

Report No.

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: EXECUTIVE

Date: Wednesday 15 January 2020

Decision Type: Non-Urgent Executive Key

Title: CENTRAL DEPOT WALL RECONSTRUCTION: REQUEST FOR ADDITIONAL FUNDING

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Chief Officer: Director of Housing, Planning, Property and Regeneration

Ward: Bromley Town;

1. Reason for report

- 1.1 The works have now been tendered and this report seeks additional funding to enable them to proceed.
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2. RECOMMENDATION(S)

Members are asked to:

- 2.1 approve funding of £115k from the earmarked reserve for the Infrastructure Investment Fund to undertake the works.
- 2.2 approve delegated authority for the Chief Officer or their nominated Budget Holder to authorise any variations against the contract within the contingency sum.

Impact on Vulnerable Adults and Children

1. Summary of Impact: None
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Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Excellent Council
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Financial

1. Cost of proposal: Estimated Cost: £115k
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre: Capital Programme
 4. Total current budget for this head: £716k. Should this request be approved, the budget head will increase to £831k
 5. Source of funding: Infrastructure Investment Fund earmarked reserve (unallocated budget)
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Personnel

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: Statutory Requirement
 2. Call-in: Applicable
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Procurement

1. Summary of Procurement Implications:
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough wide
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments: Not Applicable

3. COMMENTARY

- 3.1 The Old Stable Block consists of several buildings which back onto a rear wall. The wall forms a support wall to the land behind which is at a higher level and supports a mud track which serves the houses at the rear of the Depot. The wall is cracking and bulging in places and significant repairs are required to ensure the continued stability of the wall.
- 3.2 The works proposed include the demolition of some of the existing buildings, construction of a new concrete retaining wall, formation of a concrete hard standing area to replace the existing ground floor slab and external hardstanding and remedial repairs to the boundary wall:
- 3.3 At its meeting of 28 March 2018, the Executive approved the additional sum of £500k to be added to the £216k already available and to add the scheme with a total estimated cost of £716k to the capital programme.
- 3.4 As this scheme was initiated as a planned maintenance project and much of the initial work was undertaken by Amey's Small Works Team, it was agreed that this team will take the lead client role for the project and as they had initially appointed CTP Consulting Engineers to design and oversee the works and preliminary work has already been undertaken by them that this appointment should continue.
- 3.5 It is further agreed that Amey would appoint a suitably qualified consultant to undertake Party Wall Services in connection with the scheme.
- 3.6 The budget estimate of £716k was not originally broken down into different categories, but was a generic budget based on an anticipated scope of works, consultancy service fees and other costs.
- 3.7 The Council has been working closely with Environmental Services to identify any impact the new waste contract may have on the specification for these works and to deal with any service issues arising from the demolition of the lean to buildings to facilitate the strengthening of the wall.
- 3.8 As a result of these discussions, it became clear that additional enabling works were required, including the provision of container accommodation.
- 3.9 From discussions with key stakeholders at the Depot, it also became clear that there is the intention to reconfigure the vehicle routes to improve movement around the Household Waste Recycling Centre. As the proposed routes take heavy vehicles closer to the wall, a wider reinforced concrete slab to a Highways standard had to be incorporated in the design.
- 3.10 The specification was amended to reflect the additional requirements and tenders were obtained.
- 3.11 As a result of the additional enabling works and specification amendments, the allocated budget is not sufficient.
- 3.12 A client contingency of 10% has also been included in the budget to reflect the complexity of the construction and to make provision for any unanticipated risks.
- 3.13 Delegated authority is sought for the Chief Officer or their nominated Budget Holder to authorise any variations against the contract within the contingency sum.

3.14 An additional sum of £115k is requested from the Infrastructure Investment Fund in order to complete the works.

3.15 The revised costs are shown in the budget table below:

Details of Works to be undertaken	Original Budget £'000s	Revised Budget £000's	Difference £'000s
Enabling Works		21	
Main Works		630	-630
Consultancy Services		34	-34
Surveys		4	-4
Statutory Fees		4	-4
Sub Total		693	-693
Fees @10%		69	-69
Sub Total	716	762	-46
Contingency @10%		69	-69
Total	716	831	-115

3.16 Members should note that the details of the tenders received were reported for pre-decision scrutiny at the Executive, Resources and Contracts PDS on 8 January 2020 and the Resources Portfolio Holder has been asked to approve the award of tender, subject to the approval of additional funding by the Executive.

4. POLICY CONSIDERATIONS

4.1 Central Depot is the Council's main waste transfer station and household waste recycling centre. Maintaining the stability of the wall is essential to ensure the roadway is supported and that the Depot can continue to provide waste services.

5 IMPACT ON VULNERABLE ADULTS AND CHILDREN

5.1 There is not considered to be an impact on vulnerable children and adults as a consequence of this decision.

6 FINANCIAL IMPLICATIONS

6.1 In recognition of the risks arising from the reduction in the building maintenance budget, there is an earmarked reserve for Infrastructure Investment. The Fund currently has an uncommitted balance of £254k and in order to access these resources, a business case needs to be presented to the Executive.

6.2 The report requests that an additional sum of up to £115k is allocated from the earmarked reserve, to carry out the essential works identified.

6.3 The table below summarises the current financial position of the earmarked reserve: -

	£'000	£'000
Initial Approved Sum		2,000
Allocations agreed to date		
Condition surveys & associated works	363	
Central Depot	53	
Churchill Theatre/Central Library	4	
Fire Risk remedial works	79	
Central Depot	500	
Yeoman House	210	
Central Library/Churchill Theatre	537	
		1,746
Current unallocated Balance		254
Allocation approval requested January 2020		115
Unallocated Balance if request approved		139

6.4 On scheme completion, any underspend against the proposed increased budget will result in a reduced drawing from the earmarked reserve.

7 LEGAL IMPLICATIONS

7.1 The Council has the legal power to hold, maintain and develop its landholdings and buildings in connection with its functions. In furtherance of these powers the Council may provide and commission through a contract the works and services outlined in this report. Failure to ensure that its properties and buildings are maintained to a level to avoid risks to its staff, contractors and members of the public can lead to criminal, civil and contractual liability.

7.2 All works will need to be carried out with due regard to the council's statutory obligations, the Councils contractual obligations to contractors performing these obligations for the council and to owners and occupiers of all adjoining and neighbouring land

Non-Applicable Sections:	Personnel Implications, Procurement Implications
Background Documents: (Access via Contact Officer)	Operational Building Maintenance Budgets and Planned Programme 2018/19