



Knock Road Depot Upgrade, Ballymoney	24 January 2017
Council Meeting For decision	

Linkage to Corporate Plan	
Strategic Priority:	Protecting & Enhancing our Environments and Assets
Objective	Protect and enhance Council Facilities in support of staff providing front line services
Lead Officer	Head of Estates
Cost: (If applicable)	£368,000/£230,000/£220,000

1.0 Background

1.1 A report item was brought to committee, 3rd May 2016, detailing a preferred option for refurbishment/upgrade of Welfare Facilities and Office space at Knock Road Depot at cost of £368,000. This option would have provided a 270m² two storey building on existing 135m² office site incorporating enhanced office space and storage, refurbished kitchen and changing/showering provision, 1st Aid room, disabled facilities, meeting room and new mechanical and electrical services. Officers were asked to look at reducing the scope of works and cost.

1.2 A further report was brought to Council on 25th October outlining options offering minimum requirements which are listed below:

Option 1 – as above - £368,000 (£127/sqft) (Appendix 1)

Option 2 – as Option 1 but with reduced footprint (220m²) with less storage - £335,000 (£141/sqft) (Appendix 2)

Option 3 – refurbishment of existing without additional 1st floor but with ground floor extension (155m²) - replacing existing Portacabin office -£230,000 (£138/sqft) (Appendix 3)

Option 4 – as per Option 3 (155m²) but using modular building extension - £220,000 (£132/sqft) (Appendix 3)

1.3 Council approved the extended single storey Option 3. This decision was subsequently 'called in' on the following grounds:

- a) *Decision taken does not comply with Workplace Health & Safety legislation.* All options considered do comply with Workplace Health & Safety legislation.
- b) *Director and Head of Service did not give proper consideration to the legislation nor were Trades Unions properly consulted.* Legislation was given due consideration, as is the case with all facility improvements. Architects employed by Council are obliged to consider current and appropriate legislation in all design work. Further to the decision on 25th October 2016 further discussion has taken place with trade union representatives.
- c) *Staff not adequately consulted by Council.* The proposal to improve the office facilities was discussed with staff leading to the preferred 2 storey option being brought to Council in May 2016. The decision to approve a scaled down version was to be presented to staff but put on hold pending the 'call in'. However, trade union staff have been consulted on the scaled down option and have expressed reservations, primarily over adequacy of the proposal to meet current and future needs.
- d) *Building control regulations were not sufficiently considered.* Building control were consulted in the drawing up of these options.
- e) *The proposed build is not future proof not making provision for change in workforce ratio specifically relating to gender.* Consideration of gender has been taken into account in all options. In the interim period further preliminary design changes have been introduced to further improve gender issues.

At its meeting on 20th December 2016, Council noted the legal opinion tabled on the "call in" that the matter automatically be referred back to Council for reconsideration.

2.0 Options

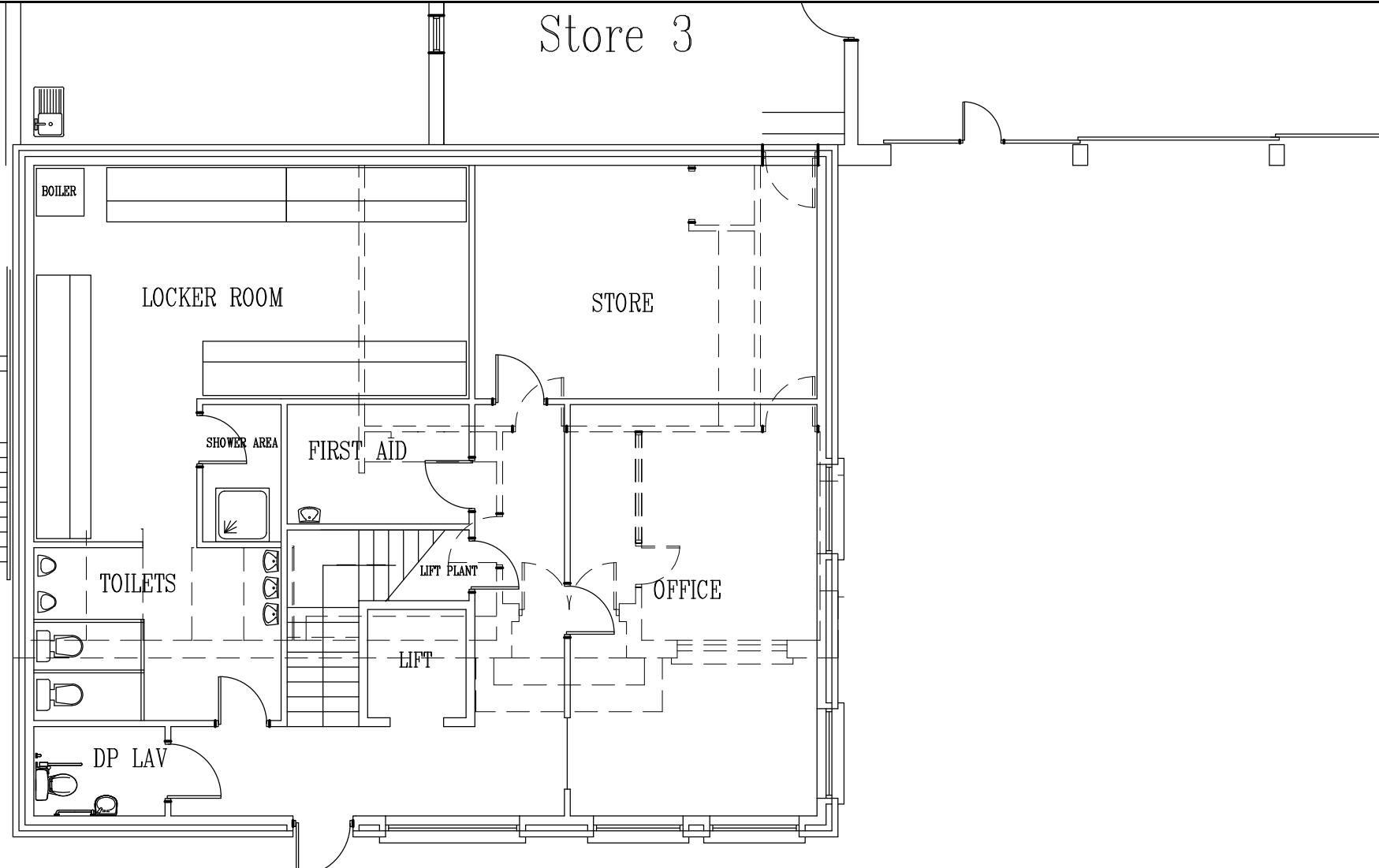
2.1 A comparison table for the four options is presented below. It should be noted that the approved single storey option does not have the same flexibility when compared with the original 2 storey proposal.

