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## WOOLTON VILLAGE

Residents Association  
FRIENDS OF WOOLTON WOODS

63 Allerton Road  
Woolton Village  
Liverpool L25 7RF

AFFILIATED TO:

THE CONSERVATION VOLUNTEERS  
SPONSORED BY THE MERSEY FOREST CCI &  
VEOLIA ENVIRONMENTAL TRUST

Tel 0151 -428 8128  
E MAIL  
petereustance@btinternet.com

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Hi Daniel,

It's unfortunate you were not able to make a meeting on either the 27<sup>th</sup> or 28<sup>th</sup> of February, as proposed to discuss these matters, insisting on requiring public answers via social media.

Listed below are the comments I would make to your enquiries.

All public swimming facilities run at a loss, or very close to it, with most requiring external subsidies to stay afloat. This is the case with many pools in Liverpool including Woolton Baths which was originally closed because of widespread pool pipe work failure and filter corrosion made worse by poor Council engineering maintenance.

Association members applied for Heritage listing and were successful in getting the building listed as Grade 2 and this gives a degree of protection against commercial disposal. Provided the property is kept in a reasonable state of repair and an offer remains in place for community involvement.

**The Association Business Model involves ditching the accepted and wasteful Council practice of running a baths / engineering facility as a single entity losing significant amounts of money every time it shuts for repair or maintenance.**

**We plan using a separate business model to produce profits from unused parts of the site whether the baths are open or not. Those company profits will then be used to help regenerate the site on a rolling basis and / or create further business opportunities to help snowball overall net income.**

Rumours circulating that we have received any initial TV company rental income and subsequent rent from their occupation are completely false. The company were only in occupation for some 12 months after taking up occupation under a council lease/rental agreement. The Baths have been unoccupied outside those times.

I would like to make it absolutely clear that the TV contract we negotiated

from the Channel 4 TV agents was taken over by the Council at the very last minute. We could not take up the £5,000 per annum rent proposed by Simon O'Briens group as the council did not accept our lease offer to sublet and we would be forced into accepting punitive unnecessary overheads of more than twice that income figure each year ( totalling £30,000 dead money over the 3 year contract). Consequently all rent went to the City Council. We did not receive a single penny for the time and work members put in trying to bring the channel 4 series FIND IT FIX IT FLOG IT to Liverpool on a lasting footing.

I am not prepared to publicly release/discuss confidential business financial information in this situation, which may be read by all and sundry, as well as the Council. The original cost of full HLF repairs was estimated by valuers at some £600,000, but I cannot quote a figure for members voluntary repairs as that amount will remain unknown until the jobs are started and we see how the land lies with voluntary work contributions.

I would estimate a small business centre could be made operational in about 3 months, provided the council get out of the way, agree the terms of our proposed lease and agree to property re valuation in separate units for letting. Work on the property cannot be carried out until a new lease is in place and agreed with the Council.

The best way for people to get involved in the project is to write to me at the above address stating their NAME, ADDRESS, CONTACT DETAILS, SKILL SET. AND DETAILS OF ANY DISABILITIES LIKELY TO EFFECT PRACTICAL WORK (insurance requirement ).

I can then get back to volunteers as and when opportunities arise to help with the project once a new lease has been signed and sealed with the Council and rating revaluation into units has been completed.

Regards

Peter Eustance  
Chair WVRA.