

Get ready to Swimple Guide





Hello and welcome to Swimple!

Sharing your pool can be a brilliant way to bring private swimming to your local community while turning an under-used asset into income. The key is to start with the essentials: appropriate insurance, sensible risk controls, clear pool rules, and confident water-quality management.

This guide updates the 2022 pack with Swimple's current host information, especially the insurance option now available through Swimple. It is practical guidance only - it is not legal, safety, or insurance advice. Hosts remain responsible for checking their own circumstances with insurers, local authorities, and competent pool-safety professionals where needed.

THE MUST-HAVES

1. Insurance: choose your route before you go live

Swimple requires hosts to have valid and appropriate insurance in place before a listing can go live. You can either opt into the insurance policy facilitated by Swimple, or provide Swimple with valid proof of equivalent third-party cover for letting out a private pool to the public.

Option	What to know	Host action
Swimple-facilitated insurance	Costs nothing up front and is charged only on successfully completed bookings. Currently, this is an additional 2.9% fee on each booking that is successfully completed. What does that mean? If you charged £30 per hour for your pool then the insurance would cost 87 pence per successful booking. Terms and cover limits apply.	Opt in during the pool listing process.
Independent insurance	Ask for Pool Operators Liability Insurance or Pool Hirers Liability Insurance. The cost of independent insurance is usually in the £500-£700 region, but this can vary a lot based on your pool and circumstances. It's worth shopping around a little to make sure you get the best price.	Upload valid evidence of equivalent cover and keep it up to date.

Swimple is not an insurance broker and cannot give insurance advice, but brokers such as [Blackfriars Insurance](#) | [Insurance Brokers](#) | [JMG Sandbach](#) and [Ault Insurance Brokers](#) are examples of providers in this field. There are others, so please do your own checks.

Important: Hosts remain responsible for checking that any cover is suitable and that it does not invalidate or restrict existing home, buildings, contents, or other insurance. If you need help with this then independent brokers [BGi.uk](#) have some great options.

Off-platform bookings are not covered by Swimple-facilitated insurance.

2. Complete a risk assessment and keep it alive

A suitable risk assessment is one of the most important steps in preparing your pool for paying swimmers. It should identify the hazards associated with your pool and surrounding facilities, assess the level of risk they present, and document the reasonable steps you have taken to reduce those risks.



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The examples below are intended as general guidance only and are not exhaustive. Your risk assessment should consider the specific hazards associated with your own pool and facilities, including, but not limited to, those listed below:

Walk the route. View your property through the eyes of a first-time swimmer. Consider parking, access gates, pathways, steps, changing areas, poolside surfaces, lighting, emergency access and exit routes.

Inspect and maintain your facilities. Regularly inspect and maintain your pool and surrounding facilities, including, but not limited to, pool ladders, steps, handrails, covers, pumps, filters, heating systems, electrical equipment, lighting, gates, fencing, safety equipment and any other mechanical installations. Any defects that could pose a safety risk should be repaired promptly or the affected equipment removed from use until it has been repaired or otherwise made safe.

Keep water quality clean, tested and documented.

Reduce slips, trips and falls. Help minimise common hazards by maintaining suitable non-slip surfaces, keeping walkways free from obstructions, securing hoses and cables, providing adequate lighting and repairing damaged surfaces promptly.

Display clear rules and safety information. Make sure swimmers can easily understand your pool rules and any important safety information before and during their visit. Put key rules in your listing, booking instructions, and poolside signage. This may include depth markings, no-diving rules, emergency contact information, restricted areas, emergency procedures and any other hazards specific to your property.

Keep records. Terms for Swimple-facilitated insurance refer to monthly documented inspections and remedying defects. Where appropriate, maintain records of inspections, servicing, maintenance and water quality testing. Keeping accurate daily records is good practice, helps identify issues before they become safety concerns and may assist if you ever need to evidence the maintenance and safe operation of your pool.

