

Abbey Fields Swimming Pools Redevelopment Progress Report/Update



June 2024

1. Key Information and Progress

Demolition Contractor – AR Demolition – The demolition of the Swimming Pool site structure is complete. AR Demolition have completed all their work and are no longer on site. The contracts with them are being closed out now.

Construction Contractor – Kier Construction – Kier took over control of the site on Monday 18th March as programmed. They have now laid the temporary access road to the site, to a design approved by Historic England. The first major task is the sinking of piles for the foundations. The first stage was to drill a series of holes using an auger. The sheet piles are now being installed in the subsequent trench. The sheet piles are to enable the space for the pools to be safely excavated. The other piles have started to be installed as well. These will support the structure of the building. There were some complaints from residents about vibration during the piling works, but the works were monitored and found to be well within the recommended levels.

Water supplies on site – There is currently a problem with the water supplies on site. The water is not currently fit for human consumption. This has made it necessary to close the temporary public toilets for the foreseeable future. The causes of the problem are being investigated with Severn Trent and Councillors will be updated on progress as soon as more is known.

Deputy Programme Manager – Warwick District Council has recently appointed Louise Davies as the Deputy Programme Manager for the Leisure Development Programme. Louise will be working very closely with Paddy Herlihy, the Programme Manager. Louise will be taking over the lead on completing the works at Castle Farm and progressing the works at Abbey Fields. She can be contacted directly on louise.davies@warwickdc.gov.uk

Key Dates:

Workstream	Details	Start/completion date(s)
Start on site	Kier started on site on programme on Monday 18 th March 2024.	18 March 2024 Start on site on programme achieved
Piling works	Sinking piles and sheet piles to support the suspended slab foundations.	Sheet piling well under way. Other piling also commenced.
Moving of the path and hoarding	It is necessary to move the hoarding and the path in the vicinity of the temporary toilets to provide more room on site. The path will be temporarily closed.	The path has been moved and re-opened.
Lay temporary tarmac to tennis courts for site compound	The tennis courts area needs a temporary tarmac covering for the period of the works. A permanent surface will be laid at the end of construction.	Complete

Contractors supply for electricity	Kier have installed a contractor's supply for electricity for the works. It is hoped to connect this to the toilets and the barn in order to remove the generator.	Supply installed for Kier. Connection to toilets and barn complete.
------------------------------------	--	--

2. Engagement

Group	Latest Update
Kenilworth Leisure Members' Liaison Group	This Group consists of one selected Town or District Councillor from each Town or District Ward adjacent to Castle Farm or Abbey Fields Swimming Pools. They will meet 3 times a year to receive updates. The next two meetings are in the diary – one on Teams and one on site.
Kenilworth Town Council	Updates are provided to Kenilworth Town Council and all District Councillors. These updates are provided when information/updates are available. This ensures that members are informed of progress/disruptions etc.
Abbey Fields Expenditure Working Party	This Group consists of one representative of each of the Political Groups on Warwick District Council. They are responsible for reviewing the expenditure on the project and will meet every two months. The first meeting has been held.
Friends of Abbey Fields	Updates on work and progress are provided to the Friends of Abbey Fields – meetings with the FOAF will now take place quarterly.
KAAC	Liaison with the KAAC group is ongoing via email.
Everyone Active	Regular meetings are ongoing with Everyone Active. They are also involved in decisions/discussions regarding the design and operation of the building.
Residents	Information is distributed via social media channels and press releases, as/when updates are available. A notice board is now displayed on the hoarding of the site (near to the toilets) to inform the public of progress.

3. Utilities

All utilities for the former swimming pool site other than the water are now disconnected. The water supply is currently unusable, as mentioned above. Kier has now connected a contractor's electricity supply and the generator has now been removed. The design for the future fire hydrant for the site is still in discussion.

4. Other Items

Playgrounds – The junior playground is now closed to the public during the week. It is still open as before at weekends and Bank Holidays. This has been communicated to relevant Councillors, stakeholders etc. and the public via social media channels.

Path – Prior to the construction work commencing, some alterations were required to the hoarding around the construction site. This meant that the previous "temporary" pathway needed to be

reconfigured in some areas and improved in others. This work is now complete. As part of these works the lower tripod of the zip wire was removed. It is likely that the zip wire will need to be replaced with a different piece of equipment as it would be too close to the sub-station.

Disruption – It is acknowledged that there will be a degree of disruption to residents, park users etc. during the project. The project team will work with the contractors to minimise this.

The project team recognise the sensitivity of Abbey Fields in terms of the scheduled monument status, the wildlife, and the value of the area itself to local residents. This is constantly being communicated to the contractors and will be throughout the duration of the project.

5. Links

The link below takes you to the 3D modelling of the ancient remains.

<https://sketchfab.com/3d-models/abbey-fields-dig-whole-site-c6279be80f2c43a394ccaa582a565a2a>

An information video can be viewed by the link below:

<https://youtu.be/XtUQJ9kOOI4>

Should you require more information about RIVR please use the link below.

<https://rivr.uk/>

Also as provided in section 1, below is a link to the report distributed at the public meeting.

https://www.warwickdc.gov.uk/downloads/file/8024/public_update_report_for_abbey_fields_-_september_2023