide financial benefits from a partnership arrangement that would more than balance the savings from siting the pool on Camp Close

- 3.5 LW also confirmed that catering operations at the more extensive Hydro site had been out-sourced through a competitive tendering

Action:

process but this had not drawn in significant financial benefit and its value had to be regarded as marginal.

- 3.6 RSP members raised the option of building the pool on an alternative site to Camp Close and mentioned specifically a site owned by North Yorkshire County Council on Kirkby Road. It was agreed that NG would provide LW with a site plan locating the site and that LW would seek to arrange a further meeting, within a month, involving planning officers to get a planning perspective on this site.

NG/LW

4.0 WAY FORWARD

- 4.1 LW to arrange further meeting by the 18 November 2008 involving planners to deal with items 1.3 & 3.6 above.

LW

- 4.2 RSP members to review their position on a fall back option and report back to the next meeting.

RSP