



COUNCIL CABINET 25 APRIL 2006

Report of Cabinet Member responsible for Environment and Direct Services

DEPOT ACCOMMODATION

SUMMARY

1. The standard of accommodation at Stores Road depot is poor and has reached capacity. In order to improve the situation and to enable staff from the waste client operation to be integrated with contractual operations, new accommodation is needed at Stores Road depot.

RECOMMENDATION

2. To erect a modular office building in Stores Road depot.

REASONS FOR RECOMMENDATION

3. To enable waste client staff to be accommodated and to provide accommodation for additional activities.



DEPOT ACCOMMODATION

SUPPORTING INFORMATION

- 1.1 Stores Road depot is the operational base for several client activities including refuse collection, recycling, street cleansing, street lighting, highway maintenance, grounds maintenance, parks and vehicle workshops. In February 2005, the Council won back the street cleansing function from Onyx and, in order to operate, had to provide portacabins due to the lack of capacity.
- 1.2 The level of activity within the depot continues to increase. In April 2006, the 7 additional Neighbourhood Environmental Action Teams will operate from Stores Road depot. The Council have given notice to the car sales operation at the front of the depot in order that there is capacity to accommodate the additional plant and equipment. There will be no capacity within the temporary accommodation to provide welfare facilities such as lockers for the additional employees.
- 1.3 As part of the Council's restructuring, it is proposed that the waste client function that is based at Saxon House will be physically integrated with the contractual operation based at Stores Road depot. This will not be possible without the provision of additional accommodation.
- 1.4 The pest control operations are based at a depot on City Road. The remainder of this site is occupied by a business that will relocate in 18 months. By relocating this activity to Stores Road, it will enable the Council to market the City Road site and gain a capital receipt.
- 1.5 Currently stray dogs caught by our Dog Wardens are held in dog kennels at the Police Station. The Police have advised that this facility is to be withdrawn and, if alternate provision is not made, the dogs will have to be transported to private kennels at Eastwood. This will involve additional unproductive travel time for the Dog Wardens and kennelling fees. It is proposed to provide holding kennels at Stores Road.
- 1.6 The provision of a modular single storey building within Stores Road depot would be feasible. This area is currently used to park vehicles which can be moved elsewhere due to the additional space that will be gained when the car sales business relocates. The building will enable existing staff to move out of the portacabins and enable facilities for street cleansing and pest control operatives.
- 1.7 Subject to approval and planning permission, the facility could be ready by December 2006.

IMPLICATIONS

Financial

1.1 The cost of providing the modular building is estimated to be £485,000. The provision of a modular building for a holding kennel is estimated to be £25,000.

1.2 The financing of the building could be funded by a combination of:

Depot reserve - £400,000 was ear marked for depot improvements when a section of the depot was sold several years ago.

NEAT - £80,000 of capital from the budget to support Area and Neighbourhood working is available in order to accommodate the NEAT teams.

Capital receipt from disposal of City Road depot - £30,000 is sought from the disposal of the site in 18 months time.

The operating costs of the building will be borne by trading accounts, NEAT budget and the existing budget for the City Road depot.

Personnel

2. The provision of a new building will enable employees to be moved out of temporary accommodation and ensure that welfare facilities are provided for all employees.

Legal

3. None.

Equalities Impact

4. The building will be DDA compliant.