

**DORSET WASTE PARTNERSHIP INFRASTRUCTURE REVIEW
Strategic Outline Programme (SOP)**

Version No: 5

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Purpose of this document

SOPs have been devised to support the development and agreement of programmes in support of an agreed strategy/ strategies. The content of this SOP is scoped on the current functions and geography covered by the Dorset Waste Partnership. Following agreement to the SOP, the projects comprising the programme must be subject to individual business cases.

VERSION HISTORY

Version	Date Issued	Brief Summary of Change	Owner's Name
Draft	28 April 2017	First Draft Version	Jason Jones
2 nd Draft	11 May 2017	Version 2 following internal circulation. Statistics updated to 2016/17	Jason Jones
3 rd Draft	24 May 2017	Version 3 following edits	Jason Jones
4 th Draft	31 May 2017	Version 4 following edits	Jason Jones
5 th Final	31 May 2017	Version 5 final edits	Karyn Punchard

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1. Executive Summary

This report details the current infrastructure used by the Dorset Waste Partnership, the ongoing anticipated costs and risks of using third party sites. There is a high risk of relying on the use of the diminishing options for waste disposal and on neighbouring local authority Household Recycling Centres (HRCs) in the East of the County.

A broad brush assessment of the potential for efficiencies for combining depot and transfer infrastructure shows that there is little benefit from a radical amalgamation or re-siting of the depots compared to the current arrangements.

The following have been identified as action points

- align future growth of garden and commercial waste with depot requirements and agree appropriate funding levy for any required development
- consider joint use of depots, workshops and transfer facilities with other local authority services
- further develop proposals to improve waste transfer reliability at Crookhill
- continue with proposals to develop new waste management facility in Central Dorset
- progress with soft market testing for residual waste contracts while building on contingencies with current contractors
- consideration should be given for a waste transfer facility to serve the East of the County; should this be necessary to include discussion with neighbouring authorities for possible shared facilities
- ensure that any new HRC built incorporates a split-level approach
- secure agreements with neighbouring authorities for access to HRCs by Dorset residents
- consideration should be given for a replacement to Wimborne HRC, possibly as a development alongside a waste transfer station in this area should this be necessary
- continue discussion with Wessex Water regarding the relocation of the HRC for the Dorchester area
- continue to pursue funding for waste infrastructure from developer contributions

Further action points and proposals will be investigated through the establishment of a working group on infrastructure.

2. Purpose

This report is the first study of the combined infrastructure used for the management of waste since the formation of the DWP. As well as sites under DWP control it identifies infrastructure provided by other parties and associated risks.

The condition of the infrastructure under DWP control and details of planned works required to maintain these sites is provided.

The strategic context is outlined and future requirements are identified. Opportunities for efficiencies and service improvements are discussed and scenario modelling is included. This provides the basis for the development of subsequent business cases for related investment.

3. Strategic case

3.1 Organisation overview

The Dorset Waste Partnership (DWP) was launched in April 2011, bringing together seven Dorset councils in an equal partnership to provide waste, recycling and street cleaning services on the partners' behalf.

The partner councils of the DWP are:

- Christchurch Borough Council
- Dorset County Council
- East Dorset District Council
- North Dorset District Council
- Purbeck District Council
- West Dorset District Council
- Weymouth and Portland Borough Council

The DWP provides waste services behalf of its partners including:

- Recycling and rubbish collections and disposal
- Street and resort cleaning
- Household recycling centres (HRCs)
- Mini recycling centres (bring banks)
- Commercial waste and recycling services

3.1.1 Local Government Reorganisation

At the time of writing a proposal has been put to the Secretary of State for Communities and Local Government for to the introduction of two unitary authorities in Dorset in 2019 (which would include the areas of Poole and Bournemouth). See: <https://futuresdorset.co.uk/>

This Strategic Outline Programme, and the actions and projects contained within it take no account of the possible unitary authorities within Dorset in the longer term, and instead focuses on delivering the agreed strategy to the residents of Dorset in its current geography. Once a decision has been made, further work may be necessary.

It is worth noting that the DWP are working closely with Bournemouth and Poole already, however their infrastructure has not been included in this review.

3.2 Strategy and programme investment aims

The Strategy for DWP is determined by the Joint Municipal Waste Management Strategy for Dorset 2008 – 2033. This was formally adopted by all 7 seven partner councils and has the vision of 'a Dorset wide partnership to provide a quality, efficient and value for money waste service'.

An update to the Strategy was presented to and approved at the DWP Joint Committee in March 2017. This update recognised that the need to provide control over the DWPs waste streams, as local third party facilities come to the end of their lives, is a priority for the entire DWP service. The policy objective regarding infrastructure is:

“Enhancing and developing a network of local waste facilities that enable the DWP to deliver, store, transport and treat waste efficiently”

The following needs were agreed by the March Joint Committee as part of the update to the Strategy:

- A cross organisation subgroup will be set up to review all the infrastructure requirements of the DWP and the links to the contract strategy. This will include depots, transfer stations, HRCs, treatment facilities and any other infrastructure requirements
- The need to secure control over the DWPs waste streams to provide a strong, flexible strategic position and allow certainty for the future as current local third party facilities come to the end of their lives
- The ability to deliver, store and transport materials from facilities wholly managed by the DWP will enable a wider, & more flexible choice of treatment options.

3.3 Existing arrangements

The services are provided via a number of premises throughout and outside the County. With the exception of the move of the Christchurch depot functions to a shared site in Bournemouth, these sites have been inherited from the partners of the Dorset Waste Partnership and developed and located to suit the needs of the individual partner.

The management of waste collected from householders and commercial premises is dependent on the provision of depots and waste delivery points. The waste delivery points may be transfer stations or treatment / disposal sites. There are currently 9 depots and 5 waste transfer stations (2 of these are for recycle only). The locations of the depots is shown in Appendix 1, delivery points for residual / recyclables in Appendix 2 and delivery points for food / garden waste in Appendix 3.

There are 11 Household Recycling Centres (HRCs) within Dorset and further HRCs in neighbouring authority areas which may be used by Dorset residents. A map of the locations of the HRCs is shown in Appendix 4.

An asset report (in alphabetical order) including aerial photograph, description, planned works and issues for each of the DWP sites is shown in Appendix 5. A summary for each of the sites is shown in the sections below.

3.3.1 Depots

The following table provides a brief description of each site. The MTFP costs for Crookhill is for the whole site which includes a waste transfer facility

Depot	Ownership	MTFP Revenue and estimated Capital requirement 2017 to 2022 (Total)		Comment
		Revenue (£000)	Capital (£000)	
Blandford	Dorset County Council	10	102	Site partly derelict and in need of new accommodation for staff. Short-term arrangement as functions will be

				relocated to new waste management centre for central Dorset
Southcote Road, Bournemouth	Bournemouth Borough Council	134	3	New (2015) office accommodation and depot parking to accommodate move from Christchurch depot
Bridec	West Dorset District Council	81	190	Good condition but in need of improved mess facilities
Crookhill	Weymouth & Portland Borough Council	330	84	Includes shared office accommodation and depot parking. The waste transfer area is in need of improvement. 2017 vehicle workshop included in leased area.
Ferndown	Private ownership (leasehold)	388	135	Modular accommodation in need of improvement. Lease expires December 2019
Poundbury	West Dorset District Council	573	21	Good condition, includes vehicle maintenance
Shaftesbury	North Dorset District Council	115	37	Reasonable condition, includes vehicle maintenance. Functions will be relocated to new waste management centre for central Dorset
Sherborne	West Dorset District Council	7	0	Small hard for vehicle parking and shed. No mess or other facilities.
Wareham	Purbeck District Council	219	104	Major works funded by Purbeck anticipated 2017/18 which will create room for additional vehicles

In addition to the depots there has been a requirement of storage areas for bins during the rollout of the Recycle for Dorset service and a continuing need for business as usual;

- Frampton (cost £500 per week)
- Damers Road, Dorchester (nil cost at present)

These arrangements are currently under review with a view of utilising the Blandford depot and other local authority sites.

There are vehicle workshops at Crookhill, Poundbury and Shaftesbury depots. In the East of the County arrangements are in place to use the Bournemouth Borough Council, Ferndown Commercials and Dorset County Council facilities under vehicle maintenance contracts. In addition, there is joint use of DCC workshops at Nimrod Way Ferndown, and Charminster Depot near Dorchester.

3.3.2 Waste Transfer

DWP have waste transfer facilities at:

- Sherborne
- Blandford
- Bridport
- Crookhill, Weymouth (residual and inert waste only)

- Hybris, near Dorchester (dry mixed recyclate only)
- Hurn, near Bournemouth Airport (dry mixed recyclate and food only)

Waste Transfer Site	Ownership	MTFP Revenue and estimated Capital requirement 2017 to 2022 (Total)		Comments
		Revenue (£000)	Capital (£000)	
Sherborne	Sherborne Castle Estates	539	145	Adjacent to HRC, open barn transfer area, additional covered area added to accommodate recycle for Dorset
Blandford	SUEZ	491	17	Adjacent to HRC, single entrance / exit former grain store building. Subject to a separate Business Justification Case and is due to be replaced.
Bridport	DCC	491	17	Modern purpose built building
Crookhill, Weymouth	W&PBC	(see depot)	(see depot)	Transfer area consists of ramp for vehicles which feed bulker in covered area. No storage of waste and only one bulker loaded at a time.
Hybris	DCC	674	80	Two purpose built buildings
Hurn	DCC and Bournemouth Borough Council	821	19	Large building previously occupies as material recycling facility

In addition, Poundbury depot has a small area for waste transfer.

3.3.3 Third Party Sites - Disposal

Third party transfer and disposal is provided by the waste industry under various contract. These arrangements are mainly direct with the contractor and any issues are dealt with by the DWP Commissioning team. The award criteria have included the cost of the DWP transporting the waste to these sites, either directly or via DWP transfer stations. The location of delivery sites may change over time resulting from:

- breakdown or emergency at a site
- additional (and more advantageous to the DWP) sites being provided by the contractor over the term of the contract
- retendering
- failure of contractor

While the DWP has moved away from landfill disposal to waste treatment solutions, landfill has proved an invaluable solution to peaks of waste collected as the treatment options require a greater consistency of input. Landfill can also accommodate wastes that may not be suited to treatment and when treatment facilities are temporarily unavailable for maintenance.

With the recent closures of both Trigon (near Wareham) and Beacon Hill (near Corfe Mullen) landfills there are no active landfill sites left within Dorset. It is understood that the decision to close these sites was due to reducing inputs into the landfills making them commercially unviable. The nearest sites being used are near Ringwood and Castle Cary. The site at Castle Cary is due to close within the next two years, following which waste will be transported to a landfill near Bridgwater. The contract to use the landfill near Ringwood has been extended for a limited tonnage until August 2020.

There are two waste treatment facilities contracted to accept residual waste:

- New Earth Solutions at Canford (mechanical biological treatment with the production of refuse derived fuel) taking direct delivery of residual waste from Purbeck and parts of East Dorset as well as waste from the transfer stations.
- Veolia at Southampton via the transfer station near Ringwood (energy from waste) taking direct delivery of residual waste from Christchurch and parts of East Dorset.

New Earth Solutions has taken increasing amounts of DWP waste, currently accepting 45,000 tonnes per annum. The New Earth Group, the parent company for the Canford facility, went into administration in 2016. The Canford facility is now under a new parent company, Panda, and appears to be in a much better financial position. However recently there have been several incidences where mechanical breakdowns and issues relating to stockpiled refuse derived fuel have caused transfer station waste to be diverted to landfill as the Canford facility has little storage or contingency. Such diversions are increasingly problematic with the closure of the Dorset landfills and this is not considered a viable long term arrangement without further contingencies.

The Veolia site has been provided to serve Hampshire County Council's waste contract, and as such DWP is using spare capacity in the plant of up to 10,000 tonnes per annum. This arrangement has recently been extended to August 2018. Further extensions to the arrangement maybe problematic as it is understood that anticipated increases in Hampshire's waste may require this capacity. If this site becomes unavailable the refuse collection vehicles from Christchurch would need to be diverted to New Earth Solutions, which may not be desirable due to the issues outlined above.

The responsibility for the disposal of residual waste from HRCs has now been transferred to the HRC contractor. This material is now transferred through a transfer station in Poole, with the majority currently destined to landfill. The contractor is currently building a facility to process this material.

The residual waste infrastructure has therefore recently changed from a buoyant and competitive market to a more limited situation with fewer local suppliers and outlets. Soft market testing will commence in the summer of 2017 for residual waste disposal / treatment. This will include both Bournemouth and Poole Councils and investigate short, medium and longer term solutions, all of which will require tendering.

3.3.4 Food, Garden Waste and Street Sweepings

One contractor, Eco Sustainable Solutions, has exclusivity for the treatment of food and garden waste until August 2020. Food waste collected through recycle for Dorset is treated at the Piddlehinton anaerobic digester plant and delivered direct or through transfer stations. This facility was introduced during the current contract, previously the food waste treated at the contractor's in-vessel composting facility near Bournemouth airport.

Garden waste collected through the HRCs and recycle for Dorset is composted at a facility near Bournemouth airport and at smaller facility near Stourpaine, Blandford. It is delivered to these sites direct or via transfer stations including a transfer station at Lodmoor, Weymouth provided by the Contractor.

The majority of street sweepings have now been diverted from landfill and are treated at the Eco Sustainable Solutions facility near Bournemouth Airport, and a transfer facility for this material has been provided at Lodmoor, Weymouth and under a sub-contractor arrangement at Holton Heath.

There have been no issues with the current arrangements which have proved flexible following the increase in food waste collected by the introduction of recycle for Dorset and the garden waste scheme. However, delivery and treatment sites may change as the contract for these waste streams is due to expire in August 2020.

3.3.5 Dry Mixed Recyclate (DMR)

DMR is delivered to DWP transfer stations where it is bulked and delivered to a material recycling facility (MRF) for sorting. The current MRF used in UPM Shotton in North Wales under short term arrangements through Weymouth and Sherborne Recycling who are contracted to maximise the value of the DMR. There are other MRFs which may accommodate the DMR, for example a recent incident at Shotton saw some DMR delivered to the SUEZ MRF at Avonmouth, but UPM Shotton has proved the most cost effective solution for now.

The recent project with Bournemouth Borough Council to establish a MRF within the Dorset area, supported by a government grant, was suspended as the resulting tenders proved unaffordable compared with the current arrangements. The use of a third party MRF may not always be the best solution. UPM is a newsprint manufacturer and established the MRF in 2011 to supply feedstock for the mill. The paper industry in the UK has seen a major player shut recently (Aylesford Newsprint in 2015), and UPM and Palm (Kent) are the only two remaining newsprint mills in the UK. UPM have also suffered from a downturn, closing one of the two newsprint machines in 2014. While the arrangements with UPM Shotton currently appear sound the DWP has little influence on the wider international market for paper which ultimately may affect UK newsprint industry. The DWP continue to work with Bournemouth Borough Council, who remain holding the government grant money, on an alternative cost effective solution.

3.3.6 Household Recycling Centres (HRCs)

There are currently 11 HRCs within Dorset. In addition, residents are able to use HRCs in neighbouring authorities with non-business vehicles (see map Appendix 4 for locations). This has not always been the case – In January 2003 Poole Borough Council stopped Dorset residents using the Nuffield HRC, followed by Bournemouth Borough Council stopping the use of Millhams HRC in in September 2004. This caused great inconvenience to Dorset residents and greatly

increased congestion at the Wimborne HRC. Following lengthy negotiations arrangements have been made with both authorities to allow access by Dorset residents on the following basis.

- agreement to pay Bournemouth should the number of Dorset residents using Millhams exceed Bournemouth residents using Christchurch HRC
- direct payment to Poole Council per Dorset resident using the site

A survey in 2011/12 showed that 50% of the use of Hampshire's Somerley HRC is by Dorset residents. Hampshire have taken the decision to start charging non-residents to use their sites and this was due to start by September 2017 however it is understood that this is delayed. Discussions to reach a financial agreement with Hampshire without direct charging of Dorset residents is ongoing.

There are no formal agreements with Somerset County Council for Dorset residents to use their sites.

The HRCs in Dorset vary considerably in terms of footprint, throughput and ease of use. Routine maintenance is carried out by the site contractor. Major maintenance is the responsibility of the DWP. Currently there are no plans for any major maintenance.

An aerial photograph and description summary of each HRC / transfer station and anticipated works is shown in Appendix 5.

The following table provides a brief description of each site. The MTPF costs for waste management centres (WMC) (which combine waste transfer / HRC sites) is for the whole site, not just the HRC element and is shown in the waste transfer table

HRC	Ownership	MTPF Revenue and estimated Capital requirement 2017 to 2022 (Total)		Comments
		Revenue (£000)	Capital (£000)	
Blandford WMC	SUEZ	(see waste transfer)	(see waste transfer)	Part split-level purpose built facility constructed in 2002. The HRC closes for some container movements. Adjacent to waste transfer station. Lease expires August 2021. This site will be relocated to a new central Dorset waste management centre in the near future.
Bridport WMC	Dorset County Council	(see waste transfer)	(see waste transfer)	Modern split level purpose built facility constructed in 2015. Adjacent to waste transfer station.
Christchurch HRC	Christchurch Borough Council	145	23	Partial separation single-level purpose built facility constructed in 1989 and extended in 2000. Lease expires September 2029.
Dorchester HRC	Wessex Water	103	36	'Open plan' single level purpose built facility constructed around 1980. Small

				footprint (0.17 ha) means site often congested. The HRC closes for container movements. Long queues often form on access road. Lease has expired. Wessex Water have indicated plans to improve the treatment processes on site which may require the HRC to be moved to the east. This area has been included in the Waste Local Plan consultation.
Portland HRC	Crown Estates	220	39	Modern split level purpose built facility constructed in 2005. Lease expires July 2025.
Shaftesbury HRC	Dorset County Council	52	7	'Open plan' single level purpose built facility constructed around 1995. Small footprint (0.18 ha) means site often congested. The HRC closes for container movements. Queues often form on access road. A replacement site in the Gillingham area has been identified in the Waste Plan consultation.
Sherborne WMC	Sherborne Castle Estates	(see waste transfer)	(see waste transfer)	Part split-level purpose built facility constructed in 2002. The HRC closes for some container movements. Adjacent to waste transfer station. Lease expires August 2023.
Swanage HRC	Purbeck District Council	228	8	Modern split level purpose built facility constructed in 2011. Lease expires November 2135.
Wareham HRC	Dorset County Council	96	5	Partial separation single-level purpose built facility constructed in 1997.
Weymouth HRC	Weymouth and Portland Borough Council	108	8	Partial separation single-level purpose built facility constructed in 2000. Lease expires January 2026.
Wimborne HRC	East Dorset District Council	94	14	'Open plan' single level purpose built facility constructed around 1984. Small footprint (0.12 ha) means site often congested. The HRC closes for container movements. Queues often form on access road. An "area of search" for a site to include a replacement HRC in the Ferndown area has been put forward in the Waste Plan consultation.