Hosts remain responsible for ensuring they comply with all applicable legal obligations, insurance requirements and manufacturers' maintenance recommendations relevant to their pool and facilities.

3. Keep water quality clean, tested and documented

There is a lot of guidance online about pool maintenance and the standards that need to be met for a commercial pool.



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[Pool Plant Experts](#) are an excellent source of both information and support to make sure your pool is in top shape and that you are confident in your ability to maintain water quality with larger numbers of swimmers every day.

Let's highlight some key considerations:

One of the most important things you can do is keep clear and accurate records of your water testing and treatment. We like to do it every morning before any swimmers arrive and every evening after the last swimmer has gone. This may sound like a lot but honestly it doesn't take very long and is incredibly important for staying on top of your water quality. Here is a handy template that we use for record keeping:

[Water Chemical Record Template](#)

What is the best way to take these readings?

Don't use Dip Sticks for Testing - While using a dip stick might have been ok for personal use of your pool it is not enough when you start inviting paying swimmers in. Water testing of your pool has to be done more frequently and more thoroughly, as we've said.

To achieve the best and most thorough readings you'll want to use a **photometer** - you can find some great options on the RLSS (Royal Life Savers Society) shop here:

<https://shop.rlss.org.uk/collections/lovibond>

If you are not completely confident that your pool plant, filtration, dosing, and testing regime can cope with your planned booking volume, speak to a competent pool-maintenance specialist.

4. Water safety

Water safety is paramount and something that needs to be taken very seriously when renting out your pool to swimmers.

[The Royal Life Saving Society](#) is a fantastic source of safety information and support for making sure you are on top of your water safety.

5. Know when supervision may be needed

There is no general legal requirement for a lifeguard to be present simply because you are



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renting out your private pool through Swimple. However, as the pool owner, you are responsible for carrying out a suitable risk assessment and taking reasonable steps to ensure the safety of your swimmers.

Depending on your pool, the type of booking, and the activities taking place, you may decide that additional supervision or a qualified lifeguard is appropriate. This may include, but is not limited to:

- Large group bookings or pool parties.
- Swimming lessons or organised activities.
- Sessions involving vulnerable users or inexperienced swimmers.
- Pools with diving facilities or other higher-risk features.
- Any circumstances identified through your own risk assessment.

Even where a lifeguard is not required, you should ensure your pool rules are clearly communicated, emergency information is available, and appropriate rescue equipment is easily accessible.

6. Your pool, your rules

Swimple hosts stay in control: you set your price, availability, and rules, and bookings need to be approved before going ahead unless you choose settings that allow otherwise. Use your rules to define exactly what you are comfortable with. These may include, but are not limited to:

- Maximum number of swimmers and spectators.
- Whether children must be supervised by an adult at all times.
- No diving, no running, no glass, no alcohol, no smoking/vaping, and any food rules.
- Whether pool toys, inflatables, music, parties, pets, teachers, or swim schools are allowed.
- Where swimmers park, enter, change, use the toilet, and what areas are out of bounds.
- How much time you need between bookings for cleaning, testing, checks, and privacy.
- Whether towels, toys, shower access, sauna, hot tub, or seating are included or charged separately.

7. Check wider permissions and neighbours

Before renting out your pool, we recommend checking with your local stakeholders, local council/planning authority, home/buildings/contents insurer and any other relevant



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organisations to ensure you understand any planning, insurance or other legal obligations that may apply.

Requirements can vary depending on your property, location and how you intend to operate your pool. Taking the time to confirm these requirements in advance will help ensure you're ready to welcome swimmers safely and confidently.

It's also worth considering the impact your pool may have on your neighbours. Setting sensible house rules around parking, noise and access can help maintain good relationships with those living nearby.

8. Phone a friend

Questions? We're here to help.

Our team has helped hosts prepare their pools for swimmers, and we're always happy to answer questions about listing your pool, insurance, safety, pricing or best practices.

