

WINCHESTER TOWN FORUM – 10 JUNE 2009

CABINET – 17 JUNE 2009

PRINCIPAL SCRUTINY COMMITTEE – 22 JUNE 2009

MAINTENANCE WORKS TO WINCHESTER CITY COUNCIL OWNED BRIDGES

REPORT OF CORPORATE DIRECTOR (OPERATIONS)

Contact Officer: Clive Broomfield, Head of Contracts and Property Services

Tel No 01962 848149, e-mail: cbroomfield@winchester.gov.uk

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

Winchester City Council own, and are responsible for a number of road and foot bridges within the District. The Consultant Engineers Upton McGougan have carried out a principal condition survey of 24 of these bridges. The surveys have highlighted a range of works required to maintain the bridges in a safe and intact condition. Works range from Urgent and High priority works to recommendations for routine maintenance and a regime of inspection.

The objective of this Report is to obtain authority to spend up to £100,000 in 2009/10 for high priority, urgent and first year works as defined within the survey.

This expenditure was allocated in the Capital Programme for 2009/10, to be funded from the Property Repairs and Renewals earmarked reserve. Now that the detail is available the expenditure will be classified as Revenue expenditure under accounting rules. Therefore a budget virement is required from the capital

programme to the Revenue budget for this expenditure.

Also, some of the expenditure relates to the Town Area and falls within the s.35 allocations, requiring £60,000 of expenditure to be charged to the Town Account in 2009/10. The Town Forum will therefore be asked to comment on this proposal, prior to any decision made by Cabinet on 17 June 2009. The charge to the Town Account will have the effect of reducing the amount to be released from the earmarked Property Reserve by the same amount.

As the matter requires a virement of more than £50,000, under the Council's constitution, it can not be implemented until Principal Scrutiny has had an opportunity to call-in the matter for review. For that reason, the Report is to be considered by Principal Scrutiny Committee at its meeting on 22 June 2009.

#### RECOMMENDATIONS:

##### That the Winchester Town Forum:

1. Recommends to Cabinet that £60,000 be charged to the 2009/10 Town Account, under Section 35 Local Government Finance Act 1992 (special expenses), for the repairs to WCC owned bridges in the Winchester Town Area.

##### That Cabinet:

2. Approve the virement of £100,000 from the capital programme to the revenue budget for 2009/10, of which £60,000 will be charged to the Town Account under s.35 Local Government Finance Act 1992 (special expenses) and the remainder will be funded by a release from the Property Repairs and Renewals Reserve, subject to the decision not being called-in by Principal Scrutiny Committee.

##### That Principal Scrutiny Committee:

Considers whether to call-in the above matter in for review.

WINCHESTER TOWN FORUM – 10 JUNE 2009CABINET – 17 JUNE 2009PRINCIPAL SCRUTINY COMMITTEE – 22 JUNE 2009MAINTENANCE WORKS TO WINCHESTER CITY COUNCIL OWNED BRIDGESREPORT OF CORPORATE DIRECTOR (OPERATIONS)DETAIL:1 Introduction

- 1.1 Winchester City Council own, and are responsible for a number of road and foot bridges within the District. The Consultant Engineers Upton McGougan have carried out a principal condition survey of 24 of these bridges as part of the Corporate Property Condition Survey in 2008. The surveys have highlighted a range of works required to maintain the bridges in a safe and intact condition. Works range from Urgent and High priority works to recommendations for routine maintenance and a regime of inspection.
- 1.2 This expenditure was allocated in the Capital Programme for 2009/10, to be funded from the Property Repairs and Renewals earmarked reserve. Now that the detail is available the expenditure will be classified as Revenue expenditure under accounting rules. Therefore a budget virement is required from the capital programme to the Revenue budget for this expenditure.
- 1.3 Also, some of the expenditure relates to the Town Area and falls within the s.35 allocations, requiring £60,000 of expenditure to be charged to the Town Account in 2009/10. This will have the effect of reducing the amount to be released from the earmarked Property Reserve by the same amount.
- 1.4 A schedule of the 24 bridges owned by the Council is shown in Appendix A of this report, showing locations and total estimated expenditure identified by the survey, and proposed funding source.

2 Proposed Works

- 2.1 Upton McGougan have banded and costed the highest priority works into two categories, and for practical reasons are considered together for project planning purposes:

Urgent Works Estimate	£22,500
-----------------------	---------

First Year Works Estimate	£77,500
---------------------------	---------

- 2.2 **Urgent :** Three of the bridges have had works of an urgent nature highlighted. These bridges are deemed 'weak' with the possibility of collapse

if vehicular access is not restricted, and structural strengthening not carried out. Restriction of vehicular access has already been implemented, where recommended, until further investigations and structural strengthening has been carried out.

