

# Abbey Fields Swimming Pools Redevelopment Progress Report/Update



**August 2024**

## 1. Key Information and Progress

**Construction Contractor** – Kier Construction – Test piles have all been tested and verbally passed, the formal certificate is pending. Pile 264 failed the integrity test due to a minor crack in the head of the pile, this pile is to be overcropped and cap redesigned to suit. Pile cages to several piles have been damaged during the cropping process, these are to be recorded and remedial splicing to be undertaken as directed by Couch and Ivor King. The attenuation tank has been installed and excavations for drainage runs that are outside the footprint of the build have commenced under a watching brief. Reduce level dig commenced to the pile caps and pool tank footprints.

**Water supplies on site** – The water supply on site continues to be a problem with site water for construction continuing to be provided by bowzers and water for consumption and staff welfare is being provided as bottled water. The cause of the problem is being investigated with Severn Trent and a date for CCTV to be run through the existing pipe is yet to be confirmed. In the meantime, a temporary route for water provision from Bridge Street is being progressed and a variation of Scheduled Monument consent has been applied for. Up until now, the temporary public toilets have remained closed, however an alternative water supply from the cemetery has been explored and this is awaiting a date from the contractors to carry out these works.

### Key Dates:

| Workstream                                                | Details                                                                                                                                                                                       | Start/completion date(s)                                                             |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Start on site                                             | Kier started on site on programme on Monday 18 <sup>th</sup> March 2024.                                                                                                                      | <b>18 March 2024 Start on site on programme achieved</b>                             |
| Piling works                                              | Sinking piles and sheet piles to support the suspended slab foundations.                                                                                                                      | <b>Complete</b>                                                                      |
| Temporary water supply for site and for temporary toilets | Temporary water supply being proposed from Bridge Street.                                                                                                                                     | <b>Design proposed and liaison with Severn Trent and Historic England continues.</b> |
| Temporary water supply for the temporary toilets          | Temporary water supply to be taken from the cemetery.                                                                                                                                         | <b>Awaiting dates from the approved contractor</b>                                   |
| Reopening of the junior playground.                       | Alternative route to the junior playground and remedial works to the playground equipment to be carried out to allow for the playground to be open throughout the week and not just weekends. | <b>Awaiting dates from the approved contractor</b>                                   |
| Groundworks to commence                                   | The initiation of groundworks that encompasses the reduction levels, excavation of the pools, installation of drainage systems and the construction of pile caps and foundations.             | <b>Work started W/c 22<sup>nd</sup> July 2024</b>                                    |

## 2. Engagement

| Group                                            | Latest Update                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kenilworth Leisure Members' Liaison Group</b> | 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 most recent meeting unfortunately had to be cancelled due to staff sickness. The next meeting is in the diary – on site. |
| <b>Kenilworth Town Council</b>                   | 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.                                                                                                                   |
| <b>Abbey Fields Expenditure Working Party</b>    | 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 two meetings have now been held.                                                                                    |
| <b>Friends of Abbey Fields</b>                   | Updates on work and progress are provided to the Friends of Abbey Fields – meetings with the FOAF will now take place quarterly.                                                                                                                                                                                                       |
| <b>KAAC</b>                                      | Liaison with the KAAC group is ongoing via email.                                                                                                                                                                                                                                                                                      |
| <b>Everyone Active</b>                           | Regular meetings are ongoing with Everyone Active. They are also involved in decisions/discussions regarding the design and operation of the building.                                                                                                                                                                                 |
| <b>Residents</b>                                 | 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** – Although it was agreed that the junior playground would be closed to the public during the week and opened for weekends and Bank Holidays, the project and Greenspaces are working closely together on an alternative route to the park to allow access. There may be periods throughout the project, for safety reasons, that the park may require closing off, but this will be 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.

To report that the main disruptions during this period are access to the junior park and to the temporary toilets, which both have solutions for.

**Himalayan Balsam** – A specialist is to be employed by Kier to provide a management and removal plan for this invasive species. There are currently no concerns that this will affect the overall length of programme but will require the programme to be changed.

## **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](https://www.warwickdc.gov.uk/downloads/file/8024/public_update_report_for_abbey_fields_-_september_2023)