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WDS LTD

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Our Ref: WDS/05/9318/LETT001

15th July 2026

Energy Coast West Cumbria (Properties) Ltd
Ingwell Hall
Ingwell Drive
Westlakes Science Park
Moor Row
Cumberland
CA24 3JZ

For the attention of Mrs A Bird

RE: Structural Inspection, Former Swimming Baths Frontage Duke Street, Whitehaven

As requested we carried out a further inspection of the building noted above and note the following:-

1. We originally inspected the property in June 2025 and produced a report ref. WDS/05/9318/REP001 mod A. We recommended in the report that the property is beyond repair and needs demolished. Concern was raised regarding the potential for materials being blown off the remaining structure and causing a significant safety hazard to the general public. Since our previous inspection no works have been carried out on the property.
2. In the past year the properties condition has worsened and the issues raised in our previous report are still relevant. We still strongly advise the property is demolished as soon as possible, although I understand that the Local Authorities Heritage Officer has raised concerns over its demolition, be it that the building is located in a Conservation Area.
3. In the short term and to make the property safe whilst the relative Planning Permissions for demolition are agreed we suggest the following works:-

- The tower roof is removed and the walls taken down to the same eaves height as the adjacent main building.
- The remaining intact roof elements are removed where loose.
- The wall head to the entire property is cleaned down of all vegetation and loose masonry and a bed of cement applied to all wall heads to protect the expose masonry from water ingress into the building fabric.
- Remove all the collapsed roofing and first floor material from within the property to allow safe access. Following this we can assess the lateral stiffness of the remaining

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walls to withstand expected wind loading. This assessment may dictate temp[illegible]ary shoring is installed to ensure ongoing lateral stability.

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I hope you find the above acceptable however should you have any queries please do not hesitate to contact me.

Yours Faithfully

[redacted]

Mr Tom Short B. Eng. (Hons), C. Eng., MICE
For WDS Limited