- 2.3 This estimate includes to carry out works to two bridges within the North Walls Recreation Park, Duttons Road Bridge (1) and Duttons Road Bridge (2). A provisional sum of £10,000 for each bridge has been allowed for repairs to the masonry and flint restraint walls and strengthening of the steel structural beams, however this will depend on the outcome of further detailed site and structural investigations.
- 2.4 A further estimated cost of £2500 has been allowed to carry out structural strengthening of the steelwork to the Bridge from Nuns Road to the North Walls Recreation ground as this has been highlighted as being in a moderate to poor condition.
- 2.5 **First Year Work** : The remainder requiring works to be carried out within the first year for an estimated cost of £66,000
- 2.6 There are a further 21 bridges requiring works within this category, including structural strengthening, alterations to handrails, concrete repairs, masonry repairs and access control, as well as the removal of adjacent trees and vegetation that is currently causing damage to the structures.
- 2.7 An £11,500 contingency sum has been allowed for Consultant Engineer Design fees within the £100,000. Actual costs will be charged to the appropriate account when known, following detailed structural investigation works.
- 2.8 The type and complexity of works, especially any Environment Agency requirements, access and Health and Safety needs will ultimately be determined by detailed risk assessments when contractors are assessing and pricing the works to submit their competitive tenders. It is proposed therefore that if the total cost of works exceeds the budget provision, then works up to the budget will be commissioned in condition priority order on a site by site basis. A further report will be made to Cabinet about any requirement for future funding in due course if necessary.
- 2.9 Works will be procured in compliance with standing orders.

### 3 **Future Works and Associated Costs:**

- 3.1 Further to the completion of Urgent and First Year Works a maintenance and regime of inspections is recommended to keep the bridges in a safe and well maintained condition. The extent of these activities will be identified and confirmed following the completion of the urgent and first year works, and will be reported on at a later date.

#### OTHER CONSIDERATIONS:

#### 4 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

- 4.1 Relevant to the Corporate Business Plan objective of undertaking a programme of repairs to the Council's non-Housing properties under the Asset Management Plan.

#### 5 RESOURCE IMPLICATIONS:

- 5.1 As detailed in the report.

#### 6 RISK MANAGEMENT ISSUES

- 6.1 The proposals are necessary to maintain the structures in a safe and useable condition.
- 6.2 The risks of not carrying out the remedial works
- a) Higher and more frequent repairs required to the structures.
  - b) Increasing H&S risk to public due to inadequate design and maintenance of the structures.
- 6.3 Risk of collapse or major damage requiring urgent and incrementally increased replacement costs.

#### BACKGROUND DOCUMENTS:

Working files within the offices of the Authority of the Operations Directorate.

#### APPENDICES:

Appendix A Estimate of Costs for the proposed works to Winchester City Council owned Bridges.

**APPENDIX A**  
**Winchester City Council Owned Bridges**  
**Estimates of Costs**

No	Address		Funding Source
1	* Chesil Street to St Giles Hill,	St Giles Hill, Winchester	District Expense
2	The Weirs, Sluice Crossing	Weirs Garden, Winchester	District Expense
3	The Weirs, Wolvesley Lodge	Weirs Garden, Winchester	District Expense
4	Eastgate/ Water Lane	Water Lane, Winchester	District Expense
5	Mayors House, Abbey Gardens	Abbey Garden, Winchester	District Expense
6	Adjacent Gents WC. Abbey Gardens	Abbey Garden, Winchester	District Expense
7	Adjacent Ladies WC. Abbey Gardens	Abbey Garden, Winchester	District Expense
8	Abbey Mill, Abbey Gardens	Abbey Garden, Winchester	District Expense
9	Rear of Ladies WC. Abbey Gardens	Abbey Garden, Winchester	District Expense
10	Cripstead Lane, St Cross	St Cross, Winchester	District Expense
11	Culvert 762/B Hillier Way, (Adopted)	Abbots Barton, Winchester	District Expense
12	* Footbridge 120/1 King Alfred Terrace	Hyde Gate, Winchester	District Expense
13	* Footbridge 120 /2 King Alfred Terrace	Hyde Gate, Winchester	District Expense
14	* North Pond, Bishops Waltham	Bishops Waltham	District Expense
15	Greenacre Drive, Otterbourne	Otterbourne	District Expense
			Estimate of District Expense
			<b>£40,000</b>

No	Address		Funding Source
16	* Duttons Bridge 1, North Walls Rec	North Walls Rec, Winchester	Town Account
17	* Banana Bridge, North Walls Rec	North Walls Rec, Winchester	Town Account
18	Car Park to Tennis Court, North Walls Rec	North Walls Rec, Winchester	Town Account
19	Monks Road, North Walls Rec	North Walls Rec, Winchester	Town Account
20	* Nuns Road, North Walls Rec	North Walls Rec, Winchester	Town Account
21	* Upstream of Banana Bridge, North Walls Rec	North Walls Rec, Winchester	Town Account
22	* Duttons Bridge 2, North Walls Rec	North Walls Rec, Winchester	Town Account
23	Durngate Car Park, North Walls	North Walls Rec, Winchester	Town Account
24	Car Park, North Walls Rec	North Walls Rec, Winchester	Town Account
			Estimate for Town Account Expense
			<b>£60,000</b>

\* Provisional estimates only. Site investigations are required to ultimately determine the scope and extent of works