2.2 Attached at Appendix 1 – 3 are drawings of the options.

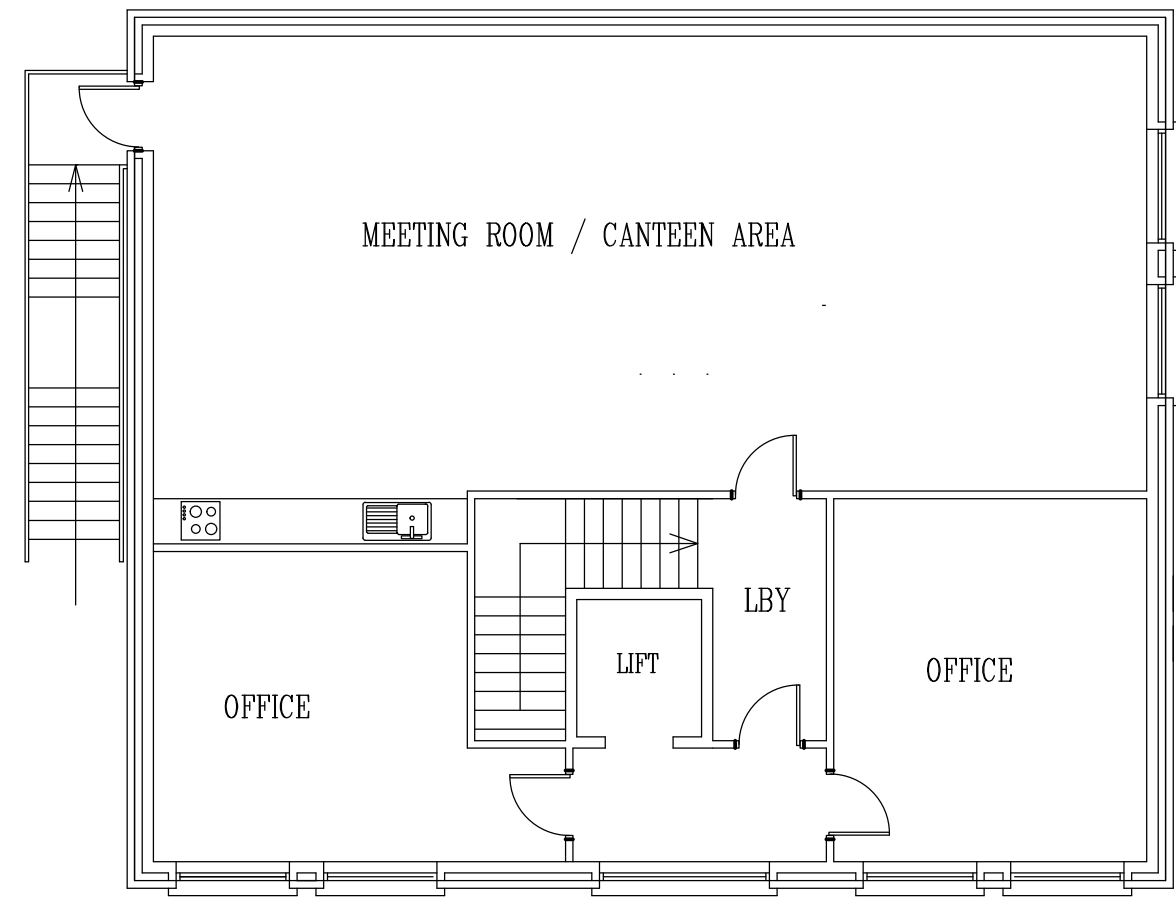
	Option 1 2 Storey - £368,000 (Appendix 1)	Option 2 Reduced 2 storey option £335,000 (Appendix 2)	Option 3 Single storey extension £230,000 (Appendix 3)	Option 4 Single storey extension (modular) £220,000 (Appendix 3)	Current Provision	Current Requirements
Meets H&S and Welfare legislation	Yes	Yes	Yes	Yes	No	Yes
Office Space	8 person	6 person	5/6 person	5/6 person	4 person	6 person
Canteen	Up to 40 person	Up to 25 person	Up to 15 person	Up to 15 person	Up to 15 person	Up to 25 person
Training Room						
Locker Room Male incl shower	50 person	30 person	35 person	35 person	40 person	40 person
Toilet Male	50+ person	Up to 50 person	Up to 50 person	Up to 50 person	Up to 50 person	Up to 50 person
Locker Room Female incl shower	Up to 5 person	Up to 3 person	Up to 3 person	Up to 3 person	1 person	1 person
Toilet Female	Up to 5 person	Up to 5 person	Up to 5 person	Up to 5 person	1 person	1 person
Disabled Toilet	Yes	Yes	Yes	Yes	No	Yes
1 st Aid Room	Yes	Yes	No	No	No	Preferable
Store	Yes	No	No	No	Yes	Yes

