

North East Derbyshire District Council

Cabinet

25 November 2021

Eckington Depot Refurbishment

Report of Councillor J Kenyon, Portfolio Holder for Leisure, Transformation and Climate Change

Classification: This report is public

Report By: David Broom, Facilities and Contracts Manager

Contact Officer: David Broom

PURPOSE/SUMMARY

To seek Cabinet approval to carry out extensive refurbishment works at Eckington Depot, Rotherside Road, Eckington to address deficiencies identified in regard to fire safety and to further address deficiencies in welfare provision.

RECOMMENDATIONS

1. That Cabinet approve the refurbishment works identified within this report to address fire safety and to improve the provision of welfare facilities at Eckington Depot, Rotherside Road, Eckington.
2. That Cabinet recommend to Council the current Capital Programme be increased by £0.525m to fund these works

Approved by the Portfolio Holder – Yes

IMPLICATIONS

Finance and Risk

Yes ✓ No

An initial budget of £250k was forecast to cover all FRA (Fire Risk Assessment) remedial works and to include limited upgrades to welfare facilities. Due to a combination of increased scope and additional identified essential structural works to the Mower Shop roof the initial budget estimate has proven inadequate to fully address the depot refurbishment needs.

Following a full tender and subsequent evaluation, the lowest compliant tender is in the sum of £525k.

Addressing the FRA works (only) is likely to cost in the region of £130k (this element remains a statutory compliance obligation). In addition, we are also obligated to address the identified structural works to the Mower Shop roof.

In order to fund these works, an increase of £0.525m is required to the current Capital Programme. In line with the Council’s Budget and Policy Framework Rules, this increase needs the approval of Council.

Legal including Data Protection

Yes ✓ **No**

The Council is subject to legal obligations to ensure (a) that adequate and appropriate fire safety measures are in place to minimise the risk of injury or loss of life in the event of a fire and (b) that adequate welfare facilities are available to their employees in all workplaces. The Council must have proper regard to identifying the best practicable means of managing risks and providing facilities to meet those obligations.

On Behalf of the Solicitor to the Council

Staffing

Yes **No** ✓

There are no staffing issues arising directly from this report.

On Behalf of the Head of Paid Service

DECISION INFORMATION

<p>Is the decision a Key Decision?</p> <p>A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p><i>BDC:</i> Revenue - £75,000 <input type="checkbox"/></p> <p style="padding-left: 40px;"><i>Capital</i> - £150,000 <input type="checkbox"/></p> <p><i>NEDDC:</i> Revenue - £100,000 <input type="checkbox"/></p> <p style="padding-left: 40px;"><i>Capital</i> - £250,000 <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Please indicate which threshold applies</p>	<p>No</p>
<p>Is the decision subject to Call-In?(Only Key Decisions are subject to Call-In)</p>	<p>No</p>
<p>Has the relevant Portfolio Holder been informed</p>	<p>Yes</p>
<p>District Wards Affected</p>	<p>All</p>
<p>Links to Corporate Plan priorities or Policy Framework</p>	<p>All</p>

REPORT DETAILS

1 Background

- 1.1 Eckington Depot consists of a number of predominantly traditional brick built structures with asbestos cement sheet roofing and a limited area of bitumen felted flat roof. The main 3No buildings consist of office/welfare facilities, vehicle servicing workshops, storage for refuse vehicles and storage / administrative space for grounds maintenance.
- 1.2 While the facilities have evolved to meet service needs, deficiencies exist in regard to the adequacy of welfare facilities, particularly female provision and disabled facilities. The facilities are also very dated and show clear signs of deterioration.
- 1.3 In addition to the general building condition and deficiencies in welfare provision, fire risk and flooding have become a significant factor in operating and maintaining the depot facility. A FRA (Fire Risk Assessment) undertaken in November 2017 identified a number of significant failings which could not be addressed without significant remedial works. To date, the depot fire risk continues to be managed awaiting completion of the FRA refurbishment works.
- 1.4 Flooding remains a concern following the major flooding incident of November 2019 which resulted in remedial works totalling in excess of £100k. Major flooding events at the depot have tended to follow a 10 year cycle, however a near miss in February 2021 would suggest a potential increase in frequency and risk.

2 Refurbishment Works - Scope

- 2.1 RLB (Rider Levett Bucknall) were commissioned in 2019 to undertake a feasibility study and subsequent design/tender for refurbishment works. The initial scope was limited to addressing the FRA requirements with added options to address deficiencies in the welfare facilities as a wider project. Flood defence works were also added to address the potential for further major flooding incidents.
- 2.2 Initial FRA works consisted of:
 - Upgrade of fire/Intruder alarm system including interlink of site buildings
 - Additional fire exits to address excessive travel distances
 - Emergency lighting
 - Repairs to deficient doors
- 2.3 Following consultation with Building Control and the Fire Engineer additional works were deemed necessary in order to comply with statutory regulations including:
 - Compartmentation of the tyre and mezzanine store
 - Replacement of non-compliant mezzanine staircase and handrails
 - Fire protection of MOT office ceiling to address use class differences
 - Compartmentation between the welfare facilities, workshop, MOT offices and vehicular working area
- 2.4 Further identified works requiring urgent attention include:
 - Structural repairs to flat roof over mower store/workshop
- 2.5 Additional Welfare Facility Works:
 - Improved Showers, Changing Rooms, Drying Room and WCs including female provision
 - New accessible WC off the Street Scene office

- New public accessible WC off the MOT Reception
- New lobby access to Canteen

3 Reasons for Recommendation

- 3.1 Following completion of the Depot Fire Risk Assessment a number of remedial actions were identified some of which required significant investment and modifications to the building layout, fire alarm and emergency lighting installation. Given the significant nature of the necessary works and the dated Depot welfare facilities it was considered appropriate to develop a wider refurbishment.
- 3.2 To this end, Rider Levett Bucknall were commissioned to carry out feasibility works to deliver both modern welfare facilities and meet the requirements of the FRA. In addition, works to provide localised flood defences were considered following the November 2019 depot flooding.

4 Alternative Options and Reasons for Rejection

- 4.1 Due to operational and statutory obligations to address both the deficiencies in welfare provision and FRA requirements no detailed options appraisal has been undertaken to consider a wider depot redevelopment and/or relocation.

DOCUMENT INFORMATION

Appendix No	Title
1	N/A
Background Papers	
Report Author	
Contact Number	
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