



Mr William Powell AM  
National Assembly for Wales  
Cardiff Bay  
Cardiff  
CF99 1NA

Fax/Ffacs: 01443 407725

My Ref/Fy Nghyf:	Your Ref/EichCyf:	Date/Dyddiad:	Please ask for/ Gofynnwch am:
	P-04-461	9 <sup>th</sup> April 2013	Jane Cook (01443 490406)

Dear Mr. Powell

**PETITIONS COMMITTEE – YNYSANGHARAD WAR MEMORIAL PARK  
PADDLING POOL**

I refer to your letter of 21<sup>st</sup> March 2013 to Keith Griffiths, Chief Executive. He has asked me to reply to you directly. Following the Petitions Committee meeting on the 19<sup>th</sup> March 2013 I understand that you would like the Council to clarify why the paddling pool has not been included in the redevelopment plans for the lido.

The grade II listed lido lies within the heart of Ynysangharad War Memorial Park, which is undoubtedly the jewel in the crown of Pontypridd. Much effort and success has been achieved in regenerating Pontypridd in recent years, with significant investment from the Council, Welsh Government, Europe, and the private sector, allowing a range of important projects to be delivered. Unfortunately the dilapidated state of the lido has constrained such regeneration of Ynysangharad War Memorial Park. Therefore the Council was delighted in February 2013 when a £6.3M funding package was secured to restore the lido, with contributions from the Welsh Government through the European Regional Development Fund and Heritage Lottery Fund, alongside contributions from the Council and Cadw. I enclose images of the current dilapidated lido, and the exciting restoration proposals.

The Council have developed the restoration proposals for Ynysangharad War Memorial Park lido, working closely with the scheme's funders, which includes the Welsh Government. The proposals include restoring the historic grade II listed lido to a high standard, reopening the lido as a heated facility with three pools for different uses, constructing a café, a visitor interpretation space and viewing gallery, and creating a state of the art adventure dry play facility.

In developing these plans the full range of issues were carefully considered. This included ensuring the proposals have a clear economic impact, and importantly that the scheme is sustainable in the future. Clearly the proposals need to also meet the criteria of the funding bodies. A deliverable scheme has been developed that ensures the requirements associated with the grade II listed lido building are met, alongside attaining the quality associated with a prestigious regional visitor attraction.

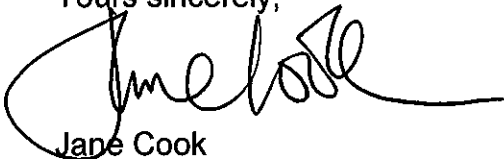
A number of different options were assessed as part of the project's development. The retention of the paddling pool is an expensive option that has clear implications for the overall sustainability of the project. The Council gave full consideration to retaining the existing paddling pool, and it decided that its retention would put the whole scheme in severe jeopardy. It is important to see this decision not only in terms of the Council's not insignificant investment into the lido restoration scheme, but also in the context of current extreme public sector budget pressures. The Council is clearly now having to make difficult choices in relation to the facilities and services it offers across the County Borough.

I would like to refer you to the Rhondda Cynon Taf Council Borough Council Cabinet report on the lido restoration project, which was considered on 30<sup>th</sup> July 2012. The report is available publically on the Council's website, but I have enclosed a copy for case of reference as it provides more detail on this matter.

The paddling pool has already been determined not to be a listed structure, and this is a matter that the Council and Cadw have previously discussed in some detail. I also refer you to correspondence received from Cadw regarding the listed status of paddling pool, which may be of assistance.

