

Ashley Centre Car Park Safety Fencing

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

Report summary

This report requests agreement of additional funding to complete the Ashley Centre Car Park safety fencing scheme.

Recommendation (s)

That the Committee supports the budget increase of £23,000 to the Ashley Centre Car Park safety fencing scheme, subject to the agreement by Strategy and Resources committee to the funding from the capital receipts reserve.

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. The purpose of this was to prevent anti-social behaviour, such as items being dropped from top floor of car park, and to deter potential attempts from those wishing to self-harm.

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2.2 The proposal was split as follows:

Fencing	£97,240
Stairwell railings	£18,000
Stairwell windows	£18,000
Fire Protection doors	£20,000
Contingency	£11,760

Total **£165,000**

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 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 a most urgent priority due to the serious issues of suicides at the car park, the most recent incidents occurring on 24 September 2017 and 14 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 September 2018, 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 could cause leaks into the shops units below.

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 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:

3.2 Instructions to proceed most urgently - this required a quick turnaround of computer aided design drawings by a consultant which cost an additional £5,390.

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- 3.3 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.
- 3.4 Fencing extra works – additional areas between the Playhouse and car park were agreed at a pre-start meeting. Issues had previously occurred with shopping trolleys being thrown off the roof. This area was not proposed in original capital bid paperwork and cost £5,655.
- 3.5 Structural investigation as detailed in paragraph 2.6 cost £4,760.
- 3.6 Cost of lightening protection measures not initially included in bid - £4,869.
- 3.7 These unexpected extra costs total £24,125, and when offset by a small favourable variance, result in additional budget requirement of £23,000.
- 3.8 This project has been undertaken in consultation with the shopping centre who have agreed a contribution to the works.

4 Financial and Manpower Implications

- 4.1 It is proposed that the additional budget of £23,000 be met from the capital receipts reserve. A report to Strategy and Resources Committee on 31 January 2019 will seek approval to the use of capital receipts to fund the extra costs, subject to the support from this Environment and Safe Communities Committee.
- 4.2 The expected uncommitted balance of capital receipts at 31 March 2019, assuming the current capital programme is implemented, is £3.18 million.
- 4.3 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.
- 4.4 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.
- 4.5 **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 None for the purposes of this report.

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Monitoring Officer's comments: None for the purposes of this report.

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 project is nearing completion

9 Conclusion and Recommendations

9.1 The additional budget sought for this scheme is partially due to the desire to expedite the delivery of works as a result of the serious incidents that have taken place at the car park. The other sums relate to unforeseen items that required resolution to allow the works to proceed. Given the health and safety nature of these works, the Environment and Safe Communities Committee is asked to support the proposal to increase the budget for the works to the Ashley Centre Car Park safety fencing, subject to the agreement of the Strategy and Resources Committee to release capital receipt funding to cover the additional items.

Ward(s) affected: Town Ward;