

Former Heath Town Baths

Presentation to Economy and Growth Scrutiny Panel

November 29th 2023

Background

The Building:

- Originally opened in 1932/33
- Grade II Listed
- The building housed a main pool, a children's pool, slipper baths and a wash house with drying facilities which served the wider community
- It is situated in Old Heath Town ,close to Almshouses, Holy Trinity Church.
- Closed fully in 2006
- Security deterrents currently in place including CCTV Solar Tower, Anti burglar spinners and increased security patrols.



THE HEATH TOWN PUBLIC BATHS, WASH-HOUSE AND LIBRARY BUILDINGS

Update following Scrutiny Panel on 27 Sept 2023

- Meeting held with Gaddu Associates/legal representatives and Council officers on 16th October 2023, where Gaddu Associates (GA) were requested to:
 - Accept the inclusion of overage agreement to the lease terms that allows the Council to receive an Overage Payment reflecting future uplift of land value arising from a change of use / variation to the planning consented scheme.
 - Provide detail of work specifications, phased/condensed delivery plan including key milestones, updated delivery costs and programme.
 - Provide guarantee / evidence of source of funding that demonstrates GA's ability to finance scheme in absence of HLF grant funding and provide evidence / track record of delivering similar schemes successfully.
- On 9 November 2023 the Council requested the above information to be submitted by 17/11/23. GA submitted the information on the 21st of Nov '23.
- Council officers have started exploring alternative delivery options for the scheme in anticipation of GA not progressing above in a timely manner:
- The City Assets team are reviewing opportunities under OPE including mapping, CWC assets within ½ mile radius to assess asset rationalisation opportunities, and adjacent plot ownership (CWC, Holy Trinity Church, Private).
- Possibility of new Health Hub on site with a number of potential services including medical centre/GP is to be explored.
- Alternatives options will need to factor the financial and viability considerations