3.3.7 Closed Landfills

The DWP is responsible for the aftercare of sites landfilled by the County Council. Landfill monitoring is a long term commitment that accompanies the operation and post-closure

management of all landfill sites. Landfill sites that contain biodegradable or other polluting waters may need to be monitored for periods of up to 50 years or more after the completion of landfilling during the aftercare period.

There are currently four landfill sites actively managed and monitored for signs of pollution:

- Stourpaine near Blandford
- Sherborne, adjacent to the Waste Management centre
- Conyger Coppice, Okeford Fitzpaine
- Holt Heath, near Wimborne

An asset report for each of these sites is shown in Appendix 6. The DWP is in discussions with the County Council Highways department for the handover of the Lodmoor North closed landfill, Weymouth which was recently re-engineered as a Park and Ride facility.

There are further sites which are inspected periodically but currently do not involved any pollution control or environmental monitoring.

The closed landfills may require engineering works and other intervention when issues are identified. Recent works have required diversion of a culvert running under a landfill site and bank stabilisation works. Though no major works are currently planned it is likely that they will be necessary in the future. The management of these sites is under review which will include an assessment of opportunities for alternative uses / development.

3.4 Business needs

The revision to the Joint Municipal Waste Management Strategy (2017) identified that the ability to store and transport materials from facilities wholly managed by the DWP in some areas of the county provides a strong strategic position for a number of reasons:

- Generating competition in future procurements. Dorset controls a comparably small volume of waste. In order to attract the best competition for this material, waste may need to travel out of the county to make the most of favourable prices at regional facilities. Recent market intelligence suggest residual disposal prices can be up to £10 cheaper than current in-county disposal routes. In order to access these facilities where direct delivery in county is not available, waste needs to be bulked up and capable of travelling greater distances.
- The ability to adapt and be flexible in a highly volatile industry. Being in control of waste volumes via transfer stations with onward haulage protects local front line collections. Regardless of the onward delivery point, local collections can remain consistent and not be impacted by changes in disposal location (breakdowns, failures, fires, etc.).
- The ability to provide contingency. With no local landfill in Dorset being available beyond 2016/17, all collections directly delivering to third party facilities have no immediate contingency tipping destinations. In the worst case, this may lead to the cessation of front line collection operations or incur significant additional travel to access existing DWP transfer facilities. Additionally, the ability to store waste better equips the DWP to respond to recycling market changes and adverse weather conditions.

- The ability to accommodate future growth and different services. Existing infrastructure is at capacity and incapable of accommodating waste/population growth and any changes in the current methods of collection

There is also a need to:

- Secure tenure through lease agreements or contracts to avoid disruption in service delivery and enable longer term planning
- Bring condition of all properties up to an acceptable standard in terms of H&S and staff / visitor welfare
- Provide HRC facilities which provide a safe and efficient delivery of waste and maximises separation of materials
- Ensure long term environmental protection from infrastructure activities including closed landfill sites

3.5 Potential scope and service requirements

3.5.1 Depots

There are a limited number of vehicles that can be accommodated at the depots. These facilities are under pressure from:

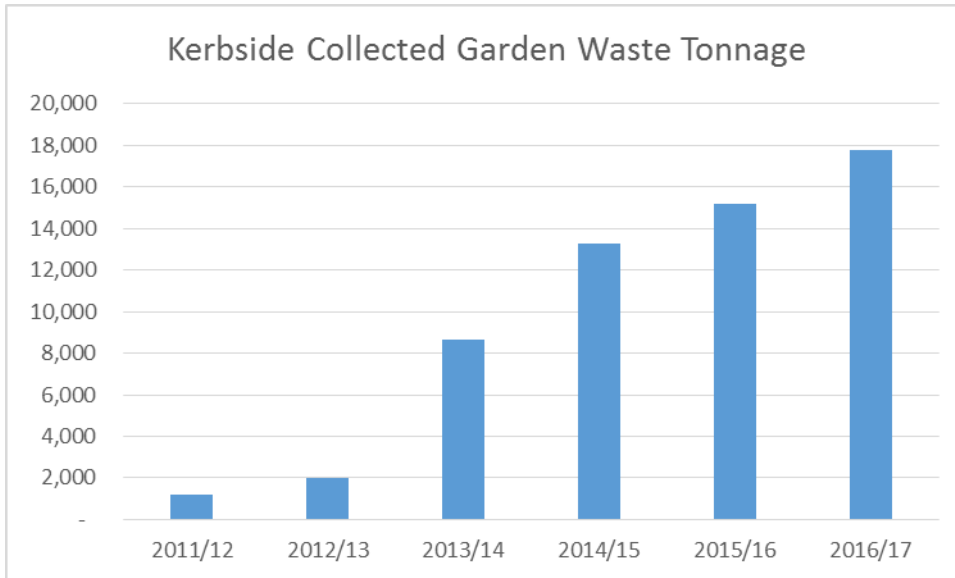
- predicted growth in household waste
- growth in garden waste collections
- growth in commercial waste collections

The Dorset, Bournemouth and Poole Draft Waste Plan (2015) predicts a growth of waste collected of 1.66% per annum, which is considered a medium level of growth:

https://www.dorsetforyou.gov.uk/media/206556/Background-Paper-1_Waste-Arisings-and-Projections/pdf/Background_Paper_1_Waste_Arisings_and_Projections_with_cover.pdf

As well as a growth in the numbers of households and the amount each household produces, there has been an increase in garden waste collected at the kerbside following the introduction of the charged for garden waste service and there are dedicated vehicles to collect this material.

The graph below shows the growth in kerbside garden waste collection:



In addition, there are aspirations to continue to expand commercial customers.

The main constraint on the expansion of these services is the footprint required at depots to accommodate additional vehicles. Whilst this will be elevated somewhat with the improvements at Wareham Depot and with a new waste management centre to replace Blandford depot, there remains no room for vehicles at the Bournemouth, Ferndown, Weymouth or Bridport depots, which leads to inefficiencies in collections. Future growth in these areas will need to be considered when assessing the need to develop the depot infrastructure and an appropriate contribution from the income from these services will need to be agreed.

ACTION: Align future growth of garden and commercial waste with depot requirements and agree appropriate funding levy for any required development

ACTION: Consider joint use of depots, workshops and transfer facilities with other local authority services

3.5.2 Transfer Stations

With the opening of Bridport transfer station, and the presence of Crookhill and Sherborne facilities it is considered that there is good provision and contingency for the west of the County for residual waste. The Crookhill site now takes waste from a much wider area and the method of transfer, tipping directly into a bulker which must be removed from site before another bulker can be loaded, is reliant on a predictable delivery of material. Recent issues with repairs to the transfer building has highlighted vulnerability and though short term diversion maintained the front line waste collection service it is unlikely that this contingency would be sustainable. It is therefore considered that the transfer area at Crookhill requires investment to improve reliability.

ACTION: further develop proposals to improve waste transfer reliability at Crookhill

The provision of the new waste management facility for Central Dorset replacing the inadequate Blandford transfer station has been the subject of a separate Business Justification will address waste transfer and depot provision in this area.

ACTION: continue with proposals to develop new waste management facility in Central Dorset

Purbeck, East Dorset and Christchurch areas all rely on the availability of direct delivery third party infrastructure (NES Canford and Veolia's transfer station near Ringwood) for day to day deliveries, which would be affected if these facilities were no longer available. Whilst the new waste management facility for Central Dorset and will serve as a contingency for the wider area, this would not be viable long term. An assessment of the risks are included in the risk assessment for third party infrastructure Appendix 8.

Recent discussions with officers at Bournemouth Council has indicated that a coordinated approach may be beneficial, with potential costs benefits of sharing a transfer facility. It is intended to pursue this avenue and investigate potential with other neighbouring authorities.

