



Democratic Services

Location: Phase II

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Ref: CMD 234

**To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

**COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY AND
INFRASTRUCTURE**

c.c. All Members of Corporate, Finance & Property
Select Committee

c.c. Perry Scott, Corporate Director of Infrastructure,
Transport and Building Services

c.c. Michael Naughton, Residents Services

c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 23 July 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (July 2021)

DEPARTMENT: Infrastructure, Transport and Building Services

SERVICE AREA / PROGRAMME: Capital Programme Works Service / Flood
Risk Measures at Bessingby, Pine Gardens and Field End Parks, Ruislip

RELEASE NO: 1

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Monday 02 August 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Steve Clarke
Democratic Services Officer

Title of Report: Capital Programme Works Service / Flood Risk Measures at
Bessingby, Pine Gardens and Field End Parks, Ruislip – Release No 1

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

SignedDate.....

Cabinet Member for Finance / Cabinet Member for Property and Infrastructure

CAPITAL RELEASE REPORT (July 2021)

DEPARTMENT: Infrastructure, Transport and Building Services

SERVICE AREA / PROGRAMME: Capital Programme Works Service / Flood Risk Measures at Bessingby, Pine Gardens and Field End Parks, Ruislip

RELEASE NO: 1

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property and Infrastructure
Officer Contact	Michael Naughton – Infrastructure, Transport and Building Services
Papers with report	Appendix A with capital release requests for approval

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds for the funding of the Bessingby, Pine Gardens and Field End Parks, Ruislip Flood Risk Alleviation and Management works.
Putting our Residents First	This report supports the Council objective of <i>Strong Financial Management</i> .
Financial Cost	This report seeks the release of £83k from the 2021/22 general capital contingency budget for consultancy services for the flood risk management measures at Bessingby, Pine Gardens and Field End Parks, Ruislip. The Phase 1 design and survey works will commence upon release of the funds and are due for completion by October 2021.
Relevant Select Committee	Corporate, Finance and Property Select Committee
Ward(s) affected	Cavendish

RECOMMENDATION

That the Cabinet Member for Finance and the Cabinet Member for Property and Infrastructure agree to the following capital release request of £83k from the general capital contingency budget for the funding of the Bessingby, Pine Gardens and Field End Parks, Ruislip Flood Risk Alleviation and Management works. (Appendix A)

Reasons for recommendation

Flooding within this area has become too common and without intervention local residents will continue to experience flooding in their homes and park users will not have regular access the park. Resolving this issue will ensure residents can continue to live safely and park users can use the facilities.

Alternative options considered

Not to progress with the works, this would lead to a recurrence of the issue of flooding which occurs every year resulting in on-going residents' claims against the Council.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

Background Information

In December 2020, the Council's Flood & Water Management Specialist was informed of a flood risk concern at Bessingby Park due to a significant discharge of rainwater flowing from the Park and Thames Water storm water drainage pipes which led to serious flooding of the properties to the southern boundary of the Park.

Bessingby Park, Pine Gardens and Cavendish Park are one combined recreation ground in Ruislip, bordered by Whitby Road and Field End Road. In December 2020, after torrential rain, some homes in Whitby Road were flooded; without some form of control this is likely to happen again.

There were two key factors. The first being, the Thames Water storm drain was blocked allowing rainwater to discharge on to the recreation areas, this included some sewage from combined rainwater and sewage system connected to adjacent homes.

Secondly, the surface of the parks and recreation areas are predominantly short grass on impervious clay, meaning that there was nothing to delay the collection of the rainwater as it flowed naturally towards the lowest point. Over many years natural drainage channels and field system ditches have been lost, and the rainwater flooded people homes.

Phase 1 Proposal

The works to alleviate the flooding are planned to be conducted in two separate phases. Phase One is for the Design, Survey and Investigation Works to test the feasibility and provide reliable cost information. This will allow engagement with Thames Water to repair the blocked rainwater drains and request they provide part funding for the flood mitigation scheme.

Phasing is required to ensure effective cost control, the successful completion of the landscaping works such as the recreation of flood water storage ponds, before wider environmental improvements are completed such as planting orchards. Feasibility and design, including consultation, ecology surveys, searches for underground services and ground investigation, are essential to provide an effective and safe solution.

Phase 2 Proposal

Civil engineering implementation, for example installing additional holding ponds, drainage and earthworks, and ducting for additional lighting. This could be provided by existing term contractors, ensuring rapid delivery of the overall works by Spring 2022, depending on the value and complexity of the works.

There is a longer-term aspiration for a Phase 3, that will include a broad range of regeneration, environmental and ecological improvement works to the parks.

Phase One costs

Item	Cost Estimate (£0)	Previously Released (£0)	Seeking Release (£0)
External Fees	34,000	0	34,000
Internal Capital Programme Fees	12,000	0	12,000
Surveys and Investigations	20,000	0	20,000
Potential Asbestos and Site Contamination	13,000	0	13,000
Project Contingency	3,750	0	3,750
Total	82,750	0	82,750

Risks and Issues

Proper flood risk assessment and design is required to ensure the flooding cannot recur. Ecological concerns may cause delays if the surveys are not completed in the Spring and Summer of 2021; Natural England may have to issue permits if protected species are found. The implementation of the flood mitigation works will have implications for the long-term maintenance of the park, and different ways of land management such as more vegetation and reduced grass cutting.

Financial Implications

2021/22 General Capital Contingency Budget £1,500k, Previously Released £0k, Capital Release Requested £83k) – Appendix A

The first phase of the flood mitigation scheme is estimated to cost £83k and is not included in the approved capital programme, with the flood risk having been identified in December 2020. The scheme is proposed to be a general capital contingency item in 2021/22 for which the budget is £1,500k per annum and is currently fully unallocated.

Phase one is for investigative surveys and design and also includes internal project management fees. External consultant approval will be via an Expenditure Approval Form (EAF).

Once phase one is complete, officers may seek a contribution from Thames Water towards the flood mitigation measures to be implemented in phase two, which would reduce the cost from Council resources. However, it is not yet certain whether they will agree to part funding and to what level at this stage, and it will depend on which elements of the remedial measures being investigated are determined to be their responsibility.

A cost estimate for phase two will be prepared once phase one surveys and design work is complete and subsequent capital release approval sought. As phase two is planned to be carried out later in 2021/22, this potentially will require to be a further call on the 2021/22 general contingency budget.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

Without the issue of flooding being properly addressed, residents will continue to experience flooding and park users will not be able to access and use park facilities such as the football pitches, which are used regularly by local clubs such as Bessingby FC.

Consultation carried out or required

None at this time.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance notes that there is no specific budget in the approved 2021/22 General Fund capital programme for these flood mitigation measures, and that the funds required for these phase one works can be allocated from the 2021/22 general capital contingency budget of £1,500k, with potentially further funding for phase two remedial measures.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to Section 19 of the Local Government (Miscellaneous Provisions) Act 1976. Thus, there are no legal impediments to the capital release being authorised, although any contract that is entered into must comply with the Council's Procurement and Contract Standing Orders.

Infrastructure / Asset Management

Asset Management will be conducting the works which have been commissioned by the Planning/Flood and Water Management team. The Green Spaces team were contacted but the works were out of scope for their team.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

APPENDIX A

Flood Risk Management Measures at Bessingby, Pine Gardens and Field End Parks, Ruislip

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Bessingby, Pine Gardens and Field End Parks, Ruislip	Flood Risk Management Measures	Phase one investigative surveys and design work	83			
Total seeking release			83			
Previously released			0			
General Contingency Budget			1,500			
Remaining budget			1,417			