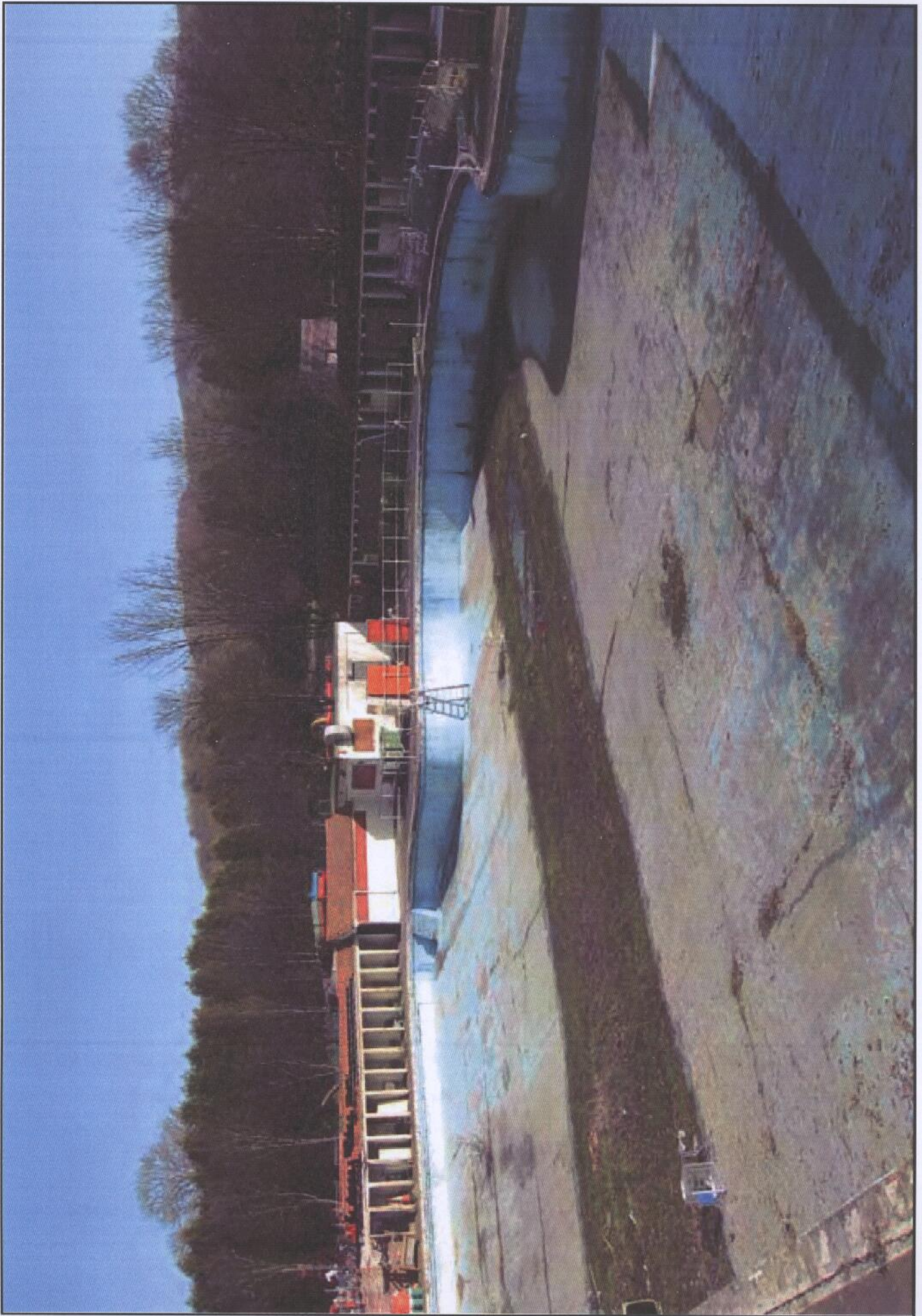
Please do not hesitate to contact me if you need any further information or background regarding this project.

