

Environment Overview and Scrutiny Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Tuesday, 11 October 2022 at 10.00 am
Council Chamber - South Kesteven House,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Councillor Nikki Manterfield (Chairman)
Members: Councillor Gloria Johnson (Vice-Chairman)

Councillor John Cottier, Councillor Ben Green, Councillor Penny Milnes,
Councillor Hannah Westropp and Vacancy (Alliance SK)

Agenda Supplement

8. Depot Update

(Pages 3 - 9)

For the Committee to note the update on the project.

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Environment Overview and Scrutiny Committee

11th October 2022

Report of: Councillor Robert Reid,
Cabinet Member for Housing and
Property

Update on Replacement Depot Project and Remediation works at Turnpike Close

Report Author

Debbie Roberts, Head of Corporate Projects, Policy and Performance



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Recommendations

For the Committee to note the update on the project.

Decision Information

Does the report contain any
exempt or confidential
information not for publication?

No

What are the relevant corporate
priorities? (*delete as
appropriate*)

Clean and sustainable environment

Which wards are impacted?

Grantham Earlesfield

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The replacement depot project has an approved budget for the site acquisition of Turnpike Close and associated design costs. There has also been a subsequent approval for the budget for the remediation works on the site. Both budgets are within the allocated and approved amount. Following completion of these works, a business case report will be presented to Council in order to progress the project to the next stage.

Completed by: **Richard Wyles, Chief Finance Officer**

Legal and Governance

- 1.2 There are no legal comments regarding this report. The contract with Cawardens was procured via the Pagabo framework therefore complies with the Council's procurement regulations.

Completed by: **Alan Robinson, Deputy Chief Executive**

2. Background to the Report

- 1.1 In April 2021 the Council purchased land at Turnpike Close, Grantham. The site is identified in appendix 1 of the report.
- 1.2 The site was purchased for the proposed relocation of its operational depot which is currently situated at Alexandra Rd, Grantham. This priority was identified in the Corporate Plan 2020-2023 with a key action for its delivery under the corporate priority of 'Building a fit for purpose depot'.
- 1.3 The Council first considered the acquisition of the land at Turnpike Close on the 26th November 2020 and at that meeting the Council approved the budget to acquire the strategically important piece of land and provide funding for consultants to support the Council in order to develop optimum depot configurations that maximise the site whilst meeting operational needs now and in the medium term.
- 1.4 Cabinet approved the acquisition at a subsequent meeting on the 16th March 2021 the following delegation was approved:

'Upon the completion of the acquisition to delegate authority to the Chief Executive in consultation with the Cabinet Member for Commercial and Operations to reprioritise and draw down the required funds from the remaining

balance of the Council approved funding, and authorise expenditure in order to continue to progress the project and to meet the costs of site planning, maintenance and other preparatory works'.

- 1.5 In July 2021 an Officer Delegated Decision report enacted decision 3 as set out above to proceed with the site planning after a procurement process to appoint Gleeds Advisory Limited as the Lead Consultant and progress the project into the design stage.
- 1.6 Gleeds Advisory Limited have been acting as Lead Consultant and a full design team appointed to work on detailed drawings for the replacement depot and more information will be presented to Committee and then onto Cabinet at a later time prior to submitting a planning application to the Local Planning Authority.
- 1.7 The design team have currently paused at RIBA Stage 3 (which is producing the detailed designs required for a planning application). This pause is whilst some other linked work regarding fleet procurement is undertaken and the Council has an agreed way forward on how it will lease/buy/maintain its vehicles going forward which will impact on the design of the replacement depot.
- 1.8 Turnpike Close requires a significant amount of demolition and remediation works to prepare the site before any construction can commence hence seeking the budget in July 2022 for £245,000 for the civils works to take place.
- 1.9 The works that are required are for the removal of slab, foundations and hard standings within the boundary of the site plan in appendix 1 and the crushing of demolition arisings to be stockpiled and retained on site.
- 1.10 The crushed materials will be kept and used in the construction phase (if appropriate) to reduce the costs for its removal from site.
- 1.11 A contract has been drafted and is out with the successful contractor, Cawarden to undertake these works at a cost of £242k (within the budget envelope) and they will start on site from the 17th October 2022. A programme for these works is attached in appendix 2.
- 1.12 An update on these works can be provided to the committee at its next meeting.

3. Key Considerations

- 3.1 The civils contract for the remediation works will have its own programme and risks. These will be monitored by an external supervisor plus there will be meetings with the Council as client on a monthly basis. The contract with Cawarden will therefore have sufficient governance and monitoring to ensure the works are completed on time and in budget.

4. Other Options Considered

- 4.1 Option 1 - To not undertake the works and leave the site as it is

Option 2 - To undertake the demolition and remediation works and return to the Council at a future point for the construction costs for the replacement depot

Option 3 - To do the works as part of a main contract

5. Reasons for the Recommendations

5.1 By the Council preparing the site with the remediation works it has meant that at the appropriate time Turnpike Close can be progressed with construction works. The Council is doing these proprietary works separately from a main construction contract to reduce costs.

7. Background Papers

26th November 2020 Full Council report

16th March 2021 Cabinet report for land acquisition

12th July 2022 Cabinet for civils budget

Appendix 1 – Site Plan

Appendix 2 – Cawardens Programme



Turnpike Close, Grantham

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Turnpike Close, Grantham

Site Clearance and Enabling Works

ID	Name	Start	Duration	Finish	Sep	Oct				Nov				Dec			Jan			
					19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	2
					-4	-3	-2	-1	1	2	3	4	5	6	7	8	9	10	11	12
1	Enabling Works	19/09/22	0d	19/09/22																
2	Prepare RAMS & CPP	19/09/22	10d	30/09/22																
3	Review Service Disconnections	03/10/22	10d	14/10/22																
4	Site Managers Inductions	14/10/22	1d	14/10/22																
5	Install Noise, Dust and Vibration Monitoring	17/10/22	1d	17/10/22																
6																				
7	On Site Works																			
8	Set Up Site	17/10/22	4d	20/10/22																
9	Install Site Fencing including tree protection	17/10/22	5d	21/10/22																
10	Investigate/uncover AWA SW & Foul Manholes as required for CCTV team	19/10/22	3d	21/10/22																
11	Install 3m stand off from retained drainage	17/10/22	3d	19/10/22																
12	Clear existing site vegetations	19/10/22	6d	26/10/22																
13	Break/grub up existing floor slab and foundations	24/10/22	35d	09/12/22																
14	Cap existing drainage as required	21/11/22	1d	21/11/22																
15	Crush hard-core to 6f2 and stockpile for re use	14/11/22	30d	23/12/22																
16	Raise tarmac hard standings and crush (if required)	05/12/22	10d	16/12/22																
17	DECAMP	23/12/22	0d	23/12/22																
18	PREPARE H&S FILE	26/12/22	10d	06/01/23																
19																				

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