

Record of officer decision

Decision title:	Removal of material stockpile from land adjacent to city link road, Hereford
Date of decision:	12 July 2018
Decision maker:	Assistant Director Environment and Place
Authority for delegated decision:	Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions 1. 3.7.6 Delegation to Chief Executive 2. 3.7.13 Sub delegation by Chief Executive to officers 3. Appendix 1 Chief Executive's Scheme of Delegation to Officers – specific sub-delegation to Chief Finance Officer
Ward:	Widemarsh
Consultation:	None.
Decision made:	To instruct BBLP to arrange for the removal of the stockpile at a target cost of £128,000 within existing budget of £190,000 prior to contracts being exchanged for the sale of the site.
Reasons for decision:	<p>A decision to sell land adjacent to the railway station to facilitate the development of a new health center was approved in May 2018. http://hc-modgov:9070/mg!issueHistoryHome.aspx?IId=50024538&optionId=0</p> <p>In order to meet the sale and development program the stockpiled material needs to be moved. BBLP have obtained 3 quotes from contractors and they intend to appoint the cheapest to undertake the works.</p> <p>A contingency risk sum allowance of £62,000 has been included in the budget against the two identified risks, being increase in volume of material, which will be subject to actual measure as it is being removed and processing of any contaminated material found during removal and testing.</p> <p>A number of local developers have been contacted to establish if there is any local use for the material that would enable the Council to reduce the target cost sum. None have responded.</p>
Highlight any associated risks/finance/legal/equality considerations:	<p>Budget for this is contained within the HCCTP. There is a risk that the sale does not complete and the cost for moving the stockpile will have been incurred earlier than was necessary or if delayed that the material could have been reused by the council and the cost lower than currently being approved.</p> <p>Leaving the stockpile for the purchaser to remove could result in delays with the sale as the costs are verified with the purchaser.</p> <p>BBLP will be responsible for ensuring all the required permits are in</p>

	<p>place for the removal a tipping of the material and all H&S matters.</p> <p>The £128,000 is a Target Cost price and subject to adjustment following re-measure of the volume of material removed, currently estimated at 6,300 m3 and treatment of any contaminated waste found within the stockpile, which may result in a cost increase.</p>
Details of any alternative options considered and rejected:	<p>Use the material on other Council owned sites i.e. Essex Arms, HEZ. With the exception of the HEZ, no sites are suitable to receive the material at present and a significant proportion of the cost relates to the haulage charge which would be incurred even if the material were to be reused by the council. Waiting until a suitable site were ready would delay and possibly prevent the sale from proceeding.</p> <p>Leave the material on site for the purchaser to deal with. The sale is subject to an adjustment to the purchase price to deal with any abnormal development costs, of which this would be one. The councils and BBLP's knowledge of the source of the material etc means that its removal can be managed and is likely to be more time and cost effective than to leave it for the purchaser to deal with.</p> <p>The Council and BBLP have through their dialogue with contractors explored the possibility of the material being used by others but there does not appear to be any local need and that cost and statutory controls on its removal and reuse means that even if this were possible the cost saving would only be marginal.</p>
Details of any declarations of interest made:	None.

Signed..... Date: