

REPORT TO: Executive Board

DATE: 5th September 2013

REPORTING OFFICER: Strategic Director Children & Enterprise

SUBJECT: Lowerhouse Lane Depot- Upgrade Works

PORTFOLIO: Resources

WARDS: Kingsway

1.0 PURPOSE OF THE REPORT

1.1 To update the Board with regards the proposed site upgrade works at Lowerhouse Lane Depot and seek approval to undertake further health and safety related capital works.

2.0 RECOMMENDATION: That

- 1) the proposals with regards the proposed site upgrade works at Lowerhouse Lane Depot be approved; and**
- 2) Council be recommended to include in the Capital Programme capital works with a total estimated cost of £735,000, to be funded as set out in section 5 below.**

3.0 SUPPORTING INFORMATION

3.1 Whilst there has been a significant amount of work undertaken at the depot over the past 3 years there are still a number of issues which need addressing. When the Health and Safety Executive (HSE) visited site as part of their assessment of Waste Management they raised a number of health and safety (H&S) related concerns relating to how the depot operates. A feasibility study was undertaken with regards these issues and proposals put forward which looked at overcoming the major concerns raised. HSE officers have seen the proposals which they are happy with and have indicated that they would be monitoring progress.

3.2 The main H&S related issue that was raised was in respect of circulation and vehicle movement. The proposed works address this by making the main vehicle circulation on the lower part of the site into a one way system. The other related issues raised were the condition of the toilets and changing facilities for the workshop together with the condition of some of the line markings, again both of these issues are being addressed as major resurfacing works and relining will be carried out together with a refurbishment of the toilet and changing facilities.

- 3.3 Since it was determined that Lowerhouse Lane Depot would remain as a working depot for the foreseeable future a significant amount of investment has been put into refurbishing the facilities on site. A new salt barn was provided in 2010/11, then in 2011/12 the motor transport workshop had a new roof and windows and the offices at the front of the site were refurbished. In 2012/13 the old office building on the upper part of the site was demolished and replaced with a new welfare facility, and the old welfare block and redundant archive store both at the front of the site will soon be demolished.
- 3.4 The current proposals will address all of the remaining issues and will leave the depot fit for purpose for the foreseeable future. Attached is the plan indicating the current proposals.

4.0 POLICY IMPLICATIONS

- 4.1 The proposals are in line with our Health and Safety policy and will ensure the depot can operate safely for the foreseeable future

5.0 FINANCIAL IMPLICATIONS

- 5.1 The feasibility study estimates that the total cost of carrying out the works would be in the region of £735,000, competitive prices will be sought in due course prior to a contract being let.
- 5.2 The key elements of the estimated cost will be; external hardstandings, demolition of the welfare block and archive store, refurbishing toilets and changing rooms, works to the transport/meals on wheels building, resurfacing, line markings and signage.
- 5.3 Given the urgent and essential nature of these capital works it is proposed that they be funded by additional borrowing, with the annual borrowing cost being met from the Council's 2013/14 contingency budget.

6.0 OTHER IMPLICATIONS

- 6.1 The health and safety of site operatives is paramount and as such it is extremely important that these issues are addressed. In addition the HSE will at some point be returning to site to review progress hence it is extremely important that action is being taken to resolve the outstanding issues raised.

7.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

7.1 Children and Young People in Halton

None

7.2 Employment, Learning and Skills in Halton

None

7.3 A Healthy Halton

None

7.4 A Safer Halton

The proposals will ensure that the depot becomes a safer site to operate from

7.5 Halton's Urban Renewal

None

8.0 RISK ANALYSIS

8.1 The proposed works are being undertaken to address a number of issues that were raised by the HSE. The outcome of the works will be that effectively there will be a one way system in place for vehicle movements to the lower part of the site which will ultimately make operations safer on site.

9.0 EQUALITY AND DIVERSITY ISSUES

None

10.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Feasibility Report	Municipal Building 5th Floor	John Hughes