



Democratic Services

Location: Phase II
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To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE

COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY, HIGHWAYS
& TRANSPORT

COUNCILLOR EDDIE LAVERY
CABINET MEMBER FOR RESIDENTS' SERVICES

c.c. All Members of the Residents' Services Select
Committee

c.c. Michael Naughton, Place Directorate

c.c. Perry Scott, Director of Place

Date: 28 June 2022

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (June 2022)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Flood Mitigation 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 Wednesday 6 July 2022** 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.

Anisha Teji
Democratic Services Officer

Title of Report: Flood Mitigation 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, Highways & Transport/
Cabinet Member for Residents' Services*

CAPITAL RELEASE REPORT (June 2022)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Flood Mitigation Measures at Bessingby, Pine Gardens and Field End Parks, Ruislip

RELEASE NO: 1

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco Councillor Eddie Lavery
Cabinet Portfolios	Finance Property, Highways & Transport Residents' Services
Officer Contact	Michael Naughton, Place
Papers with report	Appendix A with capital release requests for approval Site Plan

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds for flood mitigation measures.
Putting our Residents First	This report supports the Council objective of strong financial management.
Financial Cost	This report seeks the release of £101k for the Flood mitigation measures at Bessingby, Pine Gardens and Field End Parks, Ruislip. The works will commence upon release of the funds and are due for completion by October 2022.
Relevant Select Committee	Residents' Services
Ward(s) affected	Eastcote

RECOMMENDATIONS

That the Cabinet Member for Finance, Cabinet Member for Property, Highways & Transport and Cabinet Member for Residents' Services agree to the capital release request of

£101k from the 2022/23 Flood Alleviation – Bessingby Park budget for the funding of flood mitigation works at Bessingby, Pine Gardens and Field End Parks, Ruislip (Appendix A).

Reasons for recommendation

Flooding within the area of these three parks has become too common and without intervention residents will continue to experience flooding in their homes and park users will not have regular access to the parks. 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 as shown in the Site Plan. 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 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

This phase is now complete and was for the Design, Survey and Investigation Works and allowed Thames Water to repair the blocked rainwater drains. They also part funded for the flood mitigation scheme.

Phase 2 Proposal

This is for the Civil Engineering implementation including installing additional holding ponds, drainage and earthworks that provides some ecological benefits.

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, including an orchard.

A breakdown of the costs is provided in table 1 below: -

Table 1: Cost Plan for Bessingby, Pine Gardens and Field End Parks

Item	Cost Estimate (£)
Construction Cost	53,684
External Fees	17,050
Internal Capital Programme Fees	5,368
Surveys and Investigations	5,000
Asbestos/Contamination Allowance	15,000
Project Contingency (10%)	5,368
Total	£101,470

Risks and Issues

Proper flood risk assessment and design is required to ensure the flooding cannot recur.

The implementation of the flood mitigation works will have implications for the long-term maintenance of the park, and diverse ways of land management such as more vegetation and reduced grass cutting.

Underground structure remaining from World War Two means some ground contamination is highly likely and will be exposed once excavation commences, requiring specialist removal. This is due to the parks being close proximity to the RAF sites used during World War Two in Ruislip. The fees for the removal of any potential contamination is included within the £15k allowance being requested.

Financial Implications

Flood Alleviation Bessingby Park Budget £283k, Previously Released £83k, Capital Release Requested £101k – Appendix A

The 2022/23 capital programme approved by Cabinet and Council in February 2022, included a budget of £200k for flood alleviation measures at Bessingby Park, financed by Council resources. In addition, in 2021-22 £83k had been approved from the general capital contingency budget for phase one of the scheme.

The report requests the capital release of £101k from the above budget to enable the progress of phase two flood mitigation works at Bessingby, Pine Gardens and Field End Parks. Phase one of the works was released in August 2021 for £83k and consisted of design works, site surveys and investigations and this has now completed.

The cost plan for the project is based on quoted costs for the main works which were tendered for as part of the Elephant Park Flood scheme and includes external fees, asbestos removal, surveys and investigation fees, internal capital programme team fees and contingency both at 10% of the quoted main works costs.

A phase three part to this project is planned to take place when phase two works have completed in Autumn 2022, the costs for phase three have not yet been obtained. These works would require to be funded from the remaining £99k 2022/23 Flood Alleviation – Bessingby Park budget, subject to the capital release process.

