



COUNCIL EXECUTIVE

DEPOT MODERNISATION

REPORT BY HEAD OF FINANCE AND ESTATES

A. PURPOSE OF REPORT

To advise the Council Executive of progress towards the provision of modernised depot accommodation for key council services and a new waste transfer facility.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. notes the progress being made towards the provision of modernised accommodation,
2. notes the intention to market the surplus properties, and
3. approves the naming of the new facilities as Whitehill Service Centre and Kirkton Service Centre.

C. SUMMARY OF IMPLICATIONS

I.	Council Values	Focusing on customers' needs, being honest, open and accountable, making best use of our resources.
II.	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	None.
III.	Implications for Scheme of Delegations to Officers	None.
IV.	Impact on performance and performance indicators	None.
V.	Relevance to Single Outcome Agreement	None.
VI.	Resources (Financial, Staffing and Property)	The immediate costs of acquisition, development and operation are being met from existing capital allocations and revenue budgets. There will be future revenue savings from reduced property maintenance.
VII.	Consideration at PDSP	Not applicable.

- VIII. Details of consultations Local elected members have been provided with a copy of this report for their information.

D. TERMS OF REPORT

At its meeting on 27 May 2014 the Council Executive noted the terms of a report on the progress of the project to provide modernised depot accommodation, including the acquisition and conversion of a properties at Inchmuir Road, Whitehill Industrial Estate, Bathgate and Lister Road, Kirkton Campus, Livingston. This report provides a further update as follows:

Lister Road

The purchase of the property at Lister Road, which will become the base for Building Services, Archives, Museums and Records Management and the Community Inclusion unit, was completed at the beginning of June 2014. A tender for the conversion has been awarded to Maxi Construction Ltd of Livingston. The contractor started on site on 12 January 2015 and the conversion work is programmed to be completed in June 2015, for immediate occupation by the council.

Whitehill Industrial Estate

The project for the relocation of Operational Services consists of the acquisition and conversion of the former Mahle Engineering plant at 4 Inchmuir Road, and the demolition and redevelopment of the former Highlander Snacks factory, and Building Services base at Whitehill House. This will provide a consolidated, single location for Waste, Highways and NETs operatives; the Fleet maintenance garage; and Operational Services headquarter staff. It will also include a new waste transfer facility and salt store.

At the time of the last report in May 2014 detailed planning applications were due to be submitted, following the completion of the required Pre-Application Consultation. Planning consents were received in November 2014, allowing the suspensive conditions in the agreement to acquire 4 Inchmuir Road to be removed. The purchase of the building was concluded on 28 November 2014.

Detailed design on the internal layout of the building is continuing, with the conversion of the building programmed to go to tender in spring 2015, and a start on site in summer 2015. Completion of the conversion, and occupation by Operational Services, is programmed for summer 2016.

The project has been designed to incorporate renewable energy sources, and the efficient use of energy. Rainwater harvesting is also being investigated. The completed service centre will provide a sustainable solution for the longer term needs of the council. Modernised buildings will also reduce the need for day to day maintenance in the medium term, offering financial efficiencies for the council.

The overall project cost of £22.731 million remains fully funded, being supported by allocated capital expenditure of £9.831 million; capital receipts income of £3.5 million from the sales of the existing depots; and prudential borrowing of £9.4 million supported by identified savings arising specifically from the depot modernisation project. This includes savings arising from the reduced use of energy, and additional income expected from the provision of renewable energy sources, i.e. feed-in tariffs and renewable heat incentives

Surplus Properties

The report to the Council Executive in June 2013 identified those properties that would become surplus to requirements in the event of the modernisation project proceeding, which would contribute to the capital receipts that form part of the funding package. These include Guildiehaugh depot and Waverley Street in Bathgate; the Operational Services depots, garage and other properties at Deans, and Carmondean House, in Livingston.

In order to minimise the time during which these surplus properties remain empty after the services have moved, marketing of these properties will commence during the spring 2015.

Naming of the New Properties

The completed sites will have a distinct identity as council operational properties, and as such it is proposed that the properties will now be referred to as Kirkton Service Centre and Whitehill Service Centre.

E. CONCLUSION

The provision of new service centres continues to progress, with occupation at Kirkton programmed for summer 2015, and Whitehill in summer 2016.

F. BACKGROUND REFERENCES

Depot Modernisation. Report to the Council Executive. 27 May 2014

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