

Bath & North East Somerset Council

DECISION MAKERS:	Cllr Goodman, Cabinet Member for Development & Neighbourhoods Cllr Gerrish, Cabinet Member for Finance & Efficiency	
DECISION DATE:	On or after 4th March 2019	EXECUTIVE FORWARD PLAN REFERENCE:
		E 3131
TITLE:	Capital approval for Waste & ES Depots relocation project - development and planning stages	
WARD:	All	
AN OPEN PUBLIC ITEM		

1 THE ISSUE

Full approval is sought for the use of provisional capital budgets (in 2019/20 and 2020/21) to progress the Waste and Environmental Services Depots relocation project. This includes the relocation of operational facilities which are increasingly unfit for purpose.

2 RECOMMENDATION

The Cabinet Members are asked to;

- 2.1 Fully approve £1.9m from the provisional capital budget to progress development and feasibility work through to planning applications for the relocation of the waste, recycling and transfer station operations from the Midland Road site, and allowing vacant possession to follow.
- 2.2 Delegate authority to the Director of Environment in consultation with the Leader, Chief Executive, the Council's S.151 Officer and Monitoring Officer to take all necessary acts to finalise and complete the Council's Accelerated Construction grant funding offer with Homes England.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The capital programme includes £14.86m balance of provisionally approved budget for the infrastructure required to deliver the overall waste programme.
- 3.2 This report seeks approval for a further release of capital for 2019/20 and 2020/21 to enable the delivery programme for waste & depots infrastructure to progress:- specifically the development of site designs, planning feasibilities and planning applications, including public consultations.
- 3.3 This capital draw-down from the provisional allocation will be funded by service borrowing repayments covered in revenue budgets through allocated revenue

growth items for 18/19 (£1.38m) and 19/20 (£270k). These growth items also cover net borrowing growth from the collection service change, which was the first phase of the overall waste strategy.

- 3.4 This approval does not commit the Council to approval of the remaining future year budgets at this stage of the programme.
- 3.5 The waste service collection changes (that were introduced in 2017) and the planned site relocations will result in a net reduction in budget growth required due to demand increase. The demand increase is linked predominantly to housing growth and the cessation of previous grant funding.
- 3.6 Consolidating depots will deliver operational efficiencies through co-location, economies of scale, modernisation of working practices and management savings.
- 3.7 There are additional future revenue savings that can be realised through the delivery of the wider Environmental Services depots consolidation which will mitigate revenue growth and secure resilience in key operational areas Highways (extra salt store capacity and gritter lorry facilities) and Passenger Transport (SEND home to school services) .

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 To fulfil its statutory obligations and zero waste strategy, the Council operates a comprehensive range of frontline waste, recycling and street cleansing services. Fit for purpose, licensed depot facilities are needed to operate these services. Highways and Passenger Transport have statutory duties related to winter road safety (gritting service) and home to school (SEND) transport.
- 4.2 The relocation of the waste functions currently based at Midland Road, recycling functions at Ashmead Road and the ancillary elements of the overall project contribute to the Core Service Offer being introduced through the Organisational Plan, through the following relevant entries included in the 3 new priorities:
 - We will protect and care for our most vulnerable -- Assess and meet the needs of children with Special Educational Needs and Disabilities (SEND)
 - We will nurture residents' health, safety and wellbeing -- Provide a waste and recycling service and encourage all residents to reduce waste, Maintain public buildings, highways and assets so they are safe to use, and Help to secure a sustainable, low carbon future
 - We will provide ways for everyone in the community to reach their full potential -- Contribute to maintaining a viable and sustainable economy, Plan for and seek local and national funding to support the delivery of homes including affordable homes, jobs and sustainable transport options to meet community needs
- 4.3 The project also contributes to service priorities and statutory obligations across a range of areas - Core Strategy housing delivery, Regeneration and the Enterprise Zone delivery, Sustainability and carbon management, Zero Waste strategy, increased and resilient Recycling services, Street and Litter cleanliness, Customer service and satisfaction, Property asset management, Highways winter service delivery and Passenger transport services.

