



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

## FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

EXECUTIVE

21 DECEMBER 2016

WARDS AFFECTED: HINCKLEY DE MONTFORT WARD

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### **BURBAGE COMMON VISITORS' CENTRE FOUL DRAINAGE**

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#### **Report of Chief Officer (Corporate Governance & Housing Repairs)**

##### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to support a supplementary bid to allow for the removal of the old septic tank at Burbage Common Visitors' Centre and allow for the installation of a suitably sized new system to be installed.

##### 2. RECOMMENDATION

- 2.1 The Executive approves a £50,000 virement from the Leisure Centre Demolition budget to fund the scheme.

##### 3. BACKGROUND TO THE REPORT

- 3.1 Burbage Common Visitors' Centre was constructed in the 1980s and provided an information centre alongside a break area which also provided vended drinks. There was also a public toilet block adjacent to the centre some metres away. Within the visitors centre itself there were two toilets male and female connected to a septic tank. The installed system had been designed to accommodate a 3750 ltr capacity and linked to land drains to comply with Schedule 1 Part H2 of the Building Regulations 2010.
- 3.2 The site where the Visitors Centre is constructed is part of Common Land, historic maps indicate the land as being marshy with a high water table which is subject to standing water for significant periods of the year.
- 3.3 The centre is immediately surrounded by large areas of macadam parking and paved areas. Surface water from these areas is collected in road gullies which discharge via subterranean drains leading to a drainage ditch. This then runs parallel with Burbage Common Rd between a head wall through which a 110mm plastic flexible drainage outlets are visible, and the vehicle bridge crossing from the road to the car parks. Coincident with this, the ditch conjoins with a stream which forms a boundary feature.

- 3.4 In more recent years the Visitors' Centre has provided accommodation for the Acorn Café with their lease due for renewal in July 2017. Problems were also encountered with anti-social behaviour in the nearby public toilet facilities and as a result these were closed. The terms of the lease for Acorns Café allow users of the Common to use the Visitors' Centre's facilities whether or not they are patronising the café. As such the use of the facility now exceeds the design criteria for the installed foul drainage system.
- 3.5 Acorns Café have reported the "backing up of drains" which highlighted the inadequate and failing design of the current system. During a detailed investigation of the failings a temporary solution of pumping out the septic tank has been adopted costing £150 per tanker visit however this is not a long term solution as failure to time these visits according to demand could lead to land contamination and public health issues.
- 3.6 It is therefore recommended that the installation of a suitable Treatment Plant is undertaken for the Burbage Common Visitors' Centre. This recommendation is deemed to represent the most favourable solution to avoid any possible contamination as advice from Environmental Health following contact with Severn Trent confirms that connection to a main sewer system is highly unlikely.
- 3.7 A budget cost for these works has been sought from a specialist contractor which suggests a project value of £50,000.00.

#### 4. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES

- 4.1 No exemptions apply

#### 5. FINANCIAL IMPLICATIONS (IB)

- 5.1 If approved the project can be funded from savings in the existing Leisure Centre demolition budget. This saving is expected to be in the region of £200,000.
- 5.2 In accordance with financial procedure rules, a £50,000 virement request from the Leisure Centre demolition budget will require Executive approval.

#### 6. LEGAL IMPLICATIONS (AR)

- 6.1 As identified within the body of this report the recommendation seeks to avoid any possible contamination issues arising, which the Council in its capacity as landowner would be responsible for in accordance with the Environmental Protection Act 1990.

#### 7. CORPORATE PLAN IMPLICATIONS

- 7.1 This report ensures we act in accordance with our Corporate responsibilities

#### 8. CONSULTATION

- 8.1 No consultation has taken place at the time of writing this report. The project may however require Planning permission prior to commencement of works which will then be subject to consultation.

9. RISK IMPLICATIONS

9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

9.3 The main risks to the Council are identified in the body of this report.

10. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

10.1 Failure to carry out the necessary may have a negative impact with regard to accesibility of Burbage Common and Woods with the loss of café facility and accosiated public toilets

11. CORPORATE IMPLICATIONS

11.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

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Background papers: None

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