

# **MAIDSTONE BOROUGH COUNCIL**

## **CABINET**

**10 SEPTEMBER 2008**

### **REPORT OF ENVIRONMENT AND LEISURE OVERVIEW AND SCRUTINY COMMITTEE**

**Report prepared by Esther Bell**

#### **1. Verification of the 'Sustainable Construction Options for the New Depot' Report**

##### 1.1 Issue for Decision

- 1.1.1 To consider the recommendation of the Environment and Leisure Overview and Scrutiny Committee outlined in the SCRAIP attached at **Appendix A.**

##### 1.2 Recommendation of the Environment and Leisure Overview and Scrutiny Committee

- 1.2.1 That the Cabinet be recommended to include the following sustainable construction options for the new depot:

- Photo Voltaic Solar Cells subject to further investigations and partial grant funding;
- Solar hot water panels and a thermal storage hot water buffer tank;
- Condensing gas boiler;
- Rainwater harvesting;
- Local extract fans with heat recovery units to preheat any 'make up air';
- Zoned PIR controlled lighting;
- Air Leakage tests to achieve a rating of less than 5m<sup>3</sup>/hr/m<sup>2</sup>;
- External door vestibules; and
- Rapid opening and closing vehicle doors.

##### 1.3 Reasons for Recommendations

- 1.3.1 At its meeting on 24 June, the Environment and Leisure Overview and Scrutiny Committee considered the call-in of the Cabinet's decision with regard to the "Sustainable Construction Options for the New

Depot". The Committee interview Councillors Garland and Wooding, David Petford, John Foster and Chris Finch and recommended that:

*"That the decision be taken forward as agreed in parallel with the verification of the whole of TPS' 'Sustainability Options & Costings' report by an independent consultant, which would be presented to the Environment and Leisure Overview and Scrutiny Committee as soon as possible."*

1.3.2 At its meeting on 26 August 2008, the Environment and Leisure Overview and Scrutiny Committee interviewed the Director of Tuckers Consultancy Ltd, Mr Adam Blinch, Mr Foster, Mr Finch and Mr Tibbit with regard to the Tuckers Consultancy Limited "Verification of the 'Sustainable Construction Options for the New Depot' Report". The draft minutes of the meeting are as follows:

*"Following an introduction from Mr Blinch, outlining the conclusions and recommendations of the verification report, the discussion covered a number of topics including:*

- *The possibility of incorporating Photo Voltaic Solar Cells -Grants were available from the Department of Trade and Industry's Low Carbon Buildings Programme Phase 2, for up to 50% of the cost for installing approved microgeneration technologies;*
- *The benefits of Photo Voltaic Solar Cells, including the potential to sell back energy to the grid on the two days the depot was not operational;*
- *The difficulties in securing planning permission for wind turbines at the new depot as the adjacent land's developer had planned to erect residential buildings within 200 metres of the depot; and*
- *The differing views of TPS and Tuckers regarding rain water harvesting.*

*The Committee thanked Mr Blinch for an excellent report and considered which sustainable construction options were appropriate."*

1.3.3 The life cycle costs are outlined in Tuckers Consultancy Limited's "Verification of the 'Sustainable Construction Options for the New Depot' Report" attached at **Appendix B**.

#### 1.4 Alternative Action and why not Recommended

1.4.1 The construction of the depot with its current design would achieve a very good BREEAM rating without the additional sustainable construction features. Not incorporating these features is an option. However, the additional feature would assist the Council's goal of becoming carbon neutral by 2010.

1.5 Impact on Corporate Objectives

1.5.1 The report supports the key objective in the Council’s Strategic Plan 2008-2011 of creating a healthy environment and specifically the aim to reduce energy, water and material consumption in council-owned properties.

1.6 Risk Management

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
The additional capital cost is not recoverable in the short term by the capital receipt achieved by the sale of Armstrong Road	C	2	Armstrong Road should not be put on the open market until later this year when market conditions are hopefully more settled.
Some of the technology advocated is relatively new and may be discovered to be less robust, more costly and inefficient over the course of time.	C	3	The depot will have mains gas, electricity, and water supply connected. Manufacturer guarantees will be sought for all features.

(Likelihood: A = Very High; B = high; C = significant; D = low; E = very low; F = almost impossible)

(Seriousness or Impact: 1 = catastrophic; 2 = critical; 3 = marginal; 4 = negligible)

1.7 Other Implications

1.7.1

1. Financial	X
2. Staffing	
3. Legal	
4. Social Inclusion	
5. Environmental/Sustainable Development	X

- 6. Community Safety
- 7. Human Rights Act
- 8. Procurement
- 9. Asset Management


1.7.2 Financial: The Council is recommended to approve the sustainable features. Additional capital funding would be required. The construction costs of the new Depot will ultimately be funded from the sale of Armstrong Road Depot (the purchase of the site having been substantially funded by Growth monies). Clearly however, if the sale of Armstrong Road does not cover the construction costs, then there will be a shortfall. If an additional cost is added to the cost of the project, to pay for all potential sustainable construction features in this report, then the likelihood of a shortfall will increase.

1.7.3 The depot already includes many sustainable features and any additional commitments will support the Council’s commitment to carbon neutrality.

1.8 Background Documents

1.8.1 None

<b><u>NO REPORT WILL BE ACCEPTED WITHOUT THIS BOX BEING COMPLETED</u></b>			
Is this a Key Decision?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, when did it appear in the Forward Plan? _____			
Is this an Urgent Key Decision?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
<u>Reason for Urgency</u>			