

Report to Cabinet

21 July 2022

By the Cabinet Member for Finance and Parking



DECISION REQUIRED

Not Exempt

Burton Court Bin Store – approval of capital budget

Executive Summary

The bin store serving Burton Court was previously located within the Piries Place multi-storey car park. It was constructed in the car park in 2008 and had ongoing management problems. The bin store was relocated when the structure was demolished, and the car park rebuilt.

During the development, the bin store was temporarily located in the cut through between Park Place and Albion Way. It has since been relocated to Park Place, again temporarily, pending a permanent solution.

A stakeholder consultation process has been undertaken to hear views regarding the permanent solution. The option proposed following these consultations is to create a new, architecturally designed, bin store in Park Place. This will meet the needs of the waste team by providing adequate refuse bins for both recycling and mixed waste.

Other options have been considered, but these were rejected on either aesthetic, operational, management or cost grounds. The option proposed will be sensitively designed to achieve a solution that is both visually appealing and operationally efficient.

The purpose of this report is to seek approval to a capital budget to construct the bin store. The design has been costed by a quantity surveyor and a budget of £100,000 is requested, to include fees and contingency.

Recommendations

That the Cabinet is recommended:

- i) to recommend Council approve a £100,000 capital budget for the Burton Court Bin Store in the 2022/23 capital programme.

Reasons for Recommendations

To deliver a solution that is satisfactory for the stakeholder groups and meets the needs of the residents.

Background Papers

None

Wards affected: Denne

Contact: Brian Elliott: Head of Property and Facilities: Telephone 01403 215328

Background Information

1 Introduction and Background

- 1.1 The Council owns Piries Place car park and since March 2022 Southern Housing owns Burton Court (formerly owned by L&Q), which is a residential building comprising 33 flats adjacent to the north and east elevations of the car park.
- 1.2 The original car park was developed at the same time as Burton Court. The refuse arrangements in the original buildings were inadequate and in 2008 a bin store was constructed within the car park, on the ground floor. No management contract was agreed with L&Q at that time.
- 1.3 There were ongoing management problems with the bin store, namely, homeless people using it as a place to sleep, fires in the bin store and residents stacking waste in the street outside of the bin store.
- 1.4 At the time the car park was redeveloped, it was not considered appropriate to design the bin store into the new car park. Temporary arrangements were required in any event as the car park was to be demolished and the site cleared. Therefore, it was decided to put the bins, temporarily, in the walkway between Albion Way and Park Place and to explore options for a permanent solution.
- 1.5 During the period since the redevelopment of the car park, the Council has changed its waste collection system to an alternate fortnightly arrangement with greater emphasis on recycling. These changes have meant that the capacity of the bin store has increased. The new bin store requires 12 no. 1,100 litre eurobins; 6 for mixed-waste and 6 for recycling.
- 1.6 The temporary arrangement has continued while consultations have taken place as to the best permanent arrangement. These consultations have been with members, local traders, and other stakeholders.
- 1.7 As a result of these consultations, it is proposed to create a new bin store in Park Place, which will have separate doors to recycling waste bins and mixed waste bins, to reduce the risk of cross contamination. The concept scheme has been prepared and a formal planning application will be made in due course. The concept is shown in appendix 1. The design will be to the same standard as the car park, so although a later addition, it will be a cohesive design.
- 1.8 A budget is required for this work in the sum of £100,000 and Cabinet is recommended to approve the proposal and a budget recommendation to Council to create a budget for this purpose.

2 Relevant Council policy

- 2.1 This proposal is consistent with the Council's policies to ensure that the built environment is well managed and to make Horsham a great place to live. Also, the facility will increase recycling of waste.

3 Details

- 3.1 The Council is not under a legal requirement to provide the bin store for Southern Housing, however Southern Housing's current waste disposal problem, and the unsatisfactory nature of the bin store at the moment, is a direct result of the Council's actions in the past. Therefore, while the Council is not legally obliged to find a solution, the Council has a moral responsibility in these circumstances.
- 3.2 The consultation process captured all of the possibilities in an effort to find a solution that was most acceptable to local stakeholders. Options explored included locating a bin store between the Burton Court blocks, but this was dismissed as too expensive and too small. Also, cheaper designs were considered but rejected on aesthetic grounds and the possibility of incorporating the bin store within the car park was rejected as it would recreate the management risks highlighted above. As a result of a design and consultation process the preferred solution is a twin store in Park Place.
- 3.3 The proposal has been costed by a firm of quantity surveyors and they estimate that the bin store would cost £88,000 to construct. It is recommended that this be increased to £100,000, to include fees and budget contingency. While this is a considerable sum, other cheaper designs were unacceptable to stakeholders on aesthetic grounds.
- 3.4 The application will be subject to consent from West Sussex County Council, who are responsible for the highway, and planning consent from the District Council as local planning authority. A formal handover agreement will also be required with Southern Housing and those discussions are taking place.

4 Next Steps

- 4.1 To proceed to Council for approval of the capital budget and then secure the various approvals required under paragraph 3.4 and planning approval.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

- 5.1 Consultations have taken place with the Horsham Town Centre PDAG and the Finance and Parking PDAG, who are supportive of the proposals.
- 5.2 The comments from the Monitoring Officer are incorporated in this report.
- 5.3 Additionally, consultations have taken place with other local stakeholders, including retailers, local members, Denne Neighbourhood Council and the Horsham Society, who are all broadly supportive, other than the local retailers who are against any bin stores in Park Place.

6 Other Courses of Action Considered but Rejected

- 6.1 Other courses of action are set out above.

7 Resource Consequences

- 7.1 The 2022/23 capital programme will increase by £100,000 as a result of this decision. The Interim Director of Resources considers this to be a considerable sum to spend on a bin store. The lower cost options would have been better value for money financially but were rejected by stakeholders, largely on aesthetic grounds. It is though hoped that some of the additional spend to create two separate bin stores rather than one will benefit recycling rates.
- 7.2 No further capital expenditure is anticipated in the future, as the bin store will be handed over to Southern Housing, along with any future capital or revenue responsibilities.
- 7.3 The £100,000 capital expenditure will impact on the Minimum Revenue Provision which the Council must charge to its revenue budget each year to 'fund' this capital expenditure.

8 Legal Considerations and Implications

- 8.1 The statutory authority for the management of waste is provided for by the Environmental Protection Act 1990.

9 Risk Assessment

- 9.1 There are normal construction risks associated with this project.

10 Procurement implications

- 10.1 The project is below the £100,000 threshold and will therefore be tendered in accordance with the Council's procurement rules.

11 Equalities and Human Rights implications / Public Sector Equality Duty

- 11.1 There are no equalities or human rights implications.

12 Environmental Implications

- 11.1 Having two bin stores will provide proper facilities to enable the residents of Burton Court to recycle.

13 Other Considerations

- 13.1 None