



Committee	Full Council / Agenda item 4
Month	August 2024
Report Title	Storage Depot at Radwinter Road
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Attachments	None

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1. Summary & Purpose of report:

- (a) To provide Council with an update regarding installation of the storage depot at Radwinter Road
- (b) For Council to consider the update and costings as included within this report. Council has already committed to this project in setting aside monies for the groundworks and it is included as a key priority 1b within the suite of Council corporate priorities.

2. Key Considerations

At the May 2024 Full Council meeting, Council agreed to progress with the installation of a storage facility at Radwinter Road; an extract from the May Full Council meeting as per Min Ref FC096-24 reads (in italics):

“The Operations Manager spoke further to details contained within the agenda, advising the following:

- a) The SWTC planning application (UTT/24/0199/FUL) to erect a storage unit at Radwinter Road has been approved by the District Council.*
- b) A full costings report will be presented to Council at the June meeting detailing recommended virement of monies where required within ear-marked reserves. (As agreed by the Assets and Services Committee, minute A&S 144-23.)*
- c) To reduce the costs of the project SWTC will manage the project, utilising its own staff to undertake the preliminary works where appropriate and / or working alongside a local trusted contractor.*
- d) The dedicated ear-marked reserve (storage depot, 9340) will be utilised in the first instance, to allow construction up to floor level.*

It was unanimously Resolved: To support continuation of the project”

Full costings for the supply and installation of the steel framed unit have now been obtained (these were not available for the June/July meetings), and according to the Council's core priorities and the May FC meeting, preliminary works have started on site.

3. Costings

As per point 3(d) above and as at May 2024, the EMR set aside to allow construction to floor level was £46,266 and this has been drawn down in continuing the project.

Project cost to date (£)

UDC Planning fees	1,509.00 (from professional fees)
Steel build fees	2,695.00 (from EMR)
Ecology report	1,039.00 (from EMR)
Total – met from 2023/24 budget	5,243.00

The project is initially funded by the S106 monies from Bloor Homes. Council agreed to set aside a sum of £50,000 from this S106 monies and a further £50,000 from Linden Homes (money awaited from developer).

Costs spent to date are shown as above (£5,243) with the cost of the steel build fees and ecology report taken from the opening £50,000 balance (ie £50,000 less £2,695 less £1,039 = balance as at May 2024 of £46,266).

SWTC has received the Bloor Homes money whilst the Linden Homes money is still awaited; it is unknown when this money will be received, and it is long overdue.

	Description	Costs	Sub-total	Balances
1	EMR Balance as at May 2024			46,266
2	Less Cost incurred as agreed May 2024 FC meeting, as follows:			
3	Planning Condition 3 - hard and soft landscape works – Including landscaping requirements	895.00		
4	Planning Condition 4 – Construction Management Plan	1,295.00		
5	Planning Condition 5 – Biodiversity Enhancement Layout for bespoke biodiversity enhancement	1,372.00		
6	Full set of CAD drawings and Working Drawings for Building Control including foundation details	3,895.00		
7	Independent Site-Specific Structural Engineering for Building Control	1,295.00		
8	Independent Site-Specific Foundation/Slab Engineering for Building Control	1,695.00		
9	Independent Building Control Service	2,695.00		
10	Sub Total Items (2) to (9)		13,142	
11	Line 1 EMR balance less Line 10 subtotal as at August 2024			33,124
12	To clear site and level site supply machinery and knowledge including: <ul style="list-style-type: none"> • Liaison with Steel build re plans • To dig out and construct 14 foundation blocks • Concrete costs • Metal work costs 	15,000		

	Description	Costs	Sub-total	Balances
13	Form up area, to include: <ul style="list-style-type: none"> • Supply and lay Type 1 • Supply and lay metal reinforcing • Supply and Lay membrane • Supply and lay 40 cubic mtrs concrete @ £150 per mtr • Remove form work and make good concrete 	12,000		
14	Sub total		27,000	
15	Line 11 EMR balance less line 14 subtotal			5,124
15	Cost of barn	38,591		
17	Installation of barn by supplier	17,886		
18	Sub Total Items (12) and (13)		56,477	
19	Line 15 EMR balance less line 18 subtotal			-51,353
20	Supply and fit electrics, alarm and External water provision	15,000		
21	Sub total		15,000	
22	Line 19 EMR balance less line 21			-66,353

Notably, a further £66,353 is required to complete the project. Council holds a sum of £68,024 against EMR code 9325 which has been set aside to meet the Council's core priorities. Purchase and installation of the new storage facility is Council's No 1b priority and therefore it is appropriate to use the EMR monies set aside under action plan initiatives to fund continuance and completion of this project.

Once the Linden Homes money is received, this will be used to offset monies borrowed from the Action Plan Initiatives EMR code 9325.

4. Cash Flow Forecast

Notably and as at 31.07.24, the current EMR balance sits at £77,426; providing sufficient and current funds to continue this project. Balances in all other EMR budgets will however be reduced to zero. Assuming the use of the EMR for this project and the impact on other projects, Officers are preparing financial forecasts and projections for other projects which will initially be considered by the Budget Working Group.

By approximately the 3rd week of September, SWTC will receive the 2nd tranche of precept monies from UDC; this will be £684,919.00

5. Time Line

The contractor is available to start the supply and build of the depot in September 2024, with the next availability being April 2025. SWTC must have vacated, cleared and tidied its existing storage facility by April 2025; time is therefore of the essence in moving forward with this project.

It is appropriate to bring this matter forward to an extraordinary Council meeting to approve this expenditure. Should approval of expenditure be delayed until the scheduled September Council meeting, the installation date of September 2024 will have passed, and the contractor will not be able to begin works until April 2025. As noted, this coincides with the need to vacate the current premises leaving insufficient time to transfer the tools and assets to the new building.

6. Officers' Recommendations

- (a) To note and receive this report
- (b) To approve expenditure as detailed within this report, noting the use of EMR monies set aside for Action Plan Initiatives
- (c) To approve expenditure as detailed within this report, noting the Council's cash flow and income expected September 2024.