



## **FORMAL REVIEW REPORT**

### **CRICKHOWELL & PRESTEIGNE HGSS DEPOTS**

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## 1. Depot Asset Valuations

The values provided are based upon desk top valuations only without the due diligence of visiting the site and undertaking a comprehensive research into market transactions of similar properties. Note therefore that the values cannot be relied upon and should at all times be treated as 'indicative only'. The figures are also based on the depots being sold with their current use. Remediation works and change of use planning consents could have a positive impact on these figures.

	<b>Indicative Market Value</b>
Crickhowell	£140,000
Presteigne	£100,000
<b>Total</b>	<b>£240,000</b>

- Presteigne – this value is low due to the site being contaminated land.

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## 2. Supervision and Management

Due to staffing levels and the geographic location of these depots, it is not practicable or cost effective to have full time supervisory staff based at these sites. The staff are currently line managed and supervised from the larger depots. This can pose a number of operational issues.

It is anticipated that current HGSS operations could be carried out with less vehicles and plant if staff were based at larger, more centralised depots. The below table shows where the Supervision and management teams are based for the initial four depots being reviewed;

	<b>Number of Operatives based at depot</b>	<b>Supervisor &amp; Management Locations</b>
Crickhowell	6	Brecon
Presteigne	3	Penybont
<b>Total</b>	<b>9</b>	

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## 3. Fuel Pumps

Most depot fuel tanks and pumps were provided about 20 years ago and are due for replacement.

	<b>Replacement Tank &amp; Pump Costs</b>	<b>Annual Fuel Management System &amp; Calibration Costs</b>
Crickhowell	£30,000	£1,400
Presteigne	No Fuel Pumps	No Fuel Pumps
<b>Total</b>	<b>£30,000</b>	<b>£1,400</b>

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## 4. Site Specific Findings – Crickhowell

**Vehicles and Mileage** – Only 4 vehicles operate from this depot on a regular basis. The gully emptier with 2 operatives already covers a very large geographic area, so additional mileage incurred by working from Brecon depot would not be considered significant.

**Non-Compliant Facilities** – The current drainage system is not compliant causing potential environmental issues, such as contaminating ground water and watercourses. A compliant drainage system would cost about £40,000 to install and £33,000 annually to empty and maintain.

**Depot Location** – The location of this depot on the County boundary means that the operatives are usually driving towards the Brecon area to carry out their routine duties.

**Public Sewer** – The nearest public sewer to connect site drainage is a significant distance from the depot, meaning that the only feasible option would be to install on site storage tanks. These tanks would need to be regularly emptied and maintained at an anticipated cost of £33,000 annually.

**Primary Gritting Routes** – The 2 Primary gritting routes currently operated from this depot could be carried out from Brecon within the same time and at no additional cost or mileage.

**NMWTRA Client issues** - All reasonable costs associated with labour plant and equipment can be fully recouped from NMWTRA. Most of the Trunk road network in this area, which consists of the A40 & A479, can be maintained from Brecon.

**Annual Depot Running Costs** – Based on 2014/15 figures, £28,700 would be saved in annual depot running costs once the NMWTRA contribution has been deducted. An additional estimated figure of £33,000 would also be required annually to empty drainage tanks that need to be installed to make the current drainage system compliant.

**Staff Numbers** – Only 6 Operatives are based at this depot

**Equipment & Materials** – There are no owned large plant items such as excavators based at this depot, with only a minimal amount of materials stored here.

**Corporate Capital Savings** – Corporate property would avoid having to incur £133,000 of expenditure by not having to complete the following outstanding works;

Install Compliant Drainage Tanks = £40,000

General Compliance Works = £8,000

New Security Gates & CCTV = £10,000

New Welfare Unit = £30,000

Vehicle Storage Shed Improvements = £20,000

Yard Resurfacing = £20,000

General Site Safety Items = £5,000

All estimates provided by the Property team and listed as outstanding works for this site.

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## 5. Site Specific Findings - Presteigne

**Vehicles and Mileage** – Only 1 Street Cleansing vehicle operates from this depot on a regular basis.

**Non-Compliant Facilities** – The current drainage system is not compliant causing potential environmental issues, such as contaminating ground water and watercourses. A compliant drainage system with a connection to a foul sewer would cost about £40,000 to install.

**Contaminated Site** - The site has some contaminated land as it was an old landfill site, there are invasive plant species such as Japanese Knotweed & Himalayan Balsom present and there are a number of Asbestos shed roofs that are in poor condition.

**Depot Location** – The location of this depot on the County boundary means that the operatives are usually driving towards other depots to carry out their duties.

**No Fuel Tanks** – All vehicles have to travel to Penybont depot to refuel

**Primary Gritting Routes** – The 2 Primary gritting routes currently operated from this depot could be carried out from Penybont depot, as there are currently no fuel tanks at Presteigne depot meaning the gritter drivers have to drive to Penybont depot to refuel. This would mean that any additional mileage incurred by gritting from Penybont would not be deemed significant.

**NMWTRA Client** – There are no Trunk roads in this area, meaning there is a lack of opportunities for additional work loads and income streams to be generated by this depot.

**Annual Depot Running Costs** – Based on 2014/15 figures £24,000 would be saved in annual depot running costs once the NMWTRA contribution has been deducted.

**Staff Numbers** – Only 3 Operatives are based at this depot.

**Equipment & Materials** – There are no owned large plant items such as excavators based at this depot, with only a minimal amount of materials stored here.

**Corporate Capital Savings** – Corporate property would save £175,000 by not having to complete the following works;

Install Compliant Drainage System = £40,000

Install Fuelling Station = £30,000

New Security Gates, Fencing & CCTV = £30,000

Storage Shed Improvements = £50,000

New Welfare Facility = £5,000

Contaminated Land Clearance = £20,000

All estimates provided by the Property team and listed as outstanding works for this site.