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<b>Key Decision:</b>	<b>No</b>
<b>Report Track:</b>	<b>Cabinet: 13/06/19 Council: 17/07/19</b>

**CABINET**  
**13 JUNE 2019**  
**HAWKS GREEN DEPOT RATIONALISATION**

**1 Purpose of Report**

- 1.1 To seek scheme approval and permission to spend on the rationalisation of Councils Depot located at Hawks Green (Appendix1) enabling part of the site to be appropriated for alternative use.

**2 Recommendations**

- 2.1 That scheme approval and permission to spend on the Hawks Green Rationalisation Plan is agreed.
- 2.2 Council be requested to include £281,000 within the General Fund Capital Programme for the Rationalisation Plan.
- 2.3 That the land marked on Appendix 2 is identified as no longer required for use by the Council's Operational services and available for alternative use.

**3 Key Issues and Reasons for Recommendations**

Key Issues

- 3.1 The Council's Depot located at Hawks Green Depot (Appendix 1) has provided facilities for key operational services for Cannock Chase District Council since it was formed in 1974.
- 3.2 To accommodate the above services the site has an array of buildings, offices, storage units, waste disposal facilities, vehicular parking and other miscellaneous facilities. In total, the Hawks Green Depot covers an area of approximately 1.8ha.

- 3.3 The number of services located at the Depot has reduced over a period of years and following the transfer of the waste contract to a private contractor an Options Appraisal found that the site is no longer fit for purpose and too large for the remaining services that are being provided from the site.
- 3.4 Structural reports, ground condition surveys and appraisals have identified that a number of existing buildings were in need of demolition, some required significant investment to render them safe and fit for purpose and that the Tree Team located at Hawks Green Depot to be relocated to Progress Drive to release the land for housing development.
- 3.5 Further findings are that 0.9ha (50%) of the site needs to be retained for the provision of the remaining existing services. The remaining 0.9ha (50%), as identified in Appendix 2, will be available for an alternative use such as to deliver a housing scheme and is subject to a separate report on the agenda.
- 3.6 In order for the Depot to continue to operate in the long-term based upon a reduced foothold of 0.9ha (50%) of the site a programme of works including essential maintenance (necessary for the Depot to continue operations regardless of rationalisation) has been prepared to achieve the rationalisation plan.
- 3.7 A timetable for implementation of the works has been developed which will ensure the unused 50% land is released to meet the redevelopment timetable which is subject to a separate report on the agenda:

	Completion by:
Finalise scheme layout	June 2019
Procurement of Contractor following a tender process	August 2019
Relocation of Grounds Maintenance	August 2019
Implement fuel card system	August 2019
Decommission of fuel pumps and storage tanks	September 2019
Works on site commence	September 2019
Completion on site works	October 2019
Future Maintenance works	To be determined

#### Reasons for Recommendations

- 3.8 The works to be undertaken in 2019-20 are estimated to cost £281,000. No provision exists within the Capital Programme for such works however a transfer of capital resources will arise from the proposed release of 0.9HA of the existing site.
- 3.9 It is therefore proposed that following approval the plan is implemented in accordance with the above timetable which will ensure the 0.9ha (50%) of land which is no longer required for operational use is released to meet the Hawks Green Redevelopment Scheme timetable which is subject to a separate report on the agenda.

**4 Relationship to Corporate Priorities**

- 4.1 The Hawks Green Depot Rationalisation has implications for the service aims to increase housing choice, including delivering additional Council housing which form part of the “Promoting Prosperity” Priority Delivery Plan 2018-19.

**5 Report Detail**

- 5.1 The Council’s Depot located at Hawks Green Depot (Appendix 1) has provided facilities for key operational services for Cannock Chase District Council since it was formed in 1974. The services operating from the site currently includes:

**Housing Maintenance Section**

- location of operational, supervisory and management staff
- storage of van fleet and specialised machinery
- welfare facilities
- Carpentry workshop

**Housing Stores Provision****Vehicle Services**

- Workshop
- MOT & Taxi testing

**Street Cleansing**

- location of operational, supervisory and management staff
- storage of van fleet and specialised machinery
- welfare facilities

**Waste Management**

- location of supervisory and management staff

**Grounds Maintenance operations (tree services)**

- location of some operational, supervisory and management staff
- storage of specialised machinery
- welfare facilities

**Housing Property Services.**

- location of supervisory and management staff

To accommodate the above services the site has an array of buildings, offices, storage units, waste disposal facilities, vehicular parking and other miscellaneous facilities. In total, the Hawks Green Depot covers an area of approximately 1.8ha.