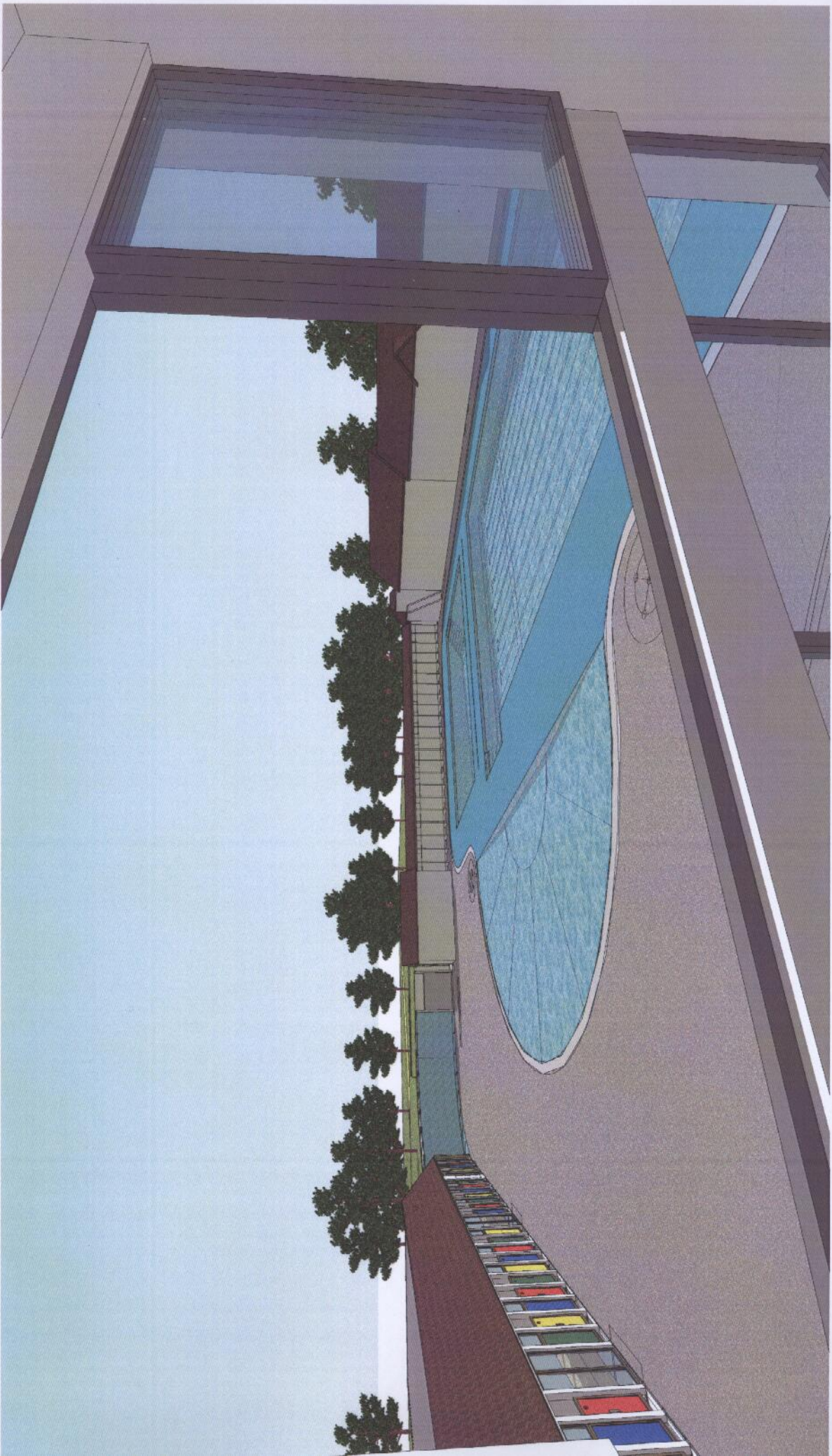
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jane Cook', written over a large, stylized circular flourish.

Jane Cook

**Director Regeneration and Planning**





**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**CABINET**

**30<sup>TH</sup> JULY 2012**

**JOINT REPORT OF THE GROUP DIRECTOR CORPORATE SERVICES/DIRECTOR OF REGENERATION & PLANNING/GROUP DIRECTOR ENVIRONMENTAL SERVICES**

Author: Jane Cook

**PROPOSALS FOR THE REGENERATION OF YNYSANGHARAD WAR MEMORIAL PARK LIDO**

**1. PURPOSE OF THE REPORT**

- 1.1 To outline the capital and revenue implications of the proposals for the regeneration of the Lido.

**2. RECOMMENDATIONS**

- 2.1 That subject to no adverse responses from the Trustees of the Ynysangharad War Memorial Park to:
- a) approve the scheme as detailed in 4.6 of the report and its projected costs, the additional running costs, together with the proposed funding package.
  - b) authorise the Director of Regeneration & Planning to make amendments to that package, providing they have no significant impact on its composition.

**3. BACKGROUND**

- 3.1 In October 2009 Cabinet approved the components of the Pontypridd Business Case, which included the Lido Restoration project. Approval was also given to the submission the necessary funding bids to the Heritage Lottery Fund, Cadw, and Welsh Government.
- 3.2 Phase 1 of Pontypridd regeneration was subsequently approved by the respective funders in July 2010, focusing on public realm and townscape enhancements to the value of £10.5M. This regeneration work is now well underway.
- 3.3 Since the phase 1 approval of Pontypridd regeneration, development of further phases have been progressed. These include preparing detailed proposals for the lido, along with the preparation of the required funding bids.

