

ALTERNATIVE SCHEMES: THE BIG QUESTIONS

With the Save Our Riverside - RUG - Friends of Twickenham Riverside Alternative Schemes, much is made of the willingness of a few members of the community to take over the derelict Twickenham swimming pool and convert it for public use. This is despite the site being desperately overgrown, and the pool itself being full of large pieces of heavy rubble, debris and rubbish, and the stipulations of the T1 planning brief.

As a near neighbour of the poolsite for over 30 years, who has been involved with the pool for the last decade and taken part in two and a half planning inquiries relating to the riverside, who knows the site well and is very concerned about what happens there and how it will be managed, I would like more information on the group who propose to redevelop the poolsite and how they plan to do it. Or even if they have firm plans and the determination to carry them out, or if it's all a nice long wish list.

Management

1. What is the group's constitution?
2. Is the group a charity? What are its articles of association?
3. What is the management structure?
4. What are the qualifications of each member of the committee to run a redevelopment scheme?
5. What are their ages? Do they have the commitment to engage in the scheme for the years it would take?
6. Who would sign major contracts, and be liable for all insurances and compensation?
7. What structure is there to manage the group's finances?
8. Does any of the group have experience with large-scale, long-term fundraising?
9. What consultants and experts would they or could they call on?
10. What guaranteed undertakings are in place from people and sponsors?
11. Who are the scheme's champions? On what terms? What contributions would they make? For how long?
12. Is there a business plan?

Planning

1. Has the Council's planning department been approached about the likelihood of obtaining planning permission?
2. Is there a cohesive plan for the whole site?
3. Would a landscape architect and a building architect be used, and how would they be paid?
4. What are the designs, including the perspective views?
5. What would each stage of the plans consist of?
6. What would be the time frame for each stage? How would it be paid for?
7. How would the consultation process be managed?
8. How would the back of King Street be effectively screened?

Demolition/rebuilding

1. How would rubble and detritus be removed? By whom?
2. What would be done with the solid concrete pool basin? How? By whom?
3. Who would be safety officers, site supervisors, project managers? Would they be paid?
4. How would traffic be managed during heavy works?
5. How would the community be advised of disruption?

Fund raising

1. Is there a comprehensive short, medium and long-term fund-raising strategy?
2. Is there a complete list of pledged donors, with firm amounts?
3. Is there a list of fund-granting authorities, charities and public bodies that have been approached or will be approached?
4. Has any funding body expressed an interest? If so, for how much?

Long term

1. How would security of the site be managed?
2. How would it be used in the winter months, and in the evenings, and at night?
3. Would it have to be gated and closed off? Would all of the Embankment be closed off at night? Have the emergency services been consulted?
4. What financing is available in perpetuity to manage the site, its maintenance and upkeep?
5. What are the contingency plans for disunity in the group, or loss of support?
6. What are the contingency plans for outright failure?

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