If you're ever unsure about something, simply get in touch and we'll do our best to point you in the right direction.

 team@swimple.co.uk

We look forward to helping you make the most of your pool and welcoming you to the Swimple community.



THE NICE-TO-HAVES

Now that we've got the essentials out of the way, let's have a chat about the potential extra icing on the cake that you might want to offer.

Swimmers will love a great private pool with no fancy extras, but if you do have the facilities to make a really special or unique experience, then that will mean you can ask for a higher hourly rate. You may want to start simple and add in extras as you start to see more bookings and consider reinvesting in your pool, but here are some ideas that we believe can make a big difference:

Added comfort with access to a shower, restroom and changing facilities.

You may already have this, or it may just be a toilet that you have on offer.

Either way, being able to offer swimmers a safe and private space to change, a nice hot shower when they get out, and somewhere to nip to the loo when needed is a really nice touch that they will greatly appreciate.

TOP TIP:

Invest in a changing room early on and you'll quickly make back your money on it. There are pop-up cubicles that you can buy that aren't very expensive, and perfect if you have the space.

Create an atmosphere with a (waterproof) sound system or a projector. This goes down very well with swimmers. Being able to play their own music, or stick a bit of Peppa Pig on the projector while the kids swim is an absolute winner.

Go luxe with hot tub or sauna access. Swimple gives you the option to offer premium amenities. This is not only a chance to make the experience even better for your swimmers, but to also increase your earnings with some cheeky upselling. If you have these options available, why not make the most of them.

Make it welcoming for parents, carers, or non-swimmers. This might include a comfy chair and Wi-Fi access.

Outdoor pools. If your pool is outdoors, think about what space you are willing to allow swimmers to use. Do you have a patio area? Do you have shade available on a hot day? Again, these little extra touches are what helps make your pool stand out against the rest.

Clear guest instructions. Door codes, parking notes, route photos, and "what to bring" reminders reduce friction and help you avoid being on-site for every booking.



BEFORE YOUR LISTING GOES LIVE: HOST CHECKLIST

The checklist below is intended as a practical starting point and is not exhaustive. Every pool is different, so you should also consider any additional safety, legal, insurance and maintenance requirements that may apply to your particular pool and facilities.

- ☐ Insurance selected: Swimple-facilitated or proof of equivalent third-party insurance.
- ☐ Home/buildings/contents insurer checked and notified where relevant.
- ☐ Risk assessment completed and reviewed.
- ☐ Pool rules, safety information and signage clearly displayed where appropriate.
- ☐ Pool and facilities inspected, maintained and safe for swimmers.
- ☐ Monthly documented inspection process set up.
- ☐ Water-quality test kit/photometer ready and log template in use.
- ☐ Emergency contact details and rescue equipment clearly accessible.
- ☐ Pool rules written in your listing and booking instructions.
- ☐ Parking, entry, changing/toilet access, and restricted areas clearly explained.
- ☐ Adequate time allowed between bookings for cleaning and safety checks.
- ☐ Local council/planning/change-of-use considerations checked where relevant.
- ☐ Listing photos and description accurately represent the pool and facilities.
- ☐ Routine inspection, maintenance and servicing records kept up to date.

NEED HELP?

The Swimple team can help with listing questions and point you to useful resources. For specialist advice, speak to your insurer, local stakeholders, pool-maintenance specialist, or qualified safety professional.

Email: team@swimple.co.uk

Phone: 01292 836015



As you can see, getting your pool ready to welcome swimmers really isn't that daunting.

Step 1: Make sure you've ticked all the boxes when it comes to safety

Step 2: Work out what you are comfortable with your swimmers having access to

Step 3 : Reach out if you have any questions.

Easy!

Thank you again for taking the time to read this information. We look forward to seeing your pool on Swimple and helping you turn your pool from a money-draining liability into a super-earning asset!