
REPORT TO THE MEETING OF THE EXECUTIVE 17 APRIL 2013

PORTFOLIO: ENVIRONMENT

REPORT FROM HEAD OF ENVIRONMENTAL SERVICES

**SUBJECT: REFURBISHMENT OF THE COUNCIL'S SERVICE YARD
SOUTH STREET, ROCHFORD**

1 DECISION BEING RECOMMENDED

- 1.1 That the underspend on last year's capital budget allocation, provided for the purchase of wheeled bins, is used to undertake improvements in the service yard and to renovate/replace the existing storage containers, in order to create additional enclosed storage capacity.

2 KEY DECISIONS DOCUMENT REFERENCE No: 2/13

3 REASONS FOR RECOMMENDATION

- 3.1 The storage containers within the service yard are reaching the end of their useful life and need to be replaced. The replacement of these containers will ensure that there is sufficient storage capacity to address future needs and reduce our current reliance on privately operated storage facilities.
- 3.2 In addition, we need to address health and safety requirements, relating to the storage of liquefied petroleum gas (LPG) and drainage issues.
- 3.3 Last year's capital allocation was not fully utilised as there was a relatively low demand for the replacement of wheeled bins.

4 SALIENT INFORMATION

- 4.1 This service yard is currently used by the various departments of the Council including Street Scene, Building Maintenance, Open Spaces, Elections and Emergency Planning (please see appended plan). The Council also has some arrangements in place for the use of privately operated storage facilities for items such as wheeled bins.
- 4.2 Recently we have deployed additional resources to review the condition of items in storage and to assess the condition of the premises. It is evident that some investment is necessary to ensure full compliance with health and safety legislation, particularly with regard to the storage of LPG cylinders.
- 4.3 We endeavour to minimise the quantities of LPG cylinders in storage and only have need for limited supplies for Council activities. Most of the cylinders in storage are collected from fly tips within the district. Whilst the major suppliers are quick to respond to requests to collect their cylinders, in some cases we are unable to trace suppliers or they are reluctant to collect small numbers of cylinders.

- 4.4 The existing metal storage containers are used for a variety of purposes, including a workshop facility and many of these now require renovation and/or replacement. Consideration is also to be given to stacking these units to provide for future storage needs. As an example, equipment used by the Elections team, is currently stored at another location that may eventually be sold and we need to ensure that sufficient undercover storage is available.
- 4.5 If a decision is made to stack the storage units, access to these will be provided by a fixed gantry and a stairway. This is also likely to require planning consent.
- 4.6 At present there is no drainage to the yard and when the bins are washed the water drains into the access road. It is proposed that a gully is provided connected to the drainage system.
- 4.7 The Street Scene team is currently clearing the yard and removing and disposing of those items that are surplus to requirements. The aim is to ensure that the yard meets all health and safety requirements and can address future storage needs.
- 4.8 Last year's capital allocation was not fully utilised as there was a low demand for replacement wheeled bins. In 2013/14 it is anticipated that a number of the existing bins will exceed the manufacturer's stated "working" life and will need to be replaced.

5 ALTERNATIVE OPTIONS CONSIDERED

- 5.1 To leave the storage arrangements unchanged and to allow the present situation to continue.

6 RISK IMPLICATIONS

- 5.1 Appropriate health and safety workplace assessments and risk assessments are in place for the service yard. However, there is a potential risk of formal action by the Health and Safety Executive if standards deteriorate, which will happen over time if no investment takes place.
- 5.2 There is a need to plan for our future storage needs and replace the existing storage containers within the service yard as they are reaching the end of their useful life. These improvements can be funded from capital and this will ensure that we minimise the impact upon revenue budgets for privately operated storage facilities.

7 RESOURCE IMPLICATIONS

- 7.1 It is proposed to use the unspent capital allocation of £60,000 from the 2012/13 budget for the purchase of the storage containers and to provide drainage to the yard. For future years, there is an on-going capital requirement for the purchase of replacement wheeled bins that is included in the MTFS.

8 LEGAL IMPLICATIONS

8.1 None.

I confirm that the above recommendation does not depart from Council policy and that appropriate consideration has been given to any budgetary and legal implications.

SMT Lead Officer Signature: _____

Head of Environmental Services

Background Papers:-

None.

For further information please contact Barry Saunders (Street Scene Manager) on:-

Phone: 01702 318034

Email: barry.saunders@rochford.gov.uk

If you would like this report in large print, Braille or another language please contact 01702 318111.