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 concurs with the financial implications above, noting that the proposed works will be funded from the 2022-23 Flood Alleviation – Bessingby Park budget within the General Fund approved capital programme. The project is financed by Council resources.

Procurement

The Award of a contractor for these works at Bessingby Park is an extension of the Award to the successful bidder (Ground Control Ltd) for the Elephant Park and Court Park project as previously tendered. This approach was clearly advertised and formed part of the aforementioned tender.

Legal

Legal Services confirm that the Council is responsible for carrying out this function pursuant to Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 and that this procurement exercise has complied with the Council's Procurement Standing Orders. There are no legal impediments to the Council awarding this contract to Ground Control Ltd and to authorising the necessary capital release.

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

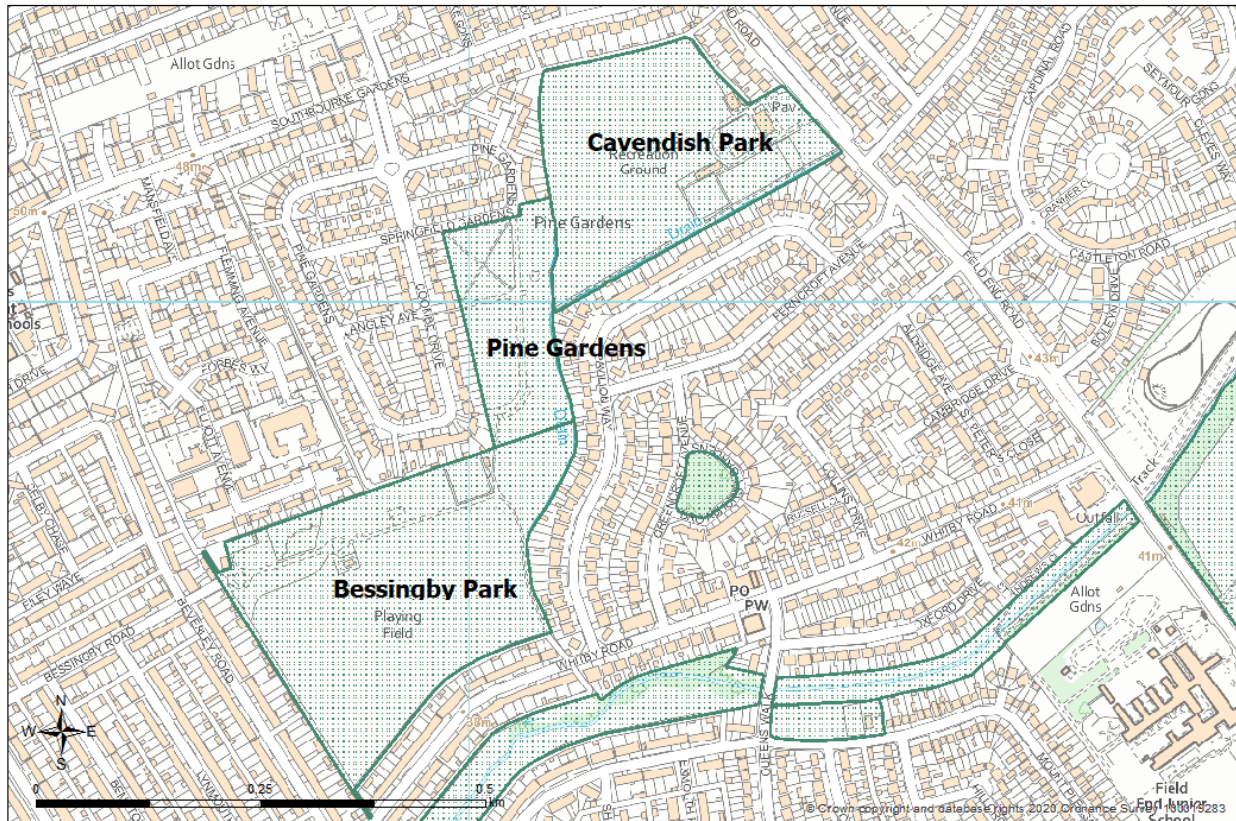
APPENDIX A

Flood Mitigation Works at Bessingby, Pine Gardens & Field End Parks (CR 1 2022-23)

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Ruislip	Flood Mitigation Works	Bessingby, Pine Gardens & Field End Parks	101			
Total seeking release			101			
Previously released			83			
Budget			283			
Remaining budget			99			

Site Plan

Property Browser



Map Notes

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