

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

EXECUTIVE MANAGEMENT TEAM'S REPORT TO CABINET

4 November 2025

Report Title: Contract Award for repairs to J2 main pool roof

Submitted by: Service Director – Commercial Services

Portfolios: Finance, Town Centres and Growth; Leisure, Culture and Heritage

Ward(s) affected: Town Ward

Purpose of the Report

To outline plans to enable capital works to the roof of the Jubilee 2 (J2) leisure centre, request a budget allocation and agree arrangements for the award of contract.

Recommendation

That Cabinet:

1. Approves the repair works to the underside of the pool roof to enable the continuation of swimming provision in the Borough for the benefit of residents.
2. Allocates £64,792.60 within the Capital Programme for J2 making the total scheme budget £362,018.60. This provides funding for the main contractor works and all associated fees such as Structural Engineer, Architect and Principal Designer. Authorising the Deputy Chief Executive in consultation with the Portfolio Holder for Finance, Town Centres and Growth to award these supporting contracts.
3. Authorises the Deputy Chief Executive in consultation with the Portfolio Holder for Finance, Town Centres and Growth to award the contract for J2 Leisure Centre Poolhall Roof Repair and Refurbishment to Domino Commercial Interiors Ltd.
4. Notes that the above works will be followed by the installation of pool covers which will reduce the water heating requirements supporting the Council's Sustainability programme.

Reasons

The implementation of necessary works at Jubilee 2 (J2) requires Cabinet to review the plans to maintain the J2 pool and allocate the required funding.

1. **Background**

- 1.1 The Jubilee 2 Leisure Centre (J2), owned and managed by Newcastle-under-Lyme Borough Council, provides two swimming pools for a wide range of aquatic leisure, from 25-metre lane swimming through to children's lessons and aqua exercise sessions.
- 1.2 There have been various Latent Defect investigations to the main pool hall roof at J2 over the recent years as the underside of the roof has started showing signs of corrosion. C2C and Jonathan Cornes Associates undertook reviews in Summer 2023. In June 2023 safety netting to rooflight wells was installed to catch any potential debris falling to mitigate any risks to swimmers. Due to the warm temperatures and high moisture content in the air, the corrosion is slowly worsening and leaving the problem would result in additional repairs required and increasing contractor costs.
- 1.3 To ensure the works procured met the needs of the swimming pool environment, specialist paint advice was obtained from a Paint Research Association expert to support the development of the specification for repairs. As part of the preparation for the works testing of the paint is also being undertaken.

2. Issues

- 2.1 The required works have been tendered through Pagabo, which is a public sector compliant framework.
- 2.2 Two tenders were returned, and following assessment, Domino Commercial Interiors Ltd has been selected as the successful bidder following evaluation. As part of the Pagabo framework tendering process the tenderers provided clarification on their tenders and Officers were reassured on the plans proposed.

3. Recommendations

- 3.1 That Cabinet:
 1. Approves the repair works to the underside of the pool roof to enable the continuation of swimming provision in the Borough which benefits many of our residents including children.
 2. Allocates £64,792.60 within the Capital Programme for J2 making the total scheme budget £362,018.60. This provides funding for the main contractor works and all associated fees such as Structural Engineer, Architect and Principal Designer. Authorising the Deputy Chief Executive in consultation with the Portfolio Holder for Finance, Town Centres and Growth to award these supporting contracts.
 3. Authorises the Deputy Chief Executive in consultation with the Portfolio Holder for Finance, Town Centres and Growth to award the contract for J2 Leisure Centre Poolhall Roof Repair and Refurbishment to Domino Commercial Interiors Ltd.

4. Notes that the above works will be followed by the installation of pool covers which will reduce the water heating requirements supporting the Council's Sustainability programme.

4. Reasons for Proposed Solution

- 4.1 J2 is a very well-used leisure facility, and it is important that the Council continues to maintain the building to a high standard. The Council has committed to installing pool covers to ensure that the water temperature is maintained and that the energy used to heat the water is reduced. It is therefore appropriate that the repairs to the roof are completed first.

5. Options Considered

- 5.1 The Council has a choice whether to repair the main pool hall roof and when to complete this repair.

6. Legal and Statutory Implications

- 6.1 The Pagabo framework enable the Council to utilise a compliant procurement approach, enabling the Council to access suitably qualified companies and utilising a mini competition to secure the best value for our project. The Council will contract with Domino Commercial Interiors Ltd for the works.

7. Equality Impact Assessment

- 7.1 The provision of the large swimming pool supports a wide range of users from school lessons, customer swimming lessons, leisure swims and club swimming. There is also pool lifts and hoists to support those requiring alternative access.

8. Financial and Resource Implications

- 8.1 This project is funded by the Council's Capital Programme, resource has been allocated from the Council's regeneration team to manage the major works and Leisure services will support the works whilst on site. The total costs of the works including fees is £362,018.60. The Capital Programme includes £297,226, therefore an additional £64,792.60 needs to be allocated.
- 8.2 Whilst the works are onsite the main pool will remain closed, there will be a loss of income from pay-as-you-use customers and refunds to J2 members with Direct Debit swimming memberships.

9. Major Risks

- 9.1 The main risk identified would be that this project would not be complete in line with the specification including time delays. As a mitigation, professional services have been appointed to support the project and regular contract monitoring meetings will take place.

10. UN Sustainable Development Goals (UNSDG)

- 10.1 J2, in line with the majority of leisure centres with swimming pools, is a high energy consumer and the efficiency of the building is important. Maintaining the structure of the building is important alongside future investment in energy efficiency measures. Following the repair works the Council is intending to install pool covers which will retain the water temperature thus reducing the building heating requirements.



11. One Council

- 11.1 Please confirm that consideration has been given to the following programmes of work:

One Commercial Council x

We will make investment to diversify our income and think entrepreneurially.

Taking into account all swimming facilities within the Borough they are generally oversubscribed and therefore the Council has to carefully consider maximising pool space for all users. A key area of support for our communities is teaching children and adults to swim as an important life skill.

One Digital Council x

We will develop and implement a digital approach which makes it easy for all residents and businesses to engage with the Council, with our customers at the heart of every interaction.

J2 offers online booking and App's for its users, including monitoring of children's progression against the national swimming stages so parents can track progress. Adult swimmers can also use Swim Tag to monitor their swimming and set personal or group targets.

One Sustainable Council x

We will deliver on our commitments to a net zero future and make all decisions with sustainability as a driving principle.

As outlined above the regular maintenance of the building and the plans for the pool covers supports the sustainability agenda.

12. Key Decision Information

12.1 This is a key decision item as the main contract is over £250,000 of capital costs.

13. Earlier Cabinet/Committee Resolutions

13.1 None.

14. List of Appendices

14.1 None.

15. Background Papers

15.1 Tender information is considered to be commercially confidential.