

DUNBRIK DEPOT REFURBISHMENT & DEVELOPMENT PROGRAMME

Cabinet - 21 April 2022

Report of: Deputy Chief Executive & Chief Officer - Finance & Trading

Status: For Decision

Also Considered by: Cleaner & Greener Advisory Committee - 19 April 2022

Key Decision: Yes

Executive Summary: This report updates Cleaner & Greener Advisory Committee Members on the refurbishment and re-development plans for the Council's main Dunbrik Depot.

This report supports the Key Aim of; a green and healthy environment

Portfolio Holder: Cllr. Margot McArthur

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Recommendation to Cleaner & Greener Advisory Committee: That the Dunbrik depot development plan is endorsed by the Cleaner & Green Advisory Committee, and the committees views be submitted for consideration by Cabinet.

Recommendation to Cabinet: That the Dunbrik Depot Development Plan as proposed along with any proposals submitted by the Cleaner & Greener Advisory Committee be considered and the proposal is approved.

Reason for recommendation: The continued development and refurbishment of our Dunbrik depot is vital to improving our internal infrastructure, and modernising staffing facilities to ensure the depot is fit for purpose and future proofed for essential statutory front line services.

Introduction

- 1 Dunbrik Depot is the Council's main distribution centre for all Direct Services operations and plays a vital role in ensuring frontline services and equipment are delivered daily, efficiently and to the high standards expected by residents.
- 2 Although this vital infrastructure has been developed over previous years, making small parts of the depot modern and fit for purpose, the majority of the remaining depot space is in urgent need of refurbishment.
- 3 As the Dunbrik Depot is relatively small in relation to the considerable fleet and operations that run from it, it is now vitally important that we modernise and utilise every available space within the depot.
- 4 Working in consultation with the operational staff, the proposed refurbishment and development will also free up further space required for any future infrastructure development, such as electric vehicle charging, which will also become vital as part of the Council's Net Zero targets and operations.
- 5 Our staff and union is extremely supportive of this new phase of development and refurbishment as it critically tackles the essential daily facilities used by the 120 staff that operate from Dunbrik, which have become poor in standard and not fit for purpose, particularly the staff showers, rest room and kit drying room facilities.
- 6 It is also vital that these works are started in 2022 to ensure Direct Services is equipped to start to manage increasing collection responsibilities and the way we currently collect food and glass from 2023 following legislative changes in the new Environment Act 2021.
- 7 As a low-risk waste transfer station, the development and refurbishment works also ensure that we meet all of our Health & Safety at work duty of care obligations and regulations by creating safe workspaces for operational staff.
- 8 The new phase of development will see the modernisation of the works involving the conversion of an existing dilapidated store, currently split in two with internal blockwork, to become a modern open, collaborative and multi-functional depot supervisor's office and works counter. It will incorporate a protected double entrance for crew attendance, works counter, two smaller interior offices, toilets, and a corner kitchen area.
- 9 The complete refurbishment of all onsite crew rooms, locker rooms, drying rooms, shower blocks and toilets.

- 10 A refurbishment of the old training room into a modern training room and additional office space for the new enforcement team including a PACE Interview under caution facility.
- 11 It is important to understand the statutory requirements placed on the Council around the delivery of the services delivered from our Dunbrik depot. The Dunbrik Depot is the Council's statutory waste and recycling transfer centre. It houses the complete frontline services and staff for Transport, Waste & Recycling, Enforcement, Business Development, Clean & Green and Fleet Workshops.
- 12 It is an extremely valuable asset strategically and houses under a statutory Traffic Commissioners Operating Licence the Council's Fleet, which totals over 90 vehicles. The Council undertakes its statutory duties in regards to being the Waste Collection Authority and the Litter & Street Cleansing Authority.
- 13 The benefits of investing in the modernisation of the depot facilities ensure the continuation of these statutory services, while incorporating improvements to health and safety at work standards and regulations. The development of the Dunbrik depot will also improve frontline service delivery by streamlining many manual processes to modern computerised systems that will enable the future adoption of service improvements such as in-cab technology, electric vehicle infrastructure. The new development work will also free up other essential space to expand the fleet workshops and increase fuel storage facilities such as biofuel.

Previous Dunbrik Development

- 14 Between 2015 and 2018, following approved planning permission the Vehicle Workshops were refurbished and extended through a capital programme. This investment ensured the vehicle workshop facilities were fit for purpose for the maintenance and servicing of our corporate fleet.
- 15 In 2020, the management and administration offices were refurbished and modernised to provide new toilet facilities including a disabled toilet with office capacity being increased to ensure operational support services could operate efficiently to support front line delivery.
- 16 Also in 2020, the old 'salt store' warehouse were refurbished into a secure bonded and modern warehouse space with industrial racking and caged storage areas for equipment. This newly reinvigorated space also enabled us to park overnight around 12 small fleet vehicles securely.

17 In 2021, the old vehicle wash facilities were moved and updated by concreting a new area to the side boundary of the depot, which provided better and open vehicle wash facilities and more road space within the depot to assist MOT and Taxi customers.

Key Implications

Financial

The total cost of the Dunbrik development and refurbishment cost is £350,000, over a 12-month work programme outlined in the table below. The programme will be financed from a loan over 10-years from savings to the maintenance budgets from re-developed depot sites.

Financial year	Development/Refurbishments works	Estimated cost
2022-2023	Phase 1 The complete refurbishment of all onsite crew rooms, locker rooms, drying rooms, shower blocks and toilets.	£150,000
	Phase 2 The modernisation works involve the conversion of an existing store warehouse, into a modern open, collaborative and multi-functional depot staff office. Incorporating a protected double entrance for crew attendance and works counter, providing additional toilets and kitchen areas.	£150,000
	Phase 3 A refurbishment of the old training room into a modern training room, offices and a PACE Interview room.	£50,000

Legal Implications and Risk Assessment Statement.

As the statutory Litter and Waste Collection Authority, it is essential that these frontline services have the appropriate staff and equipment facilities to be able to operate and satisfy these statutory services, which will make our services more efficient. Any loss of services from the Dunbrik depot would pose a significant risk to the Council.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Net Zero Implications

Members are reminded of the Council's stated ambition to be Net Zero with regards to carbon emissions by 2030. The decisions recommended in this paper directly impact on this ambition. The impact has been reviewed and there will be a decrease on carbon emissions produced in the district because of this decision.

The modernisation of work and office spaces delivers efficient energy use and reduces waste, and helps us deliver a low emission fleet with electric vehicle charging points, lowering carbon emissions.

Conclusions

The continued development and refurbishment of our Dunbrik depot is vital to improving our efficiency in delivering frontline services, updating internal infrastructure, and modernising staffing facilities to ensure the depot is fit for purpose and future proofed for essential statutory front line services.

Appendices - None

Background Papers - None

**Adrian Rowbotham
Deputy Chief Executive & Chief Officer - Finance & Trading**