

## Ashley Centre Car Park Safety Fencing

<b>Head of Service/Contact:</b>	Mark Shephard, Head of Property and Regeneration
<b>Urgent Decision?(yes/no)</b>	No
<b>If yes, reason urgent decision required:</b>	N/A
<b>Annexes/Appendices (attached):</b>	None
<b>Other available papers (not attached):</b>	Project Appraisal Form – Environment Committee Bid 4, Environment Committee, 30 January 2018

### Report summary

The report requests the agreement of additional funding to complete the Ashley Centre car park safety fencing scheme, subject to Environment and Safe Communities Committee supporting the request for additional budget.

### Recommendation (s)

That the Committee approves the use of £23,000 from the capital receipts reserve to fund the additional budget, subject to the Environment and Safe Communities Committee supporting the increase in budget at the meeting on 29 January 2019.

## 1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy

1.1 The Council's Medium Term Financial Strategy (MTFS) includes the following guideline relevant to investment in services:-

1.1.1 Prioritise capital investment to ensure retained property is fit for purpose.

## 2 Background

2.1 In September 2017 a capital bid was made to install security fencing on levels 4C and 5 of the Ashley centre car park. Preventing anti-social behaviour, such as things being dropped from top floor of car park and to deter potential attempts from those wishing to self-harm.

2.2 The proposal was split as follows:

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Fencing	£97,240
Stairwell railings	£18,000
Stairwell windows	£18,000
Fire Protection doors	£20,000
Contingency	£11,760
<b>Total</b>	<b>£165,000</b>

- 2.3 The proposal and bid was agreed and funds were made available at the start of the financial year 2018/19. The works for the fencing and stairwell windows were tendered in July 2018 with return date of 17<sup>th</sup> August 2018. Out of five contractors invited only two returned with fixed price tenders, one of £168,502 and another of £153,495.
- 2.4 The project was highlighted as most urgent priority due to the serious issues of suicides at the car park, the most recent incidents occurring on 24<sup>th</sup> September 2017 and 14<sup>th</sup> June 2018. This highlighted the urgency, with the Police and Ashley Centre shopping management calling for urgent action.
- 2.5 The initial works order was placed on 28/09/18, but after investigations it was deemed that the floor surface of level 4D was not suitable to fix to, as this would damage the waterproofing between the floors and cause leaks into Waitrose shops.
- 2.6 Additional structural investigations were carried out to ascertain a safe fixing mechanism to prevent wind from blowing the railings off the roof. This prevented orders being made for all materials in a single process, splitting the ordering into 2 phases. The two separate deliveries required two cranes to lift materials on to the roof rather than one.
- 2.7 The project commenced on 19 November 2018 and is due for completion by 8 February 2019.

### 3 Proposals

- 3.1 The budget of £165,000 for the project has been exceeded due to the following issues:
- 3.1.1 Instructions to proceed most urgently - this required a quick turnaround of computer aided design drawings by consultant which cost an additional £5,390.
- 3.1.2 To proceed quickly, an initial order for the first phase of fencing was made rather than waiting for structural investigations to be completed, saving 2 weeks in time. An additional crane hire was required at an unbudgeted cost of £3,451.

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- 3.1.3 Fencing extra works – additional areas agreed at pre-start meeting between the Playhouse and car park, where previous issues occurred with youths throwing shopping trollies off of roof. This area was not proposed in original capital bid paperwork and cost £5,655.
- 3.1.4 Structural investigation as detailed in paragraph 2.6 cost £4,760.
- 3.1.5 Cost of lightening protection measures not initially included in bid - £4,869.
- 3.2 These unexpected extra costs total £24,125, and when offset by a small favourable variance, result in additional budget requirement of £23,000.
- 3.3 This project has been undertaken in consultation with the shopping centre who have agreed a contribution to the works.
- 3.4 A report is being taken to Environment and Safe Communities Committee on 29 January 2019 to request support for the additional budget required to cover these extra costs. The proposal is to fund this additional expenditure from capital receipts, the approval for which is the responsibility of the Strategy & Resources Committee.

#### 4 Financial and Manpower Implications

- 4.1 It is proposed that the additional budget of £23,000 be met from the capital receipts reserve. The expected uncommitted balance of capital receipts at 31 March 2019, assuming the current capital programme is implemented, is £3.18 million.
- 4.2 The 2019/20 Capital Programme which will be submitted to Council in February 2019 for approval, requests a sum of capital receipts totalling £364,000, reducing the uncommitted capital receipts balance to £2.82 million.
- 4.3 Utilising £23,000 of capital receipts for the additional funding requirement of this project will further reduce that projected balance to £2.8 million. Under the Medium Term Financial Strategy, Council has agreed to maintain a minimum uncommitted balance of £1 million in the capital receipts reserve.
- 4.4 **Chief Finance Officer's comments:** *all financial implications are included in the body of the report.*

#### 5 Legal Implications (including implications for matters relating to equality)

- 5.1 **Monitoring Officer's comments:** *none arising from the contents of this report.*

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### **6 Sustainability Policy and Community Safety Implications**

- 6.1 The works undertaken as a result of this project contribute to Community Safety as they help prevent anti-social behaviour, such as things being dropped from the top floor of car park, and deter potential attempts from those wishing to self-harm.

### **7 Partnerships**

- 7.1 The undertaking of these works is being done following consultation with the Police and the Ashley Centre management team, taking into account the interests of both groups.

### **8 Risk Assessment**

- 8.1 The only risks foreseen with this project are those health and safety issues related to the works not being undertaken. As all aspects of the project were investigated at commencement, there are no further anticipated risks and the project is nearing completion.

### **9 Conclusion and Recommendations**

- 9.1 That assuming the additional sum is supported by Environment and Safe Communities Committee for the Ashley Centre car park safety fencing capital scheme, £23,000 of capital receipts be agreed to cover the additional costs associated with expediting the works and unforeseen issues.

**Ward(s) affected:** Town Ward;