



# COTSWOLD DISTRICT COUNCIL

Council name	<b>COTSWOLD DISTRICT COUNCIL</b>
Name and date of Committee	<b>CABINET - 2 NOVEMBER 2020</b>
Report Number	<b>AGENDA ITEM 10</b>
Subject	<b>IMPROVEMENT WORKS TO ENVIRONMENTAL SERVICES DEPOT AT PACKERS LEAZE, SOUTH CERNEY</b>
Wards affected	SOUTH CERNEY VILLAGE
Accountable member	Cllr. Mike Every - Deputy Leader and Cabinet Member for Finance Email: <a href="mailto:mike.every@cotswold.gov.uk">mike.every@cotswold.gov.uk</a> Cllr. Andrew Doherty - Cabinet Member for Environment, Waste and Recycling Email: <a href="mailto:andrew.doherty@cotswold.gov.uk">andrew.doherty@cotswold.gov.uk</a>
Accountable officer	Andrew Dike - Property & Facilities Manager Tel: 01285 623244 Email: <a href="mailto:andrew.dike@cotswold.gov.uk">andrew.dike@cotswold.gov.uk</a>
Summary/Purpose	To seek agreement for funding to enable improvements to site drainage to reduce surface water flooding to the refuse vehicle parking area at Packers Leaze, South Cerney. To allocate funding to enable installation of additional boundary fencing and gates to improve site security.
Annexes	Annex A - Site plan indicating area required for drainage improvement works.
Recommendation/s	<i>That Cabinet agrees to:</i> <i>a) allocate funding of up to £80,000 for the proposed drainage improvement works from the Capital Programme;</i> <i>b) allocate funding of up to £18,000 for the proposed security fencing works from the Building Maintenance Fund;</i> <i>c) delegate authority to the Interim Chief Executive in consultation with the Chief Finance Officer, Deputy Leader and Cabinet Member for Finance and the Cabinet Member for Environment, Waste and Recycling to award the contracts for the necessary works set out in (a) and (b).</i>
Corporate priorities	Ensure that all services delivered by the council are delivered to the highest standard
Key Decision	NO
Exempt	NO
Consultees/ Consultation	Relevant officers



## 1. BACKGROUND

### Drainage

- 1.1. The site at Packers Leaze, South Cerney was purchased in 2016 by Cotswold District Council and then leased to Ubico to provide the Council's Environmental services under contract.
- 1.2. The site previously operated as a depot and whilst the Council undertook extensive refurbishment of the workshop, office and welfare facilities, the majority of the rest of the site has had limited improvement.
- 1.3. Since this time there has been increasing flooding issues in the refuse vehicle parking area which is laid to block paving. A Contractor was appointed to attend the site in November 2019 to survey the parking area and provide recommendations to rectify the issues. A phased approach was recommended as it was difficult to establish the exact cause of the problem and it was thought there may be a number of contributory factors.
- 1.4. **Security fencing to ownership boundary.**
  - 1.4.1 The main entrance serves two sites, the Council's depot and a privately owned Warehouse. The council has access rights only over the main entrance up to the point of its ownership.
  - 1.4.2. The warehouse has remained vacant since Ubico's occupation of the site commenced, however it is understood a sale is now proceeding which is likely to mean a third party will move in. This will create health and safety and security issues, as they will have access to the Ubico depot area once they are inside the main gates.
  - 1.4.3. There is a risk that the new owner may leave the main gates open and unattended during periods when the Ubico depot is not staffed which could significantly increase the risk of fuel theft and other loss or damage. Fuel theft has historically been a problem at this site. The risk of vehicle damage can take vehicles out of operation in the short term. Improvements to fencing, gates and security are therefore recommended.

## 2. MAIN POINTS

### 2.1. **Drainage works**

The block paving in the Refuse and Recycling Collection Vehicles parking area is very uneven and there is no drainage system in place nor are there adequate falls to enable this area to drain naturally. Drainage surveys indicated one adjoining storm drain has collapsed.

- 2.2. Intrusive investigation has been carried out to establish ground conditions and original construction below the paved area. Drainage in the form of french drains and gullies to the perimeter have been installed, with wheel stops to prevent vehicles backing over them. Unfortunately this identified that the bedding and base layers below the paving are inadequate and will not allow suitable drainage. The area therefore needs to be cleared, excavated and relaid with the correct

construction and additional drainage and then resurfaced to provide a safe, sound surface which drains correctly and utilises the initial drainage installed in stage 1.

The adjacent storm drain should also be excavated and this system replaced to provide supporting drainage that will also benefit the workshop and office building.

### **3. FINANCIAL IMPLICATIONS**

3.1. Officers have obtained estimated costs for these works. The Council will now tender this work to ensure it achieves best value. The budget allocation sought is £80,000 which allows for a contingency sum. The Capital Programme approved by Council on 23 September 2020 includes funding of £80,000 for these works.

3.2. Detailed proposals for fencing and security improvements need to be explored to ensure the core operational assets are adequately protected. The estimated cost of this is £18,000.

### **4. LEGAL IMPLICATIONS**

4.1. Under the current Lease, it is the Council's responsibility as landlord to maintain and keep in good repair the following:

- external surface of the property including roadways, accessways and storage bays
- external drainage
- boundary fencing & gates

4.2. Should the proposed works not proceed, the council is at risk of not providing a site suitable for the service provision and increasing Health & Safety risks. Ubico staff have to walk through the flooded lorry park to access vehicles and this matter has been raised as part of site risk assessments. HSE could serve an improvement notice on the Council to rectify the flooding.

### **5. RISKS**

5.1. There are current Health, safety and welfare risks from both the flooding issues and the uneven block paving surface. The flooding has caused drivers and operatives of the vehicles to have saturated footwear and wet feet when starting shifts. Further to this, should a vehicle be unable to start, it is both unsafe and impracticable to carry out maintenance to the vehicle.

5.2. Failure to improve site security could result in loss or damage to Council owned assets at the site which could result in financial loss, increased insurance premiums and impacts on operational service.

### **6. EQUALITIES IMPACT**

6.1. There are no equality implications arising from the recommendations in this report

### **7. CLIMATE CHANGE IMPLICATIONS**

7.1. There are no climate change implications arising from the recommendations in this report

**8. ALTERNATIVE OPTIONS**

- 8.1. The Council could choose not to allocate funding and carry out these works.
- 8.2. After comprehensive surveys and ground investigations, no other options are available in order to rectify the increasing flooding and ground movement issues to the proposed area.

**9. BACKGROUND PAPERS**

- 9.1. None.

(END)