ACTION: progress with soft market testing for residual waste contracts while building on contingencies with current contractors

ACTION: Consideration should be given for a waste transfer facility to serve the East of the County should this be necessary to include discussion with neighbouring authorities for possible shared facilities

3.5.3 Household Recycling Centres

A review of the HRC service was presented to the DWP Joint Committee in September 2014:

<http://dorset.moderngov.co.uk/Data/Dorset%20Waste%20Partnership%20Joint%20Committee/20140925/Agenda/19%20Agenda%20Item%2009%20File%20-%2009.%20Review%20of%20Household%20Recycling%20Centres.pdf>

The review and subsequent re-tendering of the service led to a reduction in the winter operational hours and charging for "non-household" wastes. There was an indication that further reductions to the service may be considered in the future due to increased financial constraints. An assessment of the impacts of the recent changes at the sites and future options for the service of HRCs will be the subject of a future report to Joint Committee.

The number of HRCs provided by a local authority is not prescribed in legislation. The Waste and Resources Action Partnership (WRAP) published an HWRC Guide in 2012, which contains guidance for a reasonable minimal level of provision of HWRCs (with some exceptions for very rural or very urban areas). This includes a maximum catchment radii for a large proportion of the population of 3 to 5 miles (very rural areas of 7 miles). Currently 86% of residents live within a 5-mile radius of a Dorset HRC. Further, and possibly more relevant guidance is the maximum driving times for the great majority of residents in good traffic conditions of 20 minutes (very rural areas of 30 minutes).

Appendix 7 shows an indicative map of the catchment for a 10, 20 and 30-minute drive from each Dorset HRC. Note that this is based on road speeds for different road types and does not take into consideration levels of traffic, road-works or time of day. This indicates that with the

current HRC provision 64% of residents are within a 10-minute drive of an HRC, 97% are within a 20-minute drive and 99.5% are within a 30-minute drive (based on 2015 Census Output Area from the Office of National Statistics – Dorset residents only). There is currently no policy of HRC provision in Dorset and this will be the subject of a future review.

There are three HRCs, Dorchester, Shaftesbury and Wimborne which cannot separate site users from vehicles servicing the waste containers. These have to shut temporarily during opening hours while servicing. While this causes delays and disruption to residents it is likely that, due to financial constraints, until the site has to relocate or faces other pressures such as a large increase in users this situation will need to be tolerated. However, any new HRC built should, wherever possible, incorporate a split level approach.

ACTION: ensure that any new HRC built incorporates a split-level approach

Some years ago a feasibility was undertaken to convert the large single level sites at Christchurch, Wareham and Weymouth using modular pre-cast concrete blocks. This has the advantage of not relying on steps to access the waste containers and provides a permanent physical separation of site users and servicing vehicles. It is considered that costs of these schemes would be circa £1m. Due to current financial constraints it is not considered that this area of service improvement is a priority.

There are parts of Purbeck and part of East Dorset that are reliant on neighbouring authorities allowing access to their HRCs. The alternative for the East Dorset residents, Wimborne HRC, is considered inadequate for the current usage and would not be able to cope should any of these agreements end. It should be noted that cross-border usage may not just be an issue of finance, but also at busy sites banning, or introducing a high charge, for non-residents may be popular with residents as it is likely to reduce queuing and site congestion. Some leverage for gaining agreement can be due to reciprocal cross border usage – Hampshire and Bournemouth residents use Christchurch HRC for example which has allowed East Dorset residents to use sites in these local authority areas (NB this leverage would not exist if Christchurch joins a new urban Dorset unitary authority).

Whilst the DWP are seeking an agreement with Hampshire, this cannot be guaranteed and will remain a risk of future change. The risk associated with the continued reliance of HRCs outside Dorset is included in the risk assessment for third party infrastructure Appendix 8.

ACTION: secure agreements with neighbouring authorities for access to HRCs by Dorset residents

ACTION: Consideration should be given for a replacement to Wimborne HRC, possibly as a development alongside a waste transfer station in this area should this be necessary.

The Dorchester HRC lease agreement with Wessex has expired and whilst rent on the property continues to be paid several attempts to agree a new lease have failed. Wessex Water have indicated that they have plans to improve the water treatment processes at the site in order to deal with population growth and consent conditions. This will involve an extension of the footprint they occupy which is likely to involve the area currently occupied by the HRC. There have been discussions with Wessex Water about the potential to relocate the HRC to the rear of the site which is considered a secure long term solution and would enable the development of a

modern split-level site and alleviate the traffic congestion currently experienced. This potential new location has been included in the consultation process for the new Waste Plan.

ACTION: continue discussion with Wessex Water regarding the relocation of the HRC for the Dorchester area

There may be the opportunity to unlock funding for HRC facilities through developer contribution where new developments are planned, such as in the Gillingham area. DWP officers will continue to explore this area of funding and develop further business cases.

ACTION: continue to pursue funding for waste infrastructure from developer contributions

3.6 Benefits, risks, dependencies and constraints

Lack of suitable sites and the planning process can create major constraints to develop additional infrastructure in a timely way. The current Waste Local Plan for Bournemouth, Dorset and Poole, adopted in 2006 is currently being reviewed. A new Waste Plan which will identify sites for new waste management facilities to meet the county's needs up to 2030, has consulted on new sites and site allocations. Once adopted (anticipated 2018), it will provide the policy framework for determining planning applications for waste management facilities.

Several sites have been identified

4. Economic case

4.1 Critical success factors

Successful delivery of the programme will be evaluated against the following criteria as stated in the revised Waste Strategy:

- Generating competition in future procurements
- The ability to adapt and be flexible in a highly volatile industry
- The ability to provide contingency
- The ability to accommodate future growth and different services

In addition, there is a need to:

- Operate within good practice
- Provide value for money

4.2 Main options

There are a number of general options for the provision of infrastructure:

“Do nothing” is not an option – infrastructure requires maintenance in order to function as a waste facility and maintain a basic standard of welfare. Some sites have been identified as currently below this basic standard.

“Do minimum” is the works identified and costed for the MTFP. This will ensure that current issues are dealt with to enable the site to function and ensure a basic standard of welfare.

Rationalise depots and waste transfer - there may be potential to reducing costs of the service by looking at areas where service could be combined (and therefore the number of assets could be reduced) and where possible relocation of infrastructure could make the collection of waste more efficient. This is aligned to the Eunomia study of 2009 which suggested the possibility of “super-depots”, which would reduce the number of depots and combine with waste transfer facilities. However, Appendix 9 shows that a broad brush exercise using route optimisation software showed little potential in this approach. The limitations of this broad brush approach is recognised and this approach should be refined for future business cases.

4.3 Preferred way forward

It is intended to initiate a cross organisational sub-group to review all infrastructure requirements. This is outlined in paragraph 7.1 below.

Maintaining access to third party infrastructure has been identified as a risk. To reduce this risk there is a need to

- Establish access to disposal sites through the tendering process
- Pursue agreements with neighbouring authorities to retain access to HRCs
- Maintain the option to develop additional infrastructure should agreement / tendering fail
- Provide adequate bulking and transfer facilities across Dorset to maintain business continuity and flexibility with the service

5. Commercial case

5.1 Commercial strategy

The commercial strategy will be included in future infrastructure business cases

5.2 Procurement strategy

Soft market testing for waste disposal is due to commence in the summer of 2017 and the results of this will be the subject of a future paper to the DWP Joint Committee.

6. Financial case

6.1 Indicative cost

To be included in future infrastructure business cases

6.2 Funding arrangements

To be included in future infrastructure business cases

6.3 Affordability

To be included in future infrastructure business cases

7. Management case

7.1 Programme management arrangements

In accordance with the revised Waste Strategy a cross organisation subgroup will be set up to review all the infrastructure requirements of the DWP and the links to the contract strategy. The proposed arrangements are shown in the table below.

