

## **PROPOSED WORKS TO WATER MAIN NEAR DOWNSKEEPERS HUT**

<u>Report of the:</u>	Downs Manager
<u>Contact:</u>	Sam Beak
<u>Annexes/Appendices</u> (attached):	<u>Annexe 1</u> - Plan of existing and new water main locations.
<u>Other available papers</u> (not attached):	Minutes of the meeting of the Epsom and Walton Downs Conservators 19 April 2017.

### **REPORT SUMMARY**

**This report details proposed works to repair a leaking water main near to the Downskeepers Hut on Epsom Downs.**

### **RECOMMENDATION (S)**

- (1) That the Conservators approve the proposed works to the leaking water mains as detailed in pghs 2.1 – 2.7.**
- (2) That the Conservators approve the expenditure as detailed in pgh 3.1 and the use of the Repairs and Renewals Fund in order to complete the necessary works.**

## **1 Background**

- 1.1 On 19 April 2017 the Downs Manager received a request from Epsom & Ewell Borough Council's Property Team to undertake remedial works to a water mains near to the Downskeepers' Hut on Epsom Downs which was known to be leaking.
- 1.2 At their meeting on the same day, the Conservators were informed of the leak, and a plan indicating the existing water pipe and a proposed new section of pipework was tabled.
- 1.3 The Downs Manager had been told that the extent of the leak did not require emergency works but that remedial works should take place as soon as possible giving consideration to the up-coming Derby Festival.
- 1.4 The Conservators agreed that the works should take place soon after the Derby Festival and requested that a detailed proposal of the works should be brought to the next meeting, or circulated sooner, if necessary.

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- 1.5 The General Manager of Epsom Downs Racecourse requested that he be consulted on the exact location of the new pipework as it could have implications for the location of infrastructure associated with the Derby Festival.
- 1.6 The Downs Manager agreed to arrange for a site visit with the Contractor and the General Manager of the Racecourse before the location of the new pipework is agreed.

## 2 Proposals

- 2.1 Attached at Annexe 1 is a plan indicating the existing pipework in red and the proposed new run of pipework for the mains in blue.
- 2.2 A site visit between the General Manager of Epsom Downs Racecourse, the contractor and a representative from the Property Team at Epsom & Ewell Borough Council will be arranged at their earliest convenience.
- 2.3 It is proposed that a new supply of pipework approximately 100m long will be run from the existing post and rail fence. This will be a 25mm Polyethylene pipe and will link into the existing supply on the west elevation of the Downskeepers Hut.
- 2.4 All works will be excavated using a mechanical digger and dug by hand near existing services. A trench approximately 750mm x 300mm x 100m will be dug out to accommodate the new pipework.
- 2.5 Excavated earth will be back filled into the trench following installation, testing and commissioning. Grass will be reinstated where applicable.
- 2.6 A space will be required to locate the storage container for the digger which will need to be near to the area of proposed works. The contractor will board and fence off areas where required.
- 2.7 All works will be carried out after 12 noon to avoid any potential conflict with racehorse training.

## 3 Financial and Manpower Implications

- 3.1 The cost of the works including labour and materials is estimated at £6,500.
- 3.2 There is no dedicated revenue budget for this work, however Epsom and Walton Downs Conservators have a Repairs and Renewals Fund with a balance of £35,860 at 31/3/2017. This budget is for work such as this and funds can be drawn down from this to pay for the works.
- 3.3 The Conservators are asked to agree to the expenditure and use of the Repairs and Renewals Fund.
- 3.4 **Chief Finance Officer's comments:** The Repairs and Renewals Fund is a fund which was specifically set up for eventualities such as this.

**4 Legal Implications (including implications for matters relating to equality)**

4.1 None for the purposes of this report.

**5 Sustainability Policy and Community Safety Implications**

5.1 None for the purposes of this report.

**6 Partnerships**

6.1 None for the purposes of this report.

**7 Risk Assessment**

7.1 There is a risk that other services could be affected if during the works, other pipework is damaged. Plans identifying the exact location of other services have been obtained and will be closely observed whilst the works are undertaken.

7.2 The supply to the Downskeepers Hut will need to be turned off on the last day to connect the new pipework but this should only be for a short period of time. The Downskeepers will be given plenty of notice to make alternative arrangements for water during that time.

**8 Conclusion and Recommendations**

8.1 The Conservators are asked to approve the proposed remedial works as detailed in 2.1 – 2.7, to a leaking water mains pipe near to the Downskeepers Hut.

8.2 The cost of the works is estimated to be £6,500 which is to be funded through the Conservators budget. In light of this the Conservators are further asked to approve the expenditure in order to carry out the necessary works.

**WARD(S) AFFECTED: College Ward; Woodcote Ward;**