

**Swimming Pool – Comparison of £7m 8 lane new build against £1.75m refurbishment of 6 lane Pyramids,  
based on the next 20 years, both options funded by direct borrowing by the Council**

**Appendix III**

Subject	Refurbishment		New Build	
	Advantages	Disadvantages	Advantages	Disadvantages
Capital Financial	Cheaper initial cost	Will require continued investment	Will not require short term investment Sale of land from Pyramids site	Higher Initial Cost at end of 20 years will require significant investment
Revenue	Significantly reduced cost over capital payback period	No economies of scale from combined facility	Reduced staffing if combined with another facility. Potential for reduced energy costs	Significantly higher capital payback costs
Location	Maintains City Centre Location Close to bus station	No site specific parking No future expansion possibility	Within 5 mins walk of City Centre if at Clifton Hill Space for expansion	Less convenient for buses
Parking	Parking within walking distance	Additional cost to activity	Free site specific parking Parking for one coach	
DDA	Improved DDA Access	Will not be fully compliant	Built to DDA standards	
Energy	Improved Energy Efficiency	Unable to achieve that of a new build	Will operate at optimum efficiency depending on initial investment. Reduced energy consumption with shared areas e.g. Reception	
Facilities	Facility can host events up to County Level Improved spectator seating 2 Rifle Clubs retain premises	Facility unable to meet Corporate Objective Facility unable to meet growing population Difficult to improve first impressions	Facility will meet Regional and National Standards for a range of sports Facility will achieve Corporate Objective New facility providing kerb appeal and increased participation Improved spectator and catering facilities	Relocation of 2 Rifle Clubs
Programme		There is no provision for expansion	Able to accommodate increased capacity Facilities provided for a larger range of water sports Flexible and multiple programme plan due to moveable floors/booms	
Staff		Will require redeployment during works	Combining two sites would reduce staff costs More variety for staff in combined centre	Possible reductions in staffing numbers
Works	Relatively little structural work	Little space for works compound Closure of facility to undertake works	No closure of facilities during works	Some disruption to CHSC