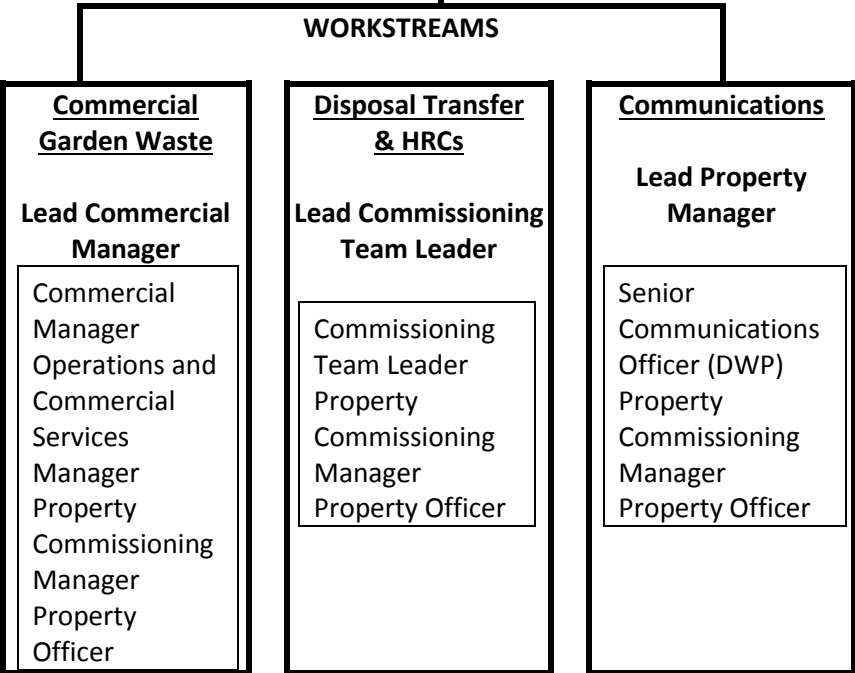
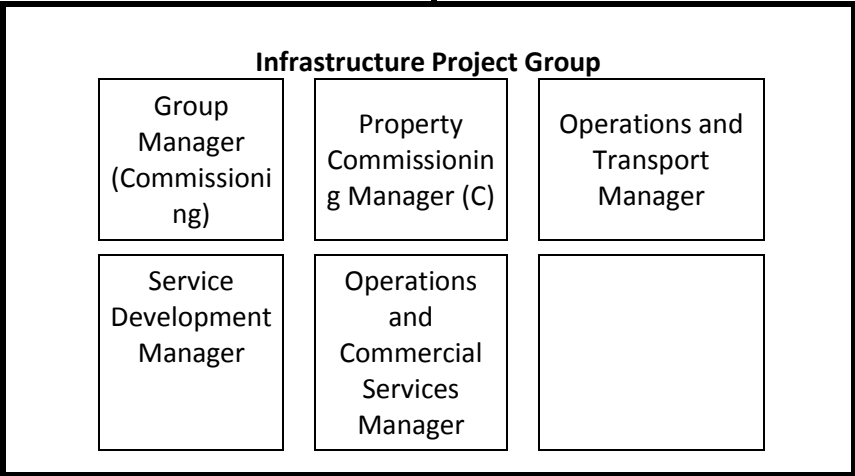
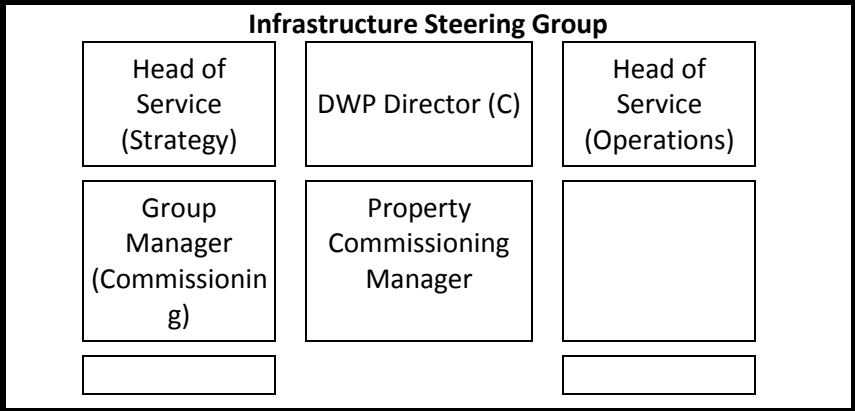
7.2 Programme milestones

Programme milestones will be included in a further report.

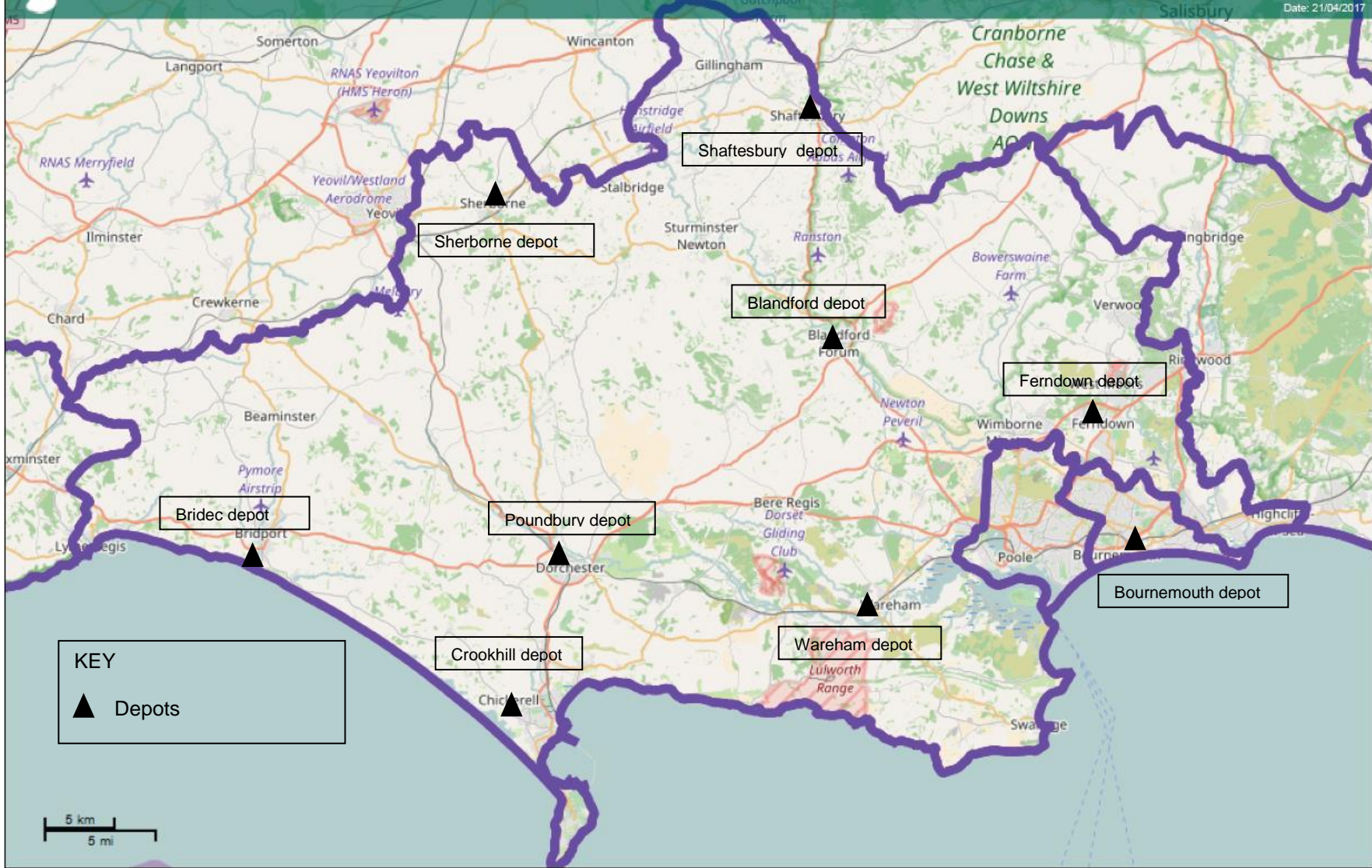
7.3 Programme assurance

It is anticipated that gateway reviews to ensure strategic fit are undertaken annually (or whenever there is a significant change of strategy or circumstance) and reported to Joint Committee

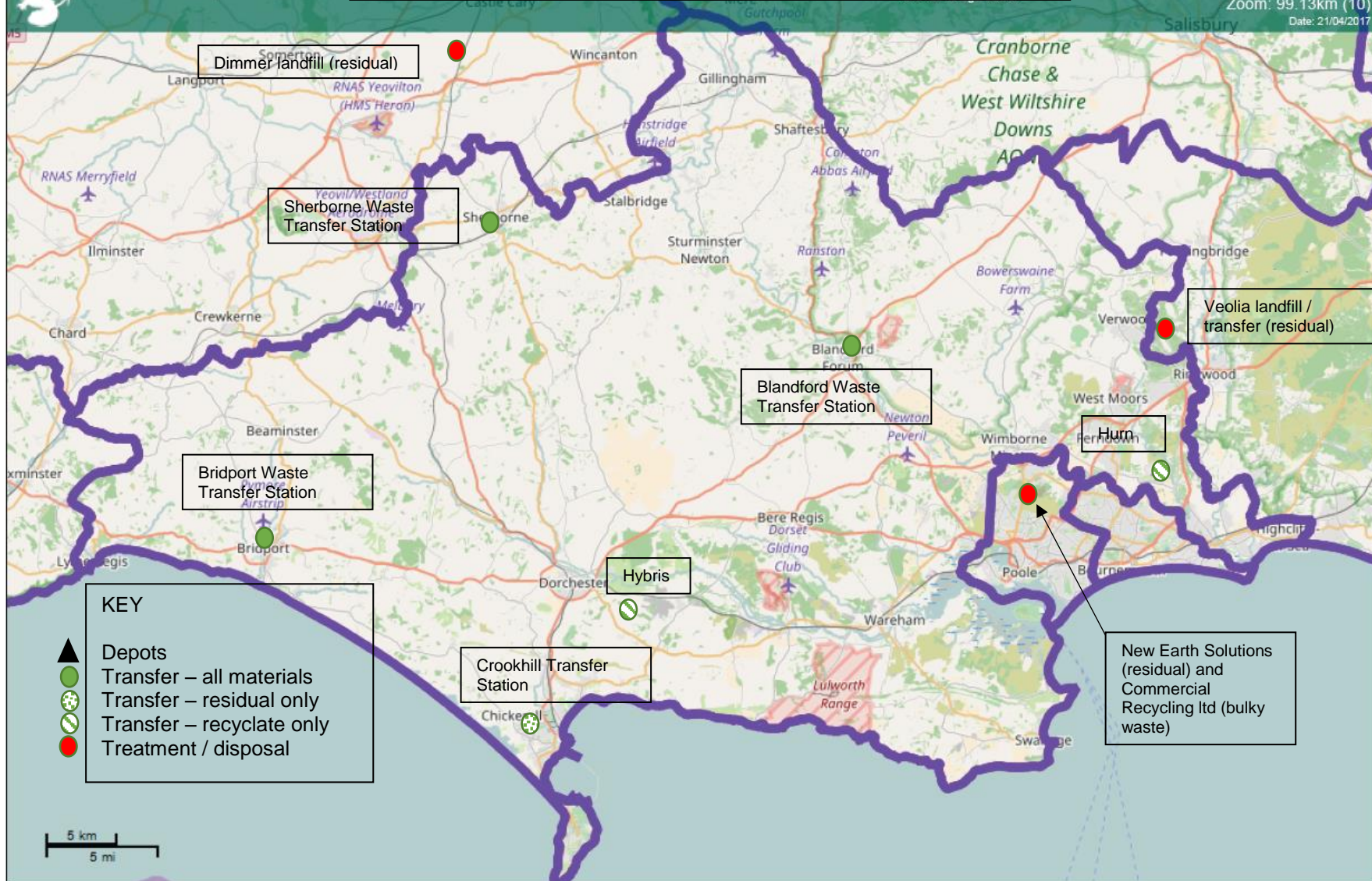
**Dorset Waste Partnership Joint Committee
DWP Senior Management Team**



