

## CABINET

19<sup>th</sup> May 2020

### RENEWAL OF SAFETY AND SECURITY EQUIPMENT AT OAKHAM ENTERPRISE PARK

#### Report of the Strategic Director Places

Strategic Aim:	All	
Key Decision: No	Forward Plan Reference: FP170420	
If not on Forward Plan:	Chief Executive Approved Scrutiny Chair Approved	n/a n/a
Reason for Urgency:	N/A	
Exempt Information	No	
Cabinet Member(s) Responsible:	Cllr G Brown (Deputy Leader and Portfolio Holder for Planning, Environment, Property and Finance)	
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Ward Councillors	Cllr J Fox (Exton Ward)	

#### DECISION RECOMMENDATIONS

That Cabinet:

1. Approves the allocation of capital receipts of £81,000 to pay for the provision of replacement CCTV and security lighting equipment at Oakham Enterprise Park.

## **1 PURPOSE OF THE REPORT**

- 1.1 The Council as commercial landlord of Oakham Enterprise Park is obliged to keep its premises in good or substantial repair and condition as stipulated by a combination of responsibilities laid down in legislation and local lease agreements.
- 1.2 In accordance with those obligations, this report presents a controlled proposal to upgrade the security and safety of the common landlord areas at this site for which approval for capital funding is required.

## **2 BACKGROUND AND MAIN CONSIDERATIONS**

- 2.1 When originally established Oakham Enterprise Park benefitted from a legacy of established CCTV cameras and associated recording equipment, together with an external lighting scheme. This equipment now requires replacement and upgrade having reached the end of its operational and economic life. It is no longer possible to obtain replacement filament bulbs due to legislative rulings on energy management and sustainability.
- 2.2 In accordance with those obligations, this report presents a controlled proposal to upgrade the security and safety of the common landlord areas at this site for which approval for capital funding is required.
- 2.3 Upgrading lighting and security will ensure the site provides a safe and secure environment for occupiers and visitors. The Council as commercial landlord is obliged to keep its premises in good or substantial repair and condition as laid down in legislation and local lease agreements

## **3 SOLUTION**

- 3.1 **CCTV** - A site inspection undertaken in conjunction with the Council's Community Safety Manager identified a minimum scope of works to facilitate basic perimeter and access management of traffic and pedestrian activity on site. This, in combination with the installation by others of ANPR equipment scheduled to be located nearby, would enable any unauthorised activity to be tracked and addressed in partnership with the local police provision. Budgetary estimates for this work have been market tested and are expected to be achieved in the region of **£30,000** for cameras and associated recording equipment.
- 3.2 **External Lighting** - A detailed survey of lighting on the site has been undertaken. Budgetary estimates for this work have been market tested and is expected to be achieved in the region of **£51,000** for replacement light fittings and PIR units. This proposal provides a sustainable, future proofed and estate wide solution based on lifecycle cost management that will address existing issues including replacing failed or damaged units, improving lighting of underlit areas and vehicular & pedestrian circulation/ egress/ingress locations.
- 3.3 The costs incurred through implementation of these proposals will not be lost with an ability for cameras and lighting units to be repositioned or reutilised in the future as required.

- 3.4 Cabinet is asked to approve the allocation of capital funds to pay for the provision of replacement CCTV at Oakham Enterprise Park at a market tested cost of **c£30,000** and security lighting equipment at a market tested cost of **c£51,000**, with a total value of **c£81,000.00**.

#### **4 CONSULTATION**

- 4.1 Ongoing tenant consultation has identified increasing dissatisfaction with the general security and lighting standards on site with requests for improvement being made.

#### **5 ALTERNATIVE OPTIONS**

- 5.1 Consideration of a phased lighting implementation solution has been considered to smooth budgetary requirements however this would incur additional labour charges not accounted for. Negotiation with the partner manufacturer has resulted in an agreed fixed rate call of price per unit.

#### **6 FINANCIAL IMPLICATIONS**

- 6.1 The Council has uncommitted Capital Receipts of c£1.2m which is the preferred method of funding. The Council has looked into funding alternatives but Capital Receipts is deemed to be the most suitable. The other funding options considered and the reason for not using are

- Section 106 – the Council is not holding sufficient suitable section 106 funding to complete the works.
- Revenue Funding – Not considered due to the position on the Councils MTFP.
- Prudential Borrowing – This method is feasible, however would incur add a revenue pressure of c£4k per annum to cover the cost of borrowing and lost investment income.
- Oakham North Agreement – Could be used but has more flexibility than Capital Receipts

#### **7 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 7.1 There are various legislative requirements that the Council is required to comply with in ensuring that premises are in a safe condition for the purpose to which they are put.
- 7.2 Procurement of the services is below the EU Thresholds. The Council's contract Standing Orders impose requirements in relation procurement.

#### **8 DATA PROTECTION IMPLICATIONS**

- 8.1 A Data Protection Impact Assessments (DPIA) has been completed. No adverse or other significant risks/issues were found. A copy of the DPIA can be obtained from (report contact person's details)

#### **9 EQUALITY IMPACT ASSESSMENT**

- 9.1 An Equality Impact questionnaire has been completed. No adverse or other significant risks / issues were found. As such, a full Equality Impact Assessment (EqIA) has not been completed.

## **10 COMMUNITY SAFETY IMPLICATIONS**

- 10.1 Maintenance of these assets in accordance with statutory and regulatory controls will prevent users of the amenities being at risk of harm. Typical risks would include, slips, trips or falls, impact with motor vehicles, threat of personal attack and / or harm resulting from theft or vandalism of assets or personal effects.

## **11 HEALTH AND WELLBEING IMPLICATIONS**

- 11.1 Provision of a well maintained and cared for environment will ensure workers and visitors to the site are able to carry out their daily activities safely whilst contributing to the sustainability of the asset and future carbon footprint.

## **12 ORGANISATIONAL IMPLICATIONS**

### **12.1 Environmental implications**

- 12.2 The replacement of the existing defective light fittings for modern LED units will ensure an overall reduction in the lifecycle costs associated with lighting the site but also reduce local light pollution to the immediate neighbourhood as required by the original planning permission approval.

### **12.3 Procurement Implications**

- 12.4 The proposed works incorporate two distinct packages of work namely:

- Installation of CCTV solution
- Replacement of deficient or failed lighting units

- 12.5 These will be procured separately in accordance with the Council's current financial standing orders and procurement policy supporting local SME's where possible.

## **13 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 13.1 The Council is required by a variety of statutory and regulatory duties, primarily

- Health and Safety at Work Act etc.1974 and
- Landlord and Tenant Act 1954

Ensuring business premises are 'well maintained, safe and healthy places for people to visit and work, so far as reasonably practicable'.

- 13.2 The use of Oakham Enterprise Park as a site for local employment and training now requires additional investment to ensure security and lighting provision is maintained to a satisfactory standard as defined by regulatory duty and local lease agreements.

- 13.3 An inability to maintain this asset in accordance with the above may result in reduced future lettings and an increased risk profile as tenants perceive adverse impact on their business and employees.
- 13.4 Proposed equipment that has been specified to remediate the security and lighting deficiencies at Oakham Enterprise Park offers sustainable and resilient solutions that are suitable and sufficient for reuse should an estate wide redevelopment be proposed in the future.

#### **14 BACKGROUND PAPERS**

- 14.1 No background papers

#### **15 APPENDICES**

- 15.1 No appendices

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