



SOUTH
KESTEVEN
DISTRICT
COUNCIL



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

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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information not for publication?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