**4. LIDO PROJECT PROPOSAL**

- 4.1 The lido project proposals have been developed to not only ensure that the project is of a high quality in its own right, but also to attract funding, with long term sustainability, funder eligibility, and economic benefit all critical to its success. To ensure that the regeneration proposals for the lido successfully meet all these criteria, the schemes development has been overseen by a project group led by Regeneration and Planning, and involving senior officers from across the Council including: Leisure Parks and Countryside; Finance; Procurement; and Strategic Projects Unit. This group has developed and tested a number of models and options for this project to ensure it meets each of the factors critical to its success, namely, fundability, economic impact, and sustainability, which collectively result in a deliverable scheme.
- 4.2 **Fundability** - The regeneration of the lido is dependent on securing external funding, in particular from the Heritage Lottery Fund (HLF) and the Welsh European Funding Office (WEFO). Each of the funders have very specific criteria on which funding applications are assessed, and if a project does not satisfy these criteria then funding applications will not be approved. The factors of great importance to the HLF are heritage conservation, educational benefit, and value for money. The factors of great importance to WEFO are economic impact, long term sustainability, and visitor appeal. The project also needs to contribute towards achieving the core improvement themes of the Rhondda Cynon Taf Community Strategy.
- 4.3 **Economic Impact** - In order to demonstrate value for money to WEFO, and to attract funding, projects need to demonstrate a clear economic impact, and achieve corresponding economic outputs. The lido is eligible activity due to its integral role in contributing towards the regeneration of Pontypridd. To secure funding the lido regeneration must also achieve high levels of outputs, namely attract significant visitors numbers to the lido facility, as well as creating jobs. A reduction in these outputs would reduce or remove the funding contribution from WEFO. This would mean that the scheme could not then go ahead.

The following benefits and outputs are expected to be generated as a result of the project:

- Create a regional tourist attraction that attracts increased numbers of visitors to Pontypridd.
- Create jobs directly in the lido itself, and indirectly in town centre businesses.
- Strengthen the effectiveness of the investment already being made in Pontypridd, through the various public and private sector led regeneration schemes.
- Act as a catalyst for further future regeneration activity in Pontypridd.
- Improve a dilapidated listed building that is constraining further improvements to Ynysangharad Park.

- 4.4 **Sustainability** - A thorough business plan has been completed to assess the operating costs of the lido. The figures detailed within the business plan have been based on the analysis of over 40 operational lidos in the UK, and other comparable facilities and attractions. A detailed analysis and methodology is provided for every cost and income source within the business plan.
- 4.5 The business plan also includes full details of the physical specification, visitor numbers and admission costs. These are clearly all interdependent and also related to other facilities and attractions. The costs and benefits need to be balanced to achieve the best solution, one that is economically beneficial, sustainable and fundable.
- 4.6 The deliverable scheme will ensure the requirements associated with a listed building are met, alongside meeting the quality associated with a prestigious regional visitor attraction, whilst meeting all funding criteria, achieving the required economic outputs, and achieving long term sustainability. To ensure deliverability the regeneration of the lido will result in an optimum scheme which:
- Restores the grade II listed lido to a high standard.
  - Reopens the lido as a heated facility, with three pools for different uses: a main pool, an activities pool, and an attractive semi circular splash pool for small children.
  - Constructs a café to serve both the lido and wider park.
  - Constructs a visitor interpretation space, viewing gallery, and classroom/meeting facility.
  - Constructs a new changing block in line with modern expectations.
  - Converts the paddling pool to a state of the art adventure dry play facility.
  - Implements an activities programme, which will include learning, volunteering, and community initiatives.
- 4.7 A number of different options have been fully assessed. The retention of the existing paddling pool is an expensive option which has clear implications for the business plan in terms of capital and revenue costs. It also impacts on the future sustainability of the lido project which in turn severely impacts on the external funding of the project. In short, having given full consideration of this option, it is considered that the retention of the existing paddling pool in any form would put the whole scheme in severe jeopardy.
- 4.8 The provision of a splash pad play facility has also been assessed. This has very substantial capital costs and also revenue implications. It also has similar limitations in terms of seasonal usage. The cost of this compromise option is not considered to be proportionate to the actual benefit, and again would risk the amount of external funding needed to progress the project.
- 4.9 The provision of a high quality adventure play facility will attract visitors to the park over the whole year. Those children (and supervisory adult) who want to enjoy wet play will have the benefit of a unique lido facility with splash pool, entirely free of charge.

- 4.10 The addition of a new paddling pool facility within the new Lido will offer better quality facilities for young children than the current one provides. It is also proposed that the use of this paddling pool inside the new Lido will be free for children under 12 and a accompanying/supervisory adult ensuring free paddling pool facilities within the park are in retained and improved.
- 4.11 Having considered all the options, there is only one option which delivers the economic benefits, is sustainable into the future and fundable, but also provides residents with better free facilities than are currently available. This does have an additional annual revenue cost of £74K.

