



Meeting	Full Council
Date	21 June 2023
Report Title	Stanley Park Depot Project
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## **1.0 PURPOSE OF REPORT**

- 1.1 To provide Councillors with an update on the Stanley Park Depot Project and seek approval for additional capital expenditure to enable completion.

## **2.0 INTRODUCTION AND BACKGROUND INFORMATION**

- 2.1 At the Amenities, Culture & Leisure Committee on 6th March 2019, officers presented a report on the need to acquire additional depot and storage facility(s) for additional vehicles and equipment resulting from the impending asset and service transfer from Wiltshire Council.

- 2.2 Two options were considered: Short term security space via temporary rental from Wiltshire Council at their Bath Road depot and a unit at Bumpers Farm and longer term, providing a second storage shed at Stanley Park Sports Ground.

Councillors noted that the locality of the additional depot space and a short lease should be considered. The Deputy Chief Executive noted that over the longer term it would be preferable to use the Councils own land. It was RESOLVED that

- a) Officers submit a pre-planning application to Wiltshire Council for the provision of an additional storage shed at Stanley Park Sports Ground.
- b) Officers report back on the ongoing discussions with Wiltshire Council regarding the shared use of space at Bath Road depot and also the industrial unit it owns at Bumpers Farm which is available to lease/rent.
- c) A future report be tabled to Council - i.e. the Strategy & Resources Committee on 10 April 2019 given its remit for land and property - on the preferred option to provide an additional depot and storage facility.

- 2.3 Following a confidential report to the Strategy & Resources Committee on 10 April 2019 it was RESOLVED that the Chief Executive be granted delegated authority to;

- i) Acquire temporary depot space
- ii) Following the recruitment of a lead property consultant - a separate report be tabled at a future meeting on the cost and planning implications of providing a new storage building on land at Stanley Park Sports Ground.

- 2.4 Following a full tender exercise MEA Property Ltd were appointed as the Councils lead property consultant.

- 2.5 Temporary depot space was acquired at Bumpers Farm and a 5 year lease signed on 6<sup>th</sup> September 2019 with a rent of £13,350 per annum. The lease is due to expire in 2024.
- 2.6 The Council currently has a small storage compound in John Coles Park and a depot building at Stanley Park, both facilities are at full capacity.
- 2.7 Based upon the advice of the lead property consultant in 2019, a sum of £70,000 for the Stanley Park depot project was placed into the Medium Term Financial Plan (MTFP) 2020-2025. The MTFP was subsequently approved by Full Council on 15<sup>th</sup> January 2020.

### 3.0 CURRENT POSITION

- 3.1 Following a detailed design process managed by the lead property consultant, planning consent for a new depot building at Stanley Park was secured on 26<sup>th</sup> May 2022. The consent included a pre-commencement condition relating to drainage detail which was successfully discharged on 7<sup>th</sup> October 2022. The new storage building is identical in size and design to the existing depot building and is positioned in direct alignment.
- 3.2 To gain accurate project costings a full tender process commenced on 13<sup>th</sup> March 2023. Separate tenders were prepared for both the Ground Works and Storage Building Elements.
- 3.3 The resultant quotations are shown below;

Tender	Contractor A	Contractor B	Contractor C	Contractor D
Groundworks	£210,594	£83,086	£113,470	-
Storage Building	£78,018	-		£34,489

- 3.4 A formal analysis of the suitability of the tender submissions was undertaken by the lead property consultant who recommended that Contractor B be appointed to undertake the Groundworks and Contractor D be appointed to undertake the build of the storage building. This would result in a net build cost of **£117,575**.
- 3.5 The lead property consultant has identified additional project costings which include;

Electricity Supply to Building	£2,000
Power, Lighting, Bollards, Alarms and CCTV	£9,950
SSE HV Cable Diversion	£20,000
Building Regs	£2,500
Professional Fees	£2,000
Contingency	£5,000
<b>Total</b>	<b>41,450</b>

- 3.6 The total project completion cost would be £159,025. The work undertaken so far on the planning and design stage has cost £10,700, thus there is a remaining £59,300 of approved capital within this years budget. Therefore to complete the project a further **£99,725** of capital would be required to be approved by Council.

#### 4.0 ANALYSIS

- 4.1 Based upon the costings outlined above the entire capital project cost, including planning and design fees would be £169,725.
- 4.2 Recent expert market valuation advice has indicated that the Bumpers Farm unit rent is likely to increase to £15,000 per annum in 2024. Based on the assumption that a further rise to £17,000 per annum could occur in 2029 an estimated payback of **11 years** could be achieved. This figure is based upon the reasonable assumption that the ongoing rates and utilities costs would be similar to those at the existing Bumpers Farm unit.
- 4.3 Securing in-house depot storage on the Council owned land would improve business continuity and resilience against future rent increases and potential commercial property supply issues.

#### 5.0 CONTRIBUTION TO CORPORATE PLAN PRIORITIES

- 5.1 The construction of a new Council depot will contribute to the following corporate priorities;
- Maintain and create opportunities to enhance our green spaces and provide a clean and safe environment.
  - Maintain effective and efficient governance and management of resources.

#### 6.0 CLIMATE AND ECOLOGICAL IMPLICATIONS

Our property consultants have advised us that the proposed plans represent the most financially and operational sensible scheme given the various constraints, of budget, site and building design - consequently no proposals for renewable technology or rainwater harvesting were included but these could be investigated at a later date subject to available budget. The unit is not heated so will have a limited carbon footprint. It is acknowledged that they will be a limited negative impact due to the materials used within its construction of the groundworks and building. The change in vehicle movements across the Town due to the new geographical position of the depot is unlikely to increase overall mileage rates - thus there will be limited impact upon transportation emissions.

Type of impact		Long lasting positive impact	Short term or limited positive impact	No known impact	Short term or limited negative impact	Long lasting negative impact
Land use				X		
Soil and waterbody health				X		
Biodiversity				X		
Greenhouse gas emissions				X		
Water resources				X		
Pollution				X		
Air quality				X		
Materials economy					X	
Climate change adaptation				X		

## **7.0 STAFFING IMPLICATIONS**

7.1 There are no staffing implications.

## **8.0 FINANCIAL IMPLICATIONS**

8.1 To complete the project a further **£99,725** of capital would be required. It is estimated that the project would have an 11 year payback period.

## **9.0 LEGAL IMPLICATIONS**

9.1 Planning consent has been secured for the plans proposed by the lead property consultant and building regulations will be required for the build.

## **10.0 RECOMMENDATIONS**

10.1 It is recommended that Councillors;

- i) Approve an additional £99,725 of Capital Expenditure to complete the build of the depot.
- ii) Delegate authority to the Chief Executive to commission the lead property consultant to project manage the build on behalf of the Council.