3.0 Recommendation

It is recommended that Council consider and approve one of the options presented.



PROPOSED GROUND FLOOR LAYOUT
Scale 1/100



PROPOSED FIRST FLOOR LAYOUT Scale 1/100

WARNING

The information provided on this drawing in respect of statutory or other external service information cannot be guaranteed to be accurate, is given for assistance and general guidance and that routes may deviate. R. Robinson & Sons therefore can take no responsibility for the information provided and does not warrant the accuracy of same.

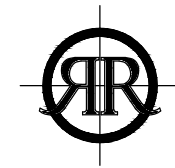
Rev.	Date	Description	Drn.	Clid.	App.

CLIENT: Ballymoney Borough Council

PROJECT: Proposed Works to Existing Offices at Knock Road, Ballymoney

TITLE: OPTION 1

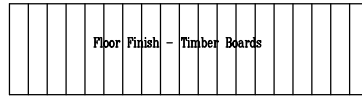
Scales	1/100	Drn by	MB	Project No.	R13/47	Rev
		Chk by	NR			
		App by	NR			



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Carpenters Store

Area 134.96sq.m.
C.H. - 6.0m
Floor Finish - Concrete

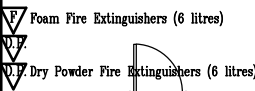
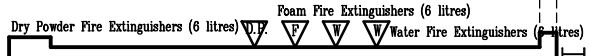


Vehicle Store

Area 149.63sq.m.
C.H. - 6.58m
Floor Finish - Concrete

Store 3

Area 20.18sq.m.
C.H. - 2.53m
Floor Finish - Concrete



KITCHEN / CANTEEN AREA

LOCKER ROOM

TOILETS

DP LAV

RECEPTION

SHOWER

platform lift

OFFICE

STORE

LIFT

MEETING ROOM

GROUND FLOOR PLAN Scale 1/100

FIRST FLOOR PLAN Scale 1/100

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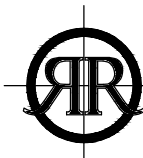
Rev.	Date	Description	Drn.	Clk.	App.

CLIENT: Ballymoney Borough Council

PROJECT: Proposed Works to Existing Offices at Knock Road, Ballymoney

TITLE: Option 2

Scales	1/100	Drn by	MB	Project No.	R13/47	Rev
		Chk by	NR	Drawing No.		Date
		App by	NR			July 2016



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D.P. Dry Powder Fire Extinguishers (6 litres)

MALE
LOCKER ROOM

KITCHEN / CANTEEN AREA

33 no lockers with seats

SHOWER

DP
LAV

TOILETS

RECEPTION

FEMALE
LOCKER ROOM

SHOWER

OFFICE

OFFICE

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Rev.	Date	Description	Drn.	Chk.	App.

CLIENT: Causeway Coast & Glens Borough Council

PROJECT: Proposed Welfare Facilities at Council Knock Road Depot

TITLE: Proposed Layout - Option 3 + 4

Scale	Drn. by	Project No.	Rev.
1/50	MB	R13/47	
	Chk. by RH		
	App. by RH	Drawing No. 06	Date Jan17



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