## **5. PROJECT COSTS AND FUNDING**

5.1 The total project costs have been calculated following the completion of a detailed cost plan and are estimated to be £6.319M:

5.2 The project is proposed to be funded utilising the following funding sources:-

• HLF	£2.300M
• WEFO	£3.000M
• Rhondda Cynon Taff CBC	£0.902M
• Cadw (approved in principal)	£0.100M
• Volunteer in-kind contributions	£0.017M
<b><u>Total</u></b>	<b><u>£6.319M</u></b>

5.3 The HLF application has been submitted, with a decision set to be made in July 2012. A WEFO application is being prepared, and is intended to be formally submitted once a decision has been received on the HLF application. An approval in principal has been received in relation to the Cadw grant. The Rhondda Cynon Taff CBC contribution is in place.

## **6. PROJECT TIMESCALE**

6.1 If approval is given to progress with the project on the basis of the capital and revenue implications, the regeneration of the lido will be subject to the following indicative timeline:

**Summer 2012** – Decision on HLF stage 2 funding application

**Autumn 2012** – Decision on WEFO funding application

**Autumn/Winter 2012** – Technical design commences

6.2 As part of the technical design detailed work will be undertaken to complete a construction project programme, including identifying all works that are dependent are the season (such as ecology works), procurement timescales, mobilisation timescales, restoration and construction works, and facility testing and training.



**7. CONCLUSIONS**

- 7.1 The regeneration of the lido provides an opportunity to further strengthen the significant regeneration investment presently taking place in Pontypridd, and to act as a catalyst for further regeneration activity.
- 7.2 The introduction of free access for under 12s to the new paddling pool within the Lido development ensures that no existing facilities are lost within the park and that 21<sup>st</sup> century facilities are created for all user groups within the park.
- 7.3 A unique and time limited opportunity exists to secure a full funding package for the scheme, with the majority of the project costs covered by the HLF and WEFO, and the project proposals have been carefully developed to maximise the funding potential and within available Council funds.



Plas Carew, Uned 5/7 Cefn Coed  
Parc Nantgarw, Caerdydd CF15 7QQ  
Ffôn 01443 33 6000 Ffacs 01443 33 6001  
Ebost cadw@wales.gsi.gov.uk  
Gwefan www.cadw.cymru.gov.uk

Plas Carew, Unit 5/7 Cefn Coed  
Parc Nantgarw, Cardiff CF15 7QQ  
Tel 01443 33 6000 Fax 01443 33 6001  
Email cadw@wales.gsi.gov.uk  
Web www.cadw.wales.gov.uk

Ms J Cook  
Director of Regeneration and Planning  
Rhondda Cynon Taf  
Level 5, Unit 3, Pennant House  
Catherine Street  
Pontypridd  
CF37 2TB

Eich cyfeirnod  
Your reference

Ein cyfeirnod  
Our reference

Dyddiad  
Date

**29/11/2012**

Llinell uniongyrchol  
Direct line

**01443 33 6065**

Ebost  
Email:

julie.osmond@wales.gsi.gov.uk

Dear Jane

### **Paddling pool, Ynysangharad War Memorial Park – Listed status**

Thank you for your letter of 12 November in follow up to our recent meeting to discuss the listing status of the paddling pool.

Cadw has reviewed its advice on whether the paddling pool forms part of the curtilage of the listed Lido and is now of the view that, on balance, there is sufficient evidence to support your conclusion that the paddling pool does not form part of the listing. I should add, however, that the question of whether a building or structure is within the curtilage of a principal building, unless specifically included in the listing, is ultimately a matter for the courts.

In reaching its view, Cadw has carefully considered the additional evidence you have submitted against the tests set out in paragraphs 87-90 of Welsh Office Circular 61/96. In particular, Cadw is of the view that the information you have provided on the historical independence of the paddling pool from the Lido demonstrates that the paddling pool and Lido were operated as independent entities and that there was no functional relationship between the two. The paddling pool appears to be a facility in its own right, rather than ancillary to the listed Lido. This is strengthened by your evidence that users of the paddling pool were prevented from using the Lido and its amenities such as changing rooms, through the use of turnstiles. These turnstiles were the only means of accessing the Lido so there was no opportunity to move freely between the paddling pool and the Lido and thus no cross migration of user groups..

A matter that we did not discuss when we met was the need for Conservation Area Consent for works to the paddling pool. You will be aware that conservation area consent is required for the demolition of buildings within conservation areas, subject to the exemptions set out in paragraph 31 of the above circular. On the face of it, it would appear that none of these



exemptions apply in this instance so I would be grateful for confirmation on what conclusion you have reached on this matter.

Yours sincerely

Julie Osmond  
Head of Policy and Protection