

INGRAMS PAVILION – CONNECTION OF TEMPORARY SERVICES

Introduction

On 24 October 2022, the Council considered a report which discussed the construction of the permanent access into the newly constructed car park at the Ingrams sports pitches as well as the connection of permanent services to the building itself. At that meeting, the Council agreed to investigate the provision of temporary electricity and heating (ref. minute 22/183(a)). The permanent connection of both provisions are not imminent, with no reliable timescales for permanent connections available.

Services

On 15 May 2023, the consortium of developers, the East Devon New Community Partners, offered the following proposal to the Town Council as a temporary solution:

- a) £10,000 total payment from the consortium to the Council procuring a temporary generator and foul effluent tank
- b) Provision of a temporary heat generator from E.ON
- c) Consortium ensure that the current Ingrams access is made available for weekends

The monetary contribution from the consortium could only be provided for provision of services to the pavilion as mentioned in item (a).

Taking each of the above points in turn, the following information requires consideration:

a) Generator and Foul Effluent Tank

Quotes for **generators** range from £180 to £259 per week plus fuel.

Six months hire at £180 per week excluding fuel would therefore cost **£4,680**. Fuel use will entirely depend on usage but for budgeting purposes, the Council's project manager suggested an indicative fuel cost of i.r.o. **£3,000**.

The Council's asset delivery working group has considered two options for the provision of a **foul effluent tank** for shower and non-shower use. A 1,600-gallon tank would be able to cope with both with weekly emptying. The levels in the tank can be monitored and then tank empties can be either increased to more than once a week or decreased to biweekly or similar depending on usage.

1 x 1,600-gallon tank supply
£33 per week hire rate
Tank delivery & collection: £369.60
Emptying of tank (weekly): £270 per visit

It is estimated that the groundworks to enable installation would be i.r.o. £1,000.

Six months hire and weekly emptying of a foul effluent tank would therefore cost **£9,247.60**.

The consortium's offer of £10,000 to procure a temporary generator and foul effluent tank will not cover the combined cost of those two elements.

b) Temporary Heat Generator

E.ON confirmed that they are able to provide an oil-fuelled heat generator free of charge to the Council with a lead time of three months following the signing of two cell developer agreements; one residential agreement governing the supply of district heating to the Persimmon parcel to the immediate west of the Ingrams sports pitches and one for the Pavilion itself. Both agreements have been "in progress" for a year or more and no timescales for their completions are available – and then the lead time for the provision will still be three months. Because the heat generator cannot be provided any time soon, this option needs to be discarded.

Purely for the Council's information, some groundworks would have been necessary to construct the hardstanding for the heat generator, estimated at **£1,000** and the 4,000-litre tank would cost approximately **£7,000** to fill. Obviously, the demand and duration required would have determined the frequency of the fuel deliveries needed.

Another option for the heating of water might be to use the immersion heater which is/will be located in the wet plant room and has a capacity of 750 litres. This capacity means that showers would probably not be usable in the interim, based on the assumption that one ten-minute shower would consume a of 60 litres of water at an assumed flow rate of 6 litres per minute. This is a minimum assumption by Healthmatic; South West Water assume a flow rate of 12 litres per minute. 23 showers would need to be assumed following a football match (11 players in each team plus the referee), resulting in a hot water volume of 1,380 litres.

c) Access

The Council's asset delivery working group's principal concern is safe access. The Council's preferred option would be for the consortium to construct and open the permanent access into the newly constructed car park during the first phase of the Section 278 works before the current access is closed. However, the consortium have confirmed that this is not an option for them, advising that:

[The] Sequence of works has been considered and a lot of the works will be undertaken together as opposed to the accesses being constructed in isolation. [...]

[The consortium confirmed] that the works will now commence on 24th July 2023.

If full access could be provided, the Council would be able to generate revenue income which was not restricted to weekends only and the site could be used in accordance with the assumptions in the Council's business plan. This would help to offset the additional cost the Council would occur to provide temporary

services. In the absence of full access, the taxpayer would foot an open-ended and significant bill funding the provision of temporary services which cannot be met by generating revenue from the facilities.

Although the consortium asserted that they “are confident that temporary access arrangements can be safely made for weekend use”, there is no guarantee and there may be times during the construction works of the new junction when no access is possible.

However, one Cranbrook sports club has confirmed that it will cease operating if the Ingrams pitches remain unavailable and the Council will need to decide whether to pay for temporary services from its precept.

Additional Costs

It is estimated that a temporary water pipe installation will cost i.r.o. **£1,000**.

The total figure includes:

- fuel cost assumptions
- the assumption that permanent services will be connected within six months for which there is no guarantee. The costs could spiral as the length of time is unknown.

Recommendation

To thank the East Devon New Community Partners for their offer and to decline it for the following reasons:

- a) The consortium’s offer of £10,000 to procure a temporary generator and foul effluent tank will not cover the total cost of the procurement of those two elements.
- b) E.ON will not be able to provide a temporary heat generator to the Council until two cell developer agreements have been signed and following this, the lead time for the generator is three months. The Council was hoping to re-open the site soon. The immersion heater in the building which could be used to heat water has a capacity of 750 litres, resulting in no showers being available until the permanent services can be connected.
- c) Access being possible at weekends only results in the Council not being able to generate the revenue income required to fund the provision of temporary services.