

Date: 17 October 2019

**Carrington Recreation Ground - Storage Area**

**Executive Summary**

To consider the future arrangements for the storage compound at Carrington Recreation Ground and agree the way forward.

**Recommendation to Amenities, Finance & Administration Committee (28 October 19)**

**That Members consider and agree the style of future storage provision for Carrington Recreation Ground; and request a report with three quotations and detailed costings to be presented at the next meeting.**

**1. Purpose of Report**

- 1.1 Members are asked to consider and agree the style of future storage provision at Carrington Recreation Ground.

**2. Background**

- 2.1 Ash Parish Council has used an area of Carrington Recreation Ground as a storage compound for a number of years. The photographs in Annex A illustrate the current site.
- 2.2 The fenced site contains a green shipping container, a black shipping container, three portacabins and a small breeze block hut containing the electricity distribution board that provides lighting. The items being stored include our Christmas lights, orange plastic barriers that we use for Fantasia, 40 orange plastic chairs, our bowser and various other spare bins and git bins etc.
- 2.3 At the 9 September 2019 Council meeting, Members agreed that the black shipping container and two of the portacabins have reached the end of their useful life and will be removed (Minute 61).
- 2.4 Two possible options for future storage provision are suggested for consideration, either one larger 40 foot container or a purpose built steel building. The costs for each option are set out below.

**3. Quotations**

- 3.1 Quotes for replacement shipping containers are set out in Annex B, Table 1. There is a wide range of prices and all are with side access doors. The size of the containers quoted are 40 foot x 8 foot x 9 foot high = 320 ft sq, (or 12.2m x 2.4m x 2.75m high = 29.28m sq). The design of the bi-fold doors over a single central door is more costly but preferred for accessibility reasons. The advantages of the containers are that they are generally very secure and may therefore deter unwanted attention. However, they look unattractive
- 3.2 Quotes for new steel framed buildings are also set out in Annex B, Table 2 and offer an alternative but more costly option. Examples are illustrated in Annex C. These show a garage style with two roller doors (2.4m high) and a personnel door. Again

there are a wide range of prices but most sizes are 50 foot x 25 foot x 10 foot high (or 15m x 8m x 3m high = 120 m sq). The advantages of the steel framed buildings are that they are purpose built and look more attractive, however they may therefore attract unwanted attention.

- 3.3 Prices for any works to alter the electricity supplies are not included. An indicative quote for a new 2.4 metre high steel palisade security fence and gates, to surround the compound is £5,893.29 (+ £1,178.66 VAT) = £7,071.95. CCTV cameras are not being recommended at the moment.

#### **4. Planning Permission**

- 4.1 Guildford Borough Council Officer's have indicated that the removal of the old shipping containers may not require planning permission but replacement containers or a garage most likely would.

#### **5. Options**

- 5.1 Members are asked to:

- a) Agree their preferred storage solution for Carrington Recreation Ground; or
- b) Agree an alternative course of action.

#### **6. Financial Implications**

- 6.1 Ash Parish Council has budgeted to spend £15,000 on this project in this financial year. In 2017/18 the Council put forward a concurrent function grant application for £6,000 towards a total scheme of £15,000 for new storage equipment at Carrington which was approved by Guildford Borough Council. If the £6,000 grant is not spent/claimed by 31 March 2020, it will be lost.

#### **7. Implications on Crime and Disorder**

- 7.1 The Crime and Disorder Act 1998 (Section 17) requires a parish council to consider the crime and disorder implications of any decision. There are no direct implications arising from this report although our recreation grounds are subject to anti-social behaviour and vandalism from time to time. A closed-circuit TV camera is in position at Carrington Recreation Ground Play Area and it may be necessary to request a further camera to cover the storage compound in future. New secure fencing for the storage compound is also recommended.

#### **8. Implications on Biodiversity**

- 8.1 The Natural Environment and Communications Act 2006 (Section 40) requires parish councils to consider the impact any decisions will have on biodiversity. There are no direct biodiversity implications arising from this report.

#### **9. Background Papers**

- 9.1 Council Minute 49 – 12 September 2016 - Concurrent Function Grant Aid 2017/2018.

#### **10. Appendices**

- Annex A Photographs of Existing Carrington Storage Area
- Annex B Table of Quotations
- Annex C Example Steel Framed Buildings

Annex A - Photographs of Carrington Storage Area



**Annex B - Table of Quotations****Table 1 – Forty Foot Ex-Shipping Container With Side Access**

Company	Net	VAT	Total
Adaptainer Ltd. (Single Central Door)	£3,290	£658	<b>£3,948</b>
Storage on Site (Single Central Door)	£6,245	£1,249	<b>£7,494</b>
Cleveland Containers (Bi-Fold Doors)	£7,829	£1,566	<b>£9,395</b>
S Jones Containers (Bi-Fold Doors)	£10,315	£2,031	<b>£12,346</b>

**Table 2 - New Steel Framed Buildings – Indicative Costings**

Company	Net	VAT	Total
Spanlite UK Ltd	£10,420 Delivered. £7,004 To Construct. £1,000 Groundworks. = £18,424	3,685	<b>£22,109</b>
Cyclone Steel Buildings	£12,910 Delivered. £3,180 to Construct. £3,000 Groundworks ** = £19,090	3,818	<b>£22,908</b>
Ist Choice Leisure Buildings	£11,607 Delivered. £4,643 To Construct. ** £3,000 Groundworks ** = £19,250	3,850	<b>£23,100</b>
Abtech Steel Buildings	£12,080 Delivered £4,832 To Construct ** £3,000 Groundworks ** = £19,912	3,982	<b>£23,894</b>
Ax Tec Quote Supply and Erect	£10,865 Delivered. £4,342 To Construct. £7,000 Groundworks = £22,207	4,441.40	<b>£26,648</b>

**(\*\* Estimates)**



**Annex C - Examples of New Steel Framed Buildings**

**Abtech Steel Buildings**



**Ax-Tek**



**Ist Choice Leisure Buildings**