5 THE REPORT

- 5.1 The Council's waste facilities at Midland Road Bath are outdated and no longer fit for purpose. There are inherent health and safety risks that we are mitigating through a range of measures, however, due to site limitations and the deterioration of the fixed assets it will become increasingly more difficult to mitigate these risks. The use is incompatible with surrounding development, and the forthcoming opening of the 2-way Destructor Bridge at Midland Road for the Bath Western Riverside development escalates the need to remove operational heavy goods vehicles from this location.
- 5.2 The first phase of operational relocation from Midland Road was completed in January 2018 through the construction of a new street cleansing depot. The relocation of street cleansing vehicles, equipment and staff, has relieved some of the traffic congestion and health and safety issues; however significant risks remain at the Midland Road depot.
- 5.3 The Ashmead Road, Keynsham recycling depot is spatially constrained and in poor operating condition for the increased demand on the recycling service. Our residents have embraced our service changes and we have seen a significant increase in the amount of recyclable materials collected at the kerbside throughout 2018.
- 5.4 Housing growth in the district has been substantial, with over 6,000 houses built in the last decade. Increases in household numbers are set to continue and are being planned for in the draft Local Plan (2016-2036), recently consulted on. The consequent growth in the tonnage of waste and recycling from each household, needs modern, purpose-built facilities for the council to fulfil its statutory obligations into the future.
- 5.5 The Council are in receipt of a grant funding offer from the Accelerated Construction fund administered by Homes England in order to accelerate delivery of new housing. To utilise the grant funding the council must commit to vacant possession of the Midland Road site in 2021/22, through financial support to the Waste & ES relocation project. The relocation project is the mechanism to deliver vacant possession and release the Midland Road site for housing and enable the Council as grant recipient to draw down funding to invest in associated infrastructure.

6 RATIONALE

- 6.1 The fully approved capital sum is required to be available from April 2019 in order to progress through the feasibility, appraisal and detailed design stages to planning applications and consents, with detailed cost plans, for the following sites, included in the Local Plan Options consultation recently:
- (1) Pixash Lane (proposals include new waste & recycling transfer station, improved public household waste and recycling centre, and possible storage for winter gritting vehicles and salt barn)
 - (2) Odd Down (proposals include new replacement household waste and recycling centre, reuse facility, possible home to school (SEND) transport and scope to future proof for new and developing technologies in waste management)

- 6.2 The feasibility, appraisal and detailed design stages include these work areas, as part of the multi-disciplinary team estimated costs: Technical waste and recycling; Planning and other specialist technical services; Project management, quantity surveying and cost planning; Civils & structures; Mechanical, electrical, public health; Ground investigations and specialist surveying; Architect and Lead designer; Ecology and environment; Transport and traffic, and a contingency sum.
- 6.3 There are also estimated internal support costs covered including: property construction, waste client project management, finance, legal, comms and marketing, plus miscellaneous fees allowance.

7 OTHER OPTIONS CONSIDERED

- 7.1 Site searches and development work have been carried out on a significant number of alternative site options to inform these recommendations.

8 CONSULTATION

- 8.1 Those consulted in preparing this report include officers in Planning, Economy & Growth, Highways and Traffic, Transport and Parking, Construction Project Delivery, Comms & Marketing and Finance teams.
- 8.2 This item was submitted as a Project Initiation Document (PID) by email circulation, approved by Directors Group on 12th February 2019.
- 8.3 The Council's Monitoring Officer, Section 151 Officer and Corporate Director have had the opportunity to input to this report.

9 RISK MANAGEMENT

- 9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	<i>Mandy Bishop, Director Environment Services, 01225 394019</i> <i>Carol Maclellan, Group Manager, Neighbourhood Environmental Services, 01225 394106</i>
Background papers	Link to Council budget report papers for 2019/20, including capital programme https://democracy.bathnes.gov.uk/ieListDocuments.aspx?CId=272&MId=4669
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