- 5.2 The number of services located at the Depot has reduced over a period of years and following the transfer of the waste contract to a private contractor an options appraisal was undertaken in 2016 of site and the long-term efficiency of the Council Services continuing to operate from the site. The Options Appraisal found that the site is no longer fit for purpose and too large for the remaining services that are being provided from the site.
- 5.3 The outcomes and recommendations from the Options Appraisal were that:
- (i) No other suitable alternative site existed within the district
  - (ii) Hawks Green Depot be retained and investment is made in the site over a 15-year period including replacement of the existing office block and new indoor secured storage for specialist plant.
  - (iii) A new roof for the vehicle workshop was urgently required. This has been completed.
  - (iv) The layout be redesigned and in house functions be centralised
  - (v) Unused land be used for alternative use in particular provision of new housing through the recently established Housing Investment Fund.
- 5.4 To further inform investment decisions a number of structural reports and ground condition surveys were commissioned which identified that a number of existing buildings were in need of demolition whilst others required significant investment to render them safe and fit for purpose.
- 5.5 The Options Appraisal also considered the relocation of the Tree Team located at Hawks Green Depot to Progress Drive to release the land for housing development.
- 5.6 Consultancy services were procured in July 2018 for the amalgamation of two sites and optimizing the layout at the Hawks Green sites and identify potential land surplus for alternative use in particular for housing.
- 5.7 The findings are that 0.9ha (50%) of the site needs to be retained for the provision of existing services. The remaining 0.9ha (50%) as identified in Appendix 2, will be available for an alternative use such as to deliver a housing scheme and is subject to a separate report on the agenda. The 0.9ha site has been valued by the Council's Valuer at current market value of £382,000.
- 5.8 In order for the Depot to continue to operate in the long-term and to operate from 0.9ha (50%) of the site a programme of works including essential maintenance

(necessary for the Depot to continue operations regardless of rationalisation) has been prepared to achieve the rationalisation plan and includes:

- (i) Demolition of unsafe buildings
- (ii) Enabling works to form temporary level areas below storage areas for skips and other secured storage
- (iii) Relocation of Tree Team to Progress Drive
- (iv) Rationalise and create new storage areas
- (v) Decommission fuel pumps and storage tanks, implement fuel card system
- (vi) Design and implement traffic management system
- (vii) Resurface where necessary
- (viii) Future maintenance of retained buildings

5.9 A timetable for implementation of the works has been developed which will ensure the unused 50% land is released to meet the redevelopment timetable which is subject to a separate report on the agenda:

	Completion by:
Finalise scheme layout	June 2019
Procurement of Contractor following a tender process	August 2019
Relocation of Grounds Maintenance	August 2019
Implement fuel card system	August 2019
Decommission of fuel pumps and storage tanks	September 2019
Works on site commence	September 2019
Completion on site works	October 2019
Future Maintenance works	To be determined

5.10 The works are to be undertaken in 2019- 20 are estimated to cost £281,000. Total budget provision of £382,000 has been identified in the General Fund Capital Works Programme (Vehicle Workshop Budget) which is sufficient to cover the essential maintenance to make the depot safe and fit for purpose, to undertake the work required for rationalisation, provide for future maintenance requirements and release 0.9ha (50%) of the site which has been identified as no longer required for operational use.

5.11 It is therefore proposed that following approval the programme of works is implemented in accordance with the above timetable which will ensure the 0.9ha (50%) of land no longer required for operational use is released to meet the Hawks Green Redevelopment Scheme timetable which is subject to a separate report on the agenda and which will generate £382,000 of General Fund capital resources.

**6 Implications****6.1 Financial**

The total estimated cost of works is £281,000 consisting of essential works to the existing depot of £87,50, with a further £193,480 of works is required for rationalisation. No provision exists within the Capital Programme for such works and Council will be required to approve the scheme. .

Capital resources of £382,000 will be transferred from the HRA to the General Fund following scheme approval of the Hawks Green Depot Redevelopment Scheme report and the recommendation to appropriate the land.

**6.2 Legal**

The estimated costs of works to the existing depot is below the EU procurement threshold. The Council must follow the tendering process for tenders below the EU threshold, as set out in the Constitution. The Council must carry out a formal tender process, as per the open procedure, in line with the following principles-

- Openness
- Transparency
  - Visibility
  - Value for money
  - In the best interests of the council
- Competition

**6.3 Human Resources**

None

**6.4 Section 17 (Crime Prevention)**

None

**6.5 Human Rights Act**

None

**6.6 Data Protection**

None

**6.7 Risk Management**

There are a number of risks associated with development, particularly in relation to uncertain ground conditions and demolition. The Council's appointed contractor for the works will have extensive experience in demolition and land remediation issues.