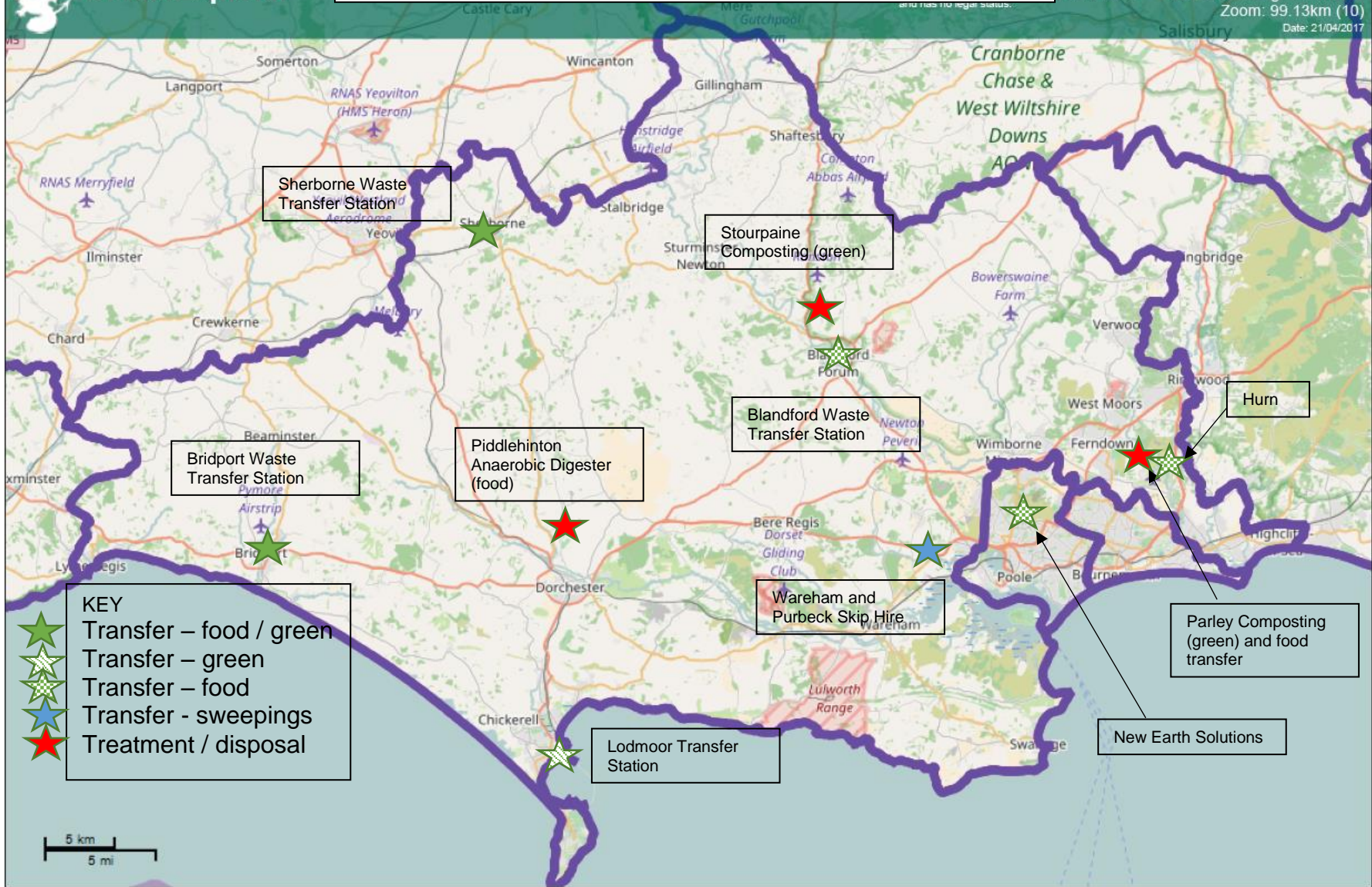
Appendix 1 – Map of DWP depots








Appendix 2 – Map of Residual / Recyclate Delivery Points



Appendix 3 – Map of Garden / Food Waste Delivery Points

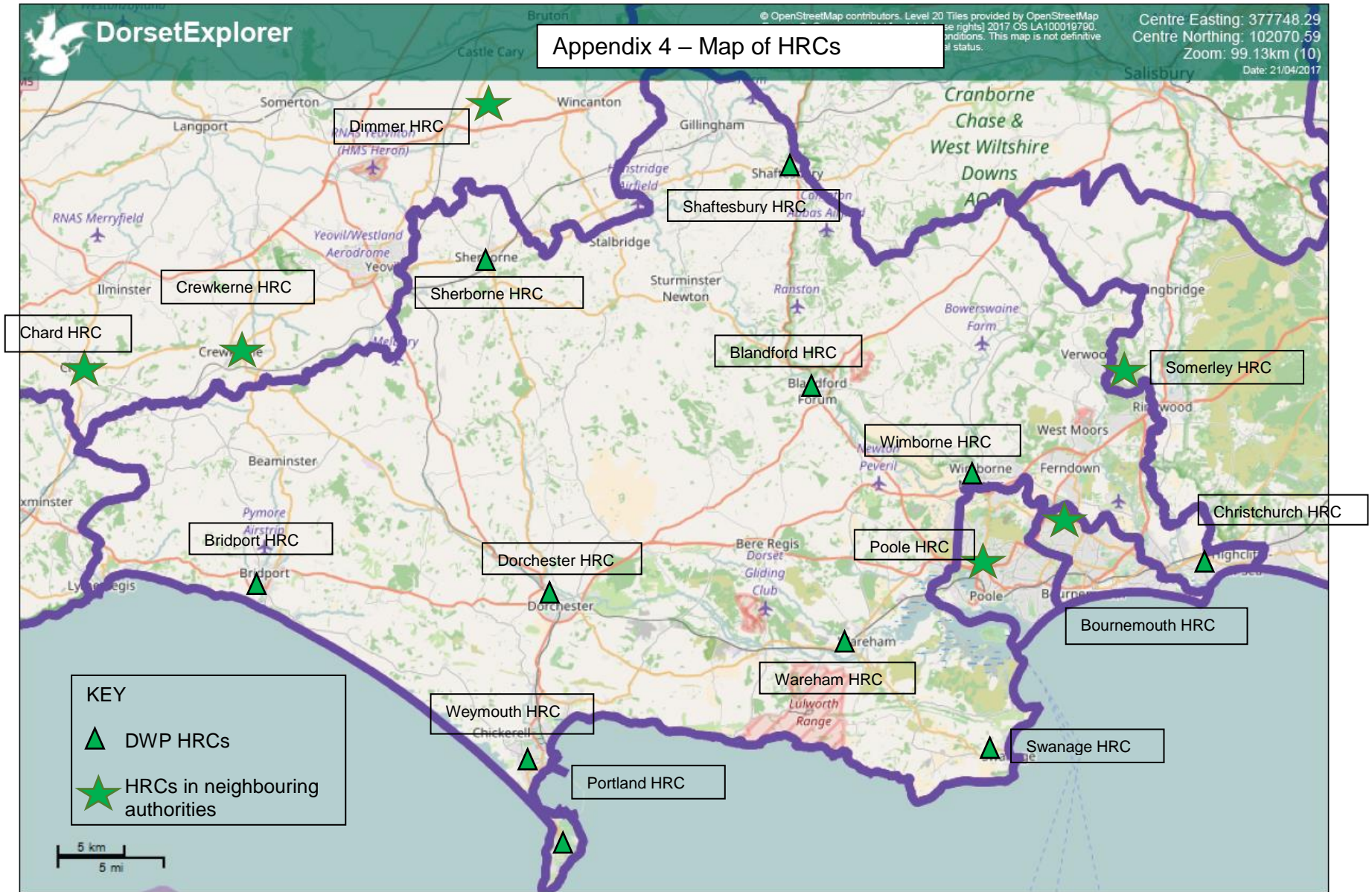


KEY

-  Transfer – food / green
-  Transfer – green
-  Transfer – food
-  Transfer - sweepings
-  Treatment / disposal



Appendix 4 – Map of HRCs



Appendix 5 – Asset Condition Reports for DWP Depots, Transfer Stations and HRCs



Property Name:	Blandford Depot	Address:	Wimborne Road, Blandford Dorset DT11 7AS
Facility Description:	Operational depot servicing Blandford area	Premises Responsible Person:	Ian Brewer Operations Manager
Site Owner:	Dorset County Council		
Site Tenure:	Freehold	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£0
Condition Report	Following approval from DCC to operate from this site for a 5-year period to coincide with the completion of a new purpose built facility, new modular building is required to provide mess/office/toilet facilities for staff operating from the depot. When the new facility is complete the building will be relocated to alternative sites.		
Property Description	Access to the site is from Oak View a residential road. The site is used as a sub-depot for the DWP and other DCC services. No public access is available at the site as it is normally unmanned. The general state of the site is derelict. The accommodation used by the DWP is at the lower end of the site and is barely adequate for its purpose. A rest room that has been formed in one end of a partially disused and derelict building, a store in a concrete sectional building which has an Asbestos cement roof with damage above the used area at the gable, a portable building providing WC facilities and further storage in a large dilapidated sectional concrete garage building. This derelict site has been marketed for sale for many years without success.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Provide modular building, demolish storage shed, make repairs to car park surfacing	Minimal essential maintenance	Relocate to new depot and relocate modular building to alternative site	
£101,000	£1,000	£5,000	
Asset Recommendations			

Short Term Occupation. (5 years)

The site is temporary pending construction of a new purpose built centre. As owners, DCC has actively marketed the site for sale for many years and will be sold at some stage. Following approval from DCC to operate from this site for a 5-year period to coincide with the completion of a new purpose built facility, a new modular building is required to provide mess/office/toilet facilities for staff operating from the depot. When the new facility is complete the building will be relocated to alternative sites.



Property Name:	Blandford Waste Transfer Station & Household Recycling Centre	Address:	Shaftesbury Lane, Blandford DT11 7EG
Facility Description:	HRC for Blandford and nearby villages and WTS for North Dorset area	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	SUEZ		
Site Tenure:	Lease	Lease Ref:	09918
Lease Terms:	Full repairing lease		
Lease Start:	31/08/2016	Lease finish:	31/08/2026
Rent:	£108,000	Rates	£22,534
Condition Report	The waste transfer barn remains in poor condition and not suitable for the separated waste streams. The service provided at this site is inflexible with tipping windows for DWP collection service and contractors bulkers. Food waste tipped on the floor is hazardous and damaging the concrete. The ventilation system is in poor condition and need of replacement. Drainage is inadequate and in need of replacement. The HRC partially split level, and in need of small investment to maintain a safe standard. The office accommodation is a modular building with sufficient facilities for the current staffing levels.		
Property Description	Access to the site is gained from Shaftesbury Lane, on a road owned by SUEZ, but shared with neighbouring businesses. The site consists of a HRC and WTB with separate entrances to each. The HRC operates a one-way system with separate entrance and exit, the WTB has only one way in and out which restricts the number of vehicles on the site at any one time. The site contains containers accessed using gantry steps for all but garden waste which is tipped into the main barn through a hatch. The site closes for bin changes which causes congestion on the shared access road and can filter onto Shaftesbury Lane. With the transfer building on the same site vehicles can often be held up in queues and affect round collection time and bulking windows.		
Asset Management Requirements			
Short Term 1-3 yrs		Medium Term 3-5 yrs	Long Term 5+ yrs

<p>Undertake low level maintenance to avoid deterioration of the existing building in advance of a new site being occupied. There will be a need to revert the property to the condition when first leased which will require investment and reflected in the costs.</p>	<p>Complete works required prior to handback of site.</p>	<p>Not yet known.</p>
<p>£60,200</p>	<p>£52,000</p>	<p>£0</p>
<p>Asset Recommendation</p>		
<p>Hand Back at end of Lease in 2021 Approval for a new site has been granted by the DWP Joint Committee. Site selection is currently underway with construction of the preferred site completed in 2020. Remedial works need to be undertaken to hand this site back in an acceptable condition under the terms of the lease. The waste transfer barn remains in poor condition and not suitable for the separated waste streams. The service provided at this site is inflexible with tipping windows for DWP collection service and contractors bulkers. Food waste tipped on the floor is hazardous and damaging the concrete. The ventilation system is in poor condition and need of replacement. Drainage is inadequate and in need of replacement. The HRC is only part split level, and in need of small investment to maintain a safe standard. The office accommodation is a modular building with sufficient facilities for the current staffing levels.</p>		



Property Name:	Bournemouth Depot	Address:	Southcote Road Bournemouth BH
Facility Description:	Operational depot servicing Christchurch area	Premises Responsible Person:	Dave Nichols Operations Manager
Site Owner:	Bournemouth Borough Council		
Site Tenure:	Leasehold	Lease Ref:	
Lease Terms:	Lease of offices and parking and shared use of mess facilities. 10-year lease		
Lease Start:	19/10/2015	Lease finish:	18/10/2025
Rent:	£26,000	Rates	£0
Condition Report	The office accommodation and store is in good condition having been purpose built in 2015. No issues identified.		
Property Description	The depot consists of purpose built accommodation consisting of offices, kitchen and a store. Crews have shared use of the depot mess/toilet/kitchen facilities. Outside there is a dedicated area for collection vehicles, 4 designated car parking spaces and use of the first come first claimed parking area.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Undertake an annual programme of repairs and maintenance	Undertake an annual programme of repairs and maintenance	Undertake an annual programme of repairs and maintenance	
£1,500	£1,000	£3,000	
Asset Recommendations			
Short Term Occupation (Unitary)			
The decision on unitary government will likely result in the fleet at Bournemouth transferring to a new Bournemouth/Poole/Christchurch Council and the operations for the remainder of the area			

from the depot transferring to Ferndown. The office accommodation and store is in good condition having been purpose built in 2015. No issues identified.



Property Name:	Bridec Depot	Address:	West Bay Road Bridport DT6 3QH
Facility Description:	Operational depot servicing West Dorset area	Premises Responsible Person:	Mike Haines Operations Manager
Site Owner:	West Dorset District Council		
Site Tenure:	Leasehold	Lease Ref:	10204
Lease Terms:	Lease of Bridport Bridec Depot		
Lease Start:	01/04/2013	Lease finish:	31/03/2023
Rent:	£10,529	Rates	£4,335
Condition Report	The office accommodation is in good condition although mess facilities are small for the number of operatives at the depot. The ISO containers are in poor condition and will be replaced in 2017.		
Property Description	The depot consists of modular buildings, offices and mess facilities, ISO containers for storage of equipment and fuels and a free standing building for storage of oils and the pressure washer. A new fuel tank was installed in 2016.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Replace ISO containers. Improve broadband connectivity	Upgrade CCTV Upgrade Lighting	Replace office accommodation when beyond useful life. Provide larger mess area.	
£23,250	£3,000	£80,000	
Asset Recommendations			
Retain. Secure Long Term Use			
The office accommodation is in good condition although mess facilities are small for the number of operatives at the depot. The ISO containers are in poor condition and will be replaced in 2017. The depot would benefit from increased commercial and garden waste activities, but to achieve this additional parking would be required at the depot which would involve remodelling the site and planning consent.			



Property Name:	Bridport Waste Transfer Station & Household Recycling Centre	Address:	Broomhills Nursery West Bay Fields Bridport DT6 5LB
Facility Description:	HRC for Bridport and nearby villages and WTS for West Dorset area	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Dorset County Council		
Site Tenure:	Freehold	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£22,534
Condition Report	The new facility is in good condition, with minor alterations required to enhance the site. There continues to be regular faults with the fire suppression system which has resulted in monthly callouts.		
Property Description	The newly opened Bridport Waste Management Centre is located off the Bridport Bypass and accessed from a traffic signal controlled junction. The site is split level with the higher level public area and a lower level yard area and waste transfer barn. The site benefits from photovoltaic cells, natural drainage and a fire suppression system for the transfer barn. The site includes 3 ponds, extensive landscaping and a sedum roof		
Asset Management Requirements			
	Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
	Minor improvements are required to maintain the integrity of the buildings and improve safety for staff. New lighting by access gate.	Undertake an annual programme of repair and maintenance. Undertake deep clean of transfer barn. Clean ponds.	Undertake an annual programme of repair and maintenance
	£13,000	£3,500	£5,000
Asset Recommendation			
Retain. Long Term Occupation.			

This new facility was completed and opened in October 2015. A strategic facility that will be retained long term. The new facility is in good condition, with minor alterations required to enhance the site.



Property Name:	Christchurch Household Recycling Centre	Address:	Wilverley Road Christchurch BH23 3RU
Facility Description:	HRC for Christchurch and nearby villages	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Christchurch Borough Council		
Site Tenure:	Leasehold	Lease Ref:	09969
Lease Terms:	n/a		
Lease Start:	13/09/2009	Lease finish:	12/09/2029
Rent:	£2,491	Rates	£21,494
Condition Report	The site office is small and cluttered and would benefit from being larger. There are currently no shower facilities on site. Office and mess facilities are in the form of modular buildings which will need replacing in the longer term.		
Property Description	Access to the site is from Wilverley Road and provides access for all users of the site. A one-way system is in operation within the site with the public circulating the perimeter of the site and operators carrying out all activities from within the central yard area. These traffic management arrangements are intended to separate the public's vehicles from the operators' activities and allows the site to remain open when container changes are undertaken. Site accommodation is in the form of two steel containers, the Office and WC facing the entrance gate and a second, a store in the corner of the site behind the Office. The accommodation in this building comprises an office with an inner lobby leading to a WC. The remaining container consists of a single room containing restroom facilities comprising a water heater and single drainer sink unit. The Store contains the incoming electrical control gear and meter. This site has no shower facility.		
Asset Management Requirements			
Short Term 1-3 yrs		Medium Term 3-5 yrs	Long Term 5+ yrs

Provide shower facilities. Upgrade lighting	Replace security fencing around the site.	Replace with split level site
£12,400	£10,000	£3,000,000
Asset Recommendations		
<p>Retain. Long Term Occupation.</p> <p>The development of the site into a split level facility may be but this is a low priority due to finance. The site office is small and cluttered and would benefit from being larger. There are currently no shower facilities on site. Office and mess facilities are in the form of modular buildings which will need replacing in the longer term.</p>		



Property Name:	Crookhill Depot	Address:	Chickerell Road Chickerell Weymouth DT3 4DQ
Facility Description:	Operational depot and transfer servicing West Dorset Weymouth and Portland	Premises Responsible Person:	Andy Cadman Operations Manager
Site Owner:	Weymouth and Portland Borough Council		
Site Tenure:	Leasehold	Lease Ref:	10207
Lease Terms:	Offices, yard area and waste transfer building		
Lease Start:	01/04/2013	Lease finish:	31/03/2023
Rent:	£57,563	Rates	Included in the rent
Condition Report	The office accommodation is in good condition. The transfer barn and yard area requires investment to improve reliability. Drainage issues and movement of concrete hardstanding to the yard area is a cause for concern. Currently in discussion with landowner, WPBC.		
Property Description	The depot consists of dedicated offices within the main building owned and occupied by the local authority. Much of the yard area is included in the DWP lease as is the wash-down and transfer building. The transfer building consists of a covered area for one bulker, weighbridge and direct tipping from a ramp. The yard area provides parking for DWP vehicles, storage of bins and other materials. There is a large fuel tank located on the southern boundary at the foot of the ramp to the transfer building.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Provide replacement roller doors to transfer barn. Provide gate on the access way to the tipping bay. Investigate and remediate drainage issues and movement in concrete hardstanding.	Consider installing CCTV Upgrade Lighting Carry out improvements to Transfer Barn	Possible replacement of weighbridge.	
£63,300	£20,000	£80,000	
Asset Recommendations			
Retain. Secure Long Term Use			

The depot covers the densely populated Weymouth and Portland and parts of West Dorset. The site has good facilities, including a waste transfer building, a vehicle maintenance depot and good access. The office accommodation is in good condition. The transfer barn and yard area requires investment to improve reliability. Drainage issues and ground movement of concrete hardstanding to the yard area is a cause for concern. Currently in discussion with landowner.



Property Name:	Dorchester Household Recycling Centre	Address:	Louds Mill, Dorchester, DT1 1PE
Facility Description:	HRC for Dorchester and nearby villages	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Wessex Water		
Site Tenure:	Leasehold	Lease Ref:	00160
Lease Terms:	n/a		
Lease Start:	25/03/1999	Lease finish:	01/06/2006
Rent:	£8,000	Rates	£7,400
Condition Report	Office/mess facilities inadequate and require replacement to include shower facilities. The site is small and closes for bin changes causing disruption to neighbouring businesses. An alternative site is required to provide split level facilities with adequate visitor provision and prevents queueing on the access road.		
Property Description	Dorchester HRC is located at the end of Louds Mill Industrial Estate on land leased from Wessex Water. Access to the HRC is along the residential street St Georges Road and a metalled road through the industrial estate with few passing places. The site is single level with containers accessed using gantry steps. Container changes take place several times a day and requires the site to close its gates and clear all public from the site. Changes take on average around 20 minutes, causing disruption to neighbouring business owners whose customers are prevented from accessing their premises due to queueing traffic. Due to the restricted width of the site some vehicles have difficulty with reversing trailers. The lease for this site has expired and Wessex Water appear content to continue on this basis, although the DWP is keen to enter into a lease to secure the site until a long term alternative can be found.		
Asset Management Requirements			
	Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
	Upgrade mess/ office/wc/ shower facilities.	Replace with split level site	Undertake an annual programme of repair and maintenance.
	£32,600	£3,000,000	£10,000

Asset Recommendations

Investigate Replacement Site

There is currently no lease in place due to Wessex Water reviewing their portfolio of offices and properties. The current site is inadequate.

Office/mess facilities are inadequate and require replacement to include shower facilities. The site is small and closes for bin changes causing disruption to neighbouring businesses. An alternative site is required to provide split level facilities with adequate visitor provision that prevents queueing on the access road and annoyance to neighbouring businesses.



Property Name:	Ferndown Depot	Address:	Haviland Road, Ferndown BH21 7RQ
Facility Description:	Operational depot serving East Dorset	Premises Responsible Person:	Dave Nichols Operations Manager
Site Owner:			
Site Tenure:	Leasehold	Lease Ref:	10284
Lease Terms:			
Lease Start:	23/12/2014	Lease finish:	22/12/2019
Rent:	£65,000	Rates	£12,776
Condition Report	The modular buildings are subject to regular maintenance due to their age and will require replacement in the medium term. This is a similar position for the ISO containers. The yard area is in good condition, security would be improved through repair of fencing and replacement of one set of gates and repair to another.		
Property Description	The office and mess accommodation is in the form of a number of modular buildings and storage by means of ISO containers. DWP vehicle parking is provided within the secure area of the site and staff parking is provided on the access track to the depot.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Carry out repairs to fencing and 1 set of gates and replacement of the main gates.	Replace modular office buildings.	Undertake and annual programme of repair and maintenance	
£12,300	£69,000	£10,000	
Asset Recommendations			
Retain but Review			
Location and size of depot is reasonable; however, the tenure is not secure. If approval is given to replace Wimborne HRC or provide a waste transfer facility in the area, then it may be efficient to relocate the depot. The modular buildings are subject to regular maintenance due to their age and will require replacement in the medium term. This is a similar position for the ISO containers.			

The yard area is in good condition. Security would be improved through repair of fencing and replacement of one set of gates and repair to another.



Property Name:	Hurn Waste Transfer Station	Address:	Chapel Lane Parley Dorset BH23 6BG
Facility Description:	Waste Transfer facility serving East Dorset and Christchurch	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Dorset County Council & Bournemouth Borough Council		
Site Tenure:	Leasehold	Lease Ref:	00160
Lease Terms:	n/a		
Lease Start:	25/03/1999	Lease finish:	01/06/2006
Rent:	£105,750	Rates	£53,676
Condition Report	The site is generous in size with no major financial commitments required. There has been low level maintenance over the years so the site would benefit from a programme of maintenance and decoration. The major cost will be the repair of the fencing which is damaged in places, particularly the extremely high fencing on the eastern boundary.		
Property Description	Hurn MRF is located off Chapel Lane and is Dorset only material recycling facility. It comprises of a waste transfer barn and recycling plant and labour to sort and bale material for onward transit. The material recycling equipment is located on the lower level and waste transfer on the upper level. The site consists of a gated access weighbridge, brick build office and mess facilities with a pitched tiled roof, a portakabin for training purposes and meetings, extensive yard area and storage bays for glass and food container. It is noted that this site is not included on the deep clean register. It is recommended that a deep clean is undertaken to maintain the building in good order.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Undertake an annual programme of repair and maintenance. Repair damaged fence.	Undertake an annual programme of repair and maintenance.	Undertake an annual programme of repair and maintenance.	
£17,600	£1,000	£1,000	

Asset Recommendations
<p>Retain. Secure Long Term Lease</p> <p>Continue with current service and consider the opportunities for other uses (waste transfer contingency / depot) on the site.</p> <p>The site is generous in size with no major financial commitments required. There has been low level maintenance over the years so the site would benefit from a programme of maintenance and decoration. The major cost will be the repair of the fencing which is damaged in places, particularly the extremely high fencing on the eastern boundary.</p