

WELWYN HATFIELD BOROUGH COUNCIL
COUNCIL – 25 MARCH 2019
REPORT OF THE CORPORATE DIRECTOR (RESOURCES, ENVIRONMENT AND
CULTURAL SERVICES)

TEWIN ROAD DEPOT UPGRADE

1 Executive Summary

- 1.1 The Council own a depot, located at Tewin Road. This site is leased to Serco, and it is used to operate the Streetscene services, including waste collection, street cleansing and grounds maintenance.
- 1.2 The site is primarily used for the storage of vehicles and equipment, workshop to undertake vehicle and equipment maintenance and repair, offices for Serco management and administration, welfare facilities for crews and bin storage etc. In addition to this, some waste are bulked at the depot, such as trade waste, street sweepings, bulky waste and fly tipping.
- 1.3 The site is about 1.9 hectare in size but the operations are currently spread over a large area, and it is recognised that these operations could be undertaken in a smaller area of the site. It should be noted that the depot has not received any major investment for over 20 years and is now outdated and is not fit for modern operational purpose.
- 1.4 Therefore, the Council has taken an opportunity to review the design of the depot to maximise space and improve operations. This was discussed at the last Cross Party Streetscene Procurement Group and that it was agreed by Cabinet on 5th March to recommend to Council to add £4.5m to the capital programme for the upgrade of the Tewin Road depot.
- 1.5 It should be noted that whilst this project sits outside the scope of the Streetscene procurement, all bidders have had the opportunity to discuss and provide comment on the proposed depot designs during dialogue.

2 Recommendation(s)

- 2.1 That Council approve to add £4.5m to the Capital Programme budget for the Tewin Road depot upgrade, specifically £1.2m in 2019/20 and £3.3m in 2020/21.

3 Explanation

- 3.1 The Tewin Road depot site is currently used for the Council's 'Streetscene' contract which includes;
 - waste collection
 - street cleansing
 - grounds maintenance

3.2 The site comprises:

- offices;
- crew welfare facilities;
- vehicle workshop;
- grounds maintenance workshop and store;
- staff and fleet parking (including a raised car park);
- bin storage area;
- tipping bays for waste;
- fuel tanks;
- vehicle wash; and
- storage sheds.

3.3 The site is located off Tewin Road in Welwyn Garden City, as outlined in orange in the picture below. The site is surrounded predominantly by commercial and industrial areas.



3.4 The site is an old site and it is no longer fit for purpose. In particular, a number of old buildings no longer have power connection and the existing workshops on site are not large enough to accommodate the new size of waste collection vehicle, the central reservation needs to be removed and the whole site requires a new resurface.

- 3.5 It is proposed that £4.5m will be required to upgrade and create a depot that will be well suited and fit for purpose for streetscene services. The capital will cover costs of survey work, design, planning, permitting and construction (which will include the provision of a vehicle workshop, vehicle wash area, waste transfer station, office space with welfare facilities, container space, bin stores, staff and visitors parking).
- 3.6 Hertfordshire County Council have been seeking to provide a significantly improved Household Waste and Recycling Centre (HWRC) to serve Welwyn Hatfield residents. This would replace the existing Cole Green HWRC. This site currently occupies a 0.18 hectare area and the projected population growth within the catchment area of the Cole Green site is expected to increase use of the centre to above capacity level during peak times. Officers from both County Council and Borough Council have jointly commissioned a feasibility study to explore the co-location of a HWRC and streetscene contractor depot. This was discussed at the last Cross Party Streetscene Procurement Group.
- 3.7 It should be noted that the Tewin Road depot will need to be upgraded regardless of whether the HWRC would be co-located to the same site. The cost of the £4.5m depot upgrade excludes any cost of the HWRC development as this will be paid for by Hertfordshire County Council.

Implications

4 Legal Implication(s)

- 4.1 The Council is the waste collection authority responsible for the collection of municipal waste across the borough and has a statutory duty under the Environment Protection Act 1990 to collect household waste.
- 4.2 The depot upgrade will be subject to planning approval; it is likely that a single planning application for the site would be submitted to HCC. The detailed design and construction work will be subject to a future procurement exercise.

5 Financial Implication(s)

- 5.1 It is estimated that the cost of the depot upgrade will cost a total of £4.5m, which will need to be added to the capital programme, specifically £1.2m for 19/20 and £3.3m for 20/21.

6 Risk Management Implications

- 6.1 The key risks related to the Tewin Road depot upgrade are:
- 6.2 Disruption to streetscene contract during depot upgrade – it is expected that the depot will remain operational throughout the construction period and this will be a requirement as part of the construction contract. Impact Medium - Likelihood low
- 6.3 There is a risk that the costs of the upgrade may exceed the capital budget. Until the design of the depot upgrade has obtained planning permission and a procurement process has been undertaken to award the construction contract, the cost of the depot upgrade will remain as an estimate. Impact Medium – Likelihood Low.

7 Security and Terrorism Implication(s)

7.1 Not applicable

8 Procurement Implication(s)

8.1 The procurement exercise will be undertaken in accordance with the Public Contracts Regulations 2015 to appoint the contractor to carry out the depot upgrade work.

9 Climate Change Implication(s)

9.1 Once the depot upgrade is completed, energy efficiency should improve.

10 Health and Wellbeing Implication(s)

10.1 Not applicable.

11 Communication and Engagement Implication(s)

11.1 The depot upgrade will be subject to formal consultation as part of the planning application approval process.

12 Link to Corporate Priorities

12.1 The subject of this report is linked to the following Council's Corporate Priorities:

- Protect and Enhance the Environment and
- Engage with our communities and provide value for money

13 Equality and Diversity

13.1 An equalities and diversity assessment will be undertaken prior to the start of the construction phase of the depot upgrade.

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