**6.8 Equality & Diversity**

None

**6.9 Best Value**

The work will be subject to a procurement process to achieve value for money.

**7 Appendices to the Report**

Appendix 1 Hawks Green Depot Location Map

Appendix 2 Proposed Hawks Green Housing Site

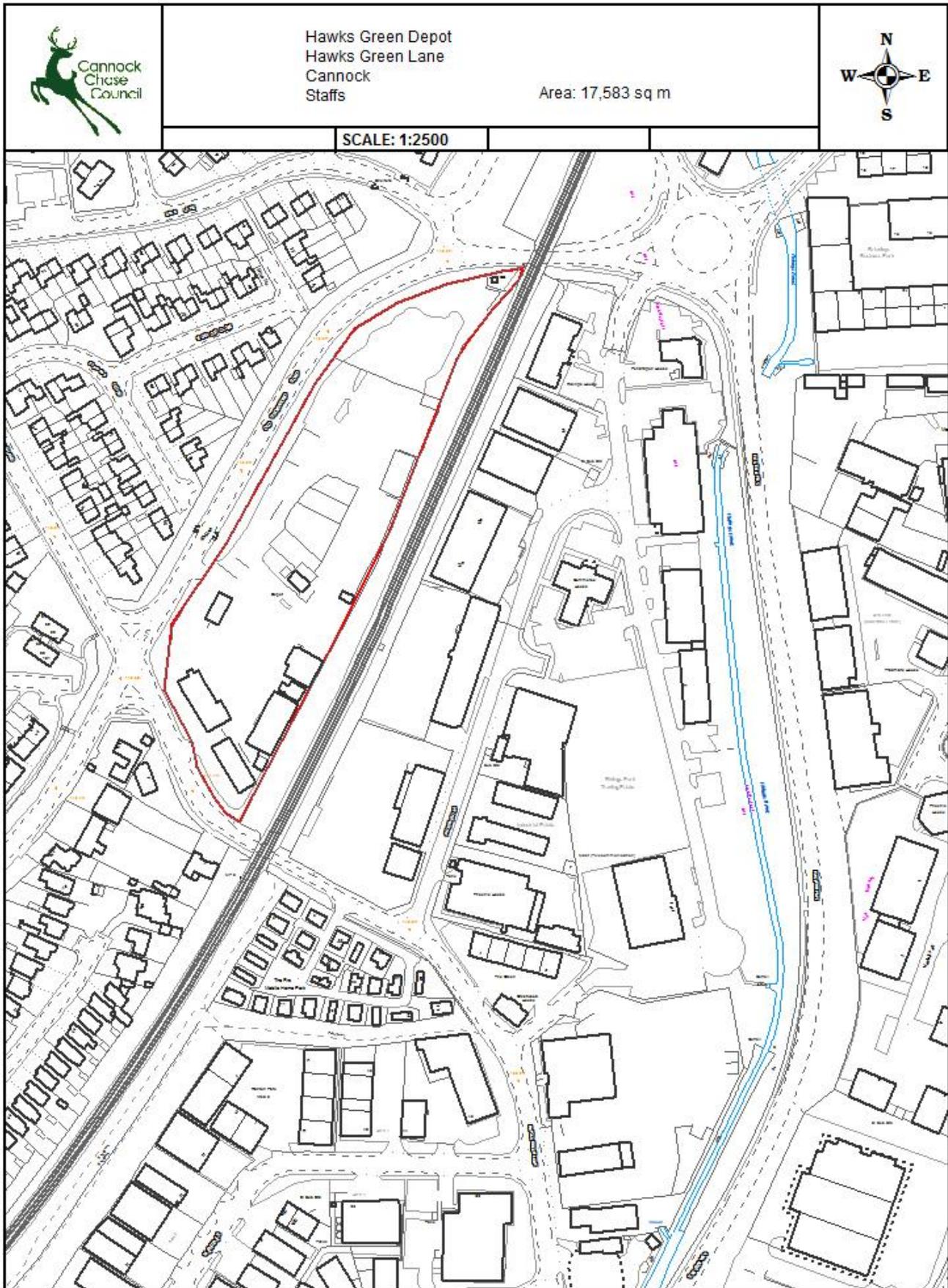
**Previous Consideration**

Hawks Green Depot – Vehicle Workshop Replacement Roof Application for Permission to Spend	Cabinet	14 December 2017
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**Background Papers**

None

**Hawks Green Depot Location Map**



**Proposed Hawks Green Housing Site**



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