

KNOCK ROAD DEPOT UPGRADE, BALLYMONEY	3rd May 2016
TO: ENVIRONMENTAL SERVICES REPORT	
FOR DECISION	

Linkage to Corporate Plan	
Strategic Priority:	Protecting & Enhancing our Environments and Assets
Objective	Protect and enhance Council Facilities in support of staff providing front line services
Lead Officer	G Doyle
Cost: (If applicable)	£368,000

1.1 Background

Knock Road Depot is the location from which the legacy Ballymoney Borough Council operate its fleet of waste collection and estates maintenance vehicles. It also provides the welfare facilities for front line staff. Built over 40 years ago, the depot has suffered from under investment. In late 2013 an inspection by the Health & Safety Executive raised a number of issues of concern. Workplace Transport was their main focus (parking, access/egress from site, fuel storage and vehicle/pedestrian movements). Also raised were concerns over the existing staff welfare facilities and office space.

Efforts were concentrated in 2014 to resolve the health & safety issues, particularly in regard to workplace transport. During this time our architectural consultants were tasked with providing options and costings for the improvement of the welfare facilities and office space. Since the amalgamation of Councils and the subsequent decision to retain Knock Road Depot it is now necessary to move forward with this upgrade work.

1.2 Detail

Existing single storey office block does not comply with current Workplace Health & Safety & Welfare Regulations, namely:

1. Heating and lighting provision is poor
2. Sanitary facilities are in need of upgrade/refurbishment and increased to reflect staff numbers
3. There is no disabled access or DDA compliant facilities for staff and visitor use.
4. There are no dedicated 1st Aid facilities
5. Staff canteen lacking in basic amenities

Also, the additional portacabin office, shared by 3 staff, is structurally unsound and past economic repair. There is a shortage of storage and training space. The depot also deals with many public enquiries, particularly in regard to the adjacent cemetery but has no suitable public reception.

Council consultants concluded that it is possible to address these issues, namely meet statutory welfare/H&S requirements, increase office/storage/meeting space and provide a public reception area by turning the single storey building into a 2 storey building. An option to extend the single storey building footprint has been discounted due to limited space. The budgeted £368,000 for this project is included within the capital project proposals for 2016/17.

1.3 Recommendation

It is recommended that Members approve progression of this project to Stage 2 of the Capital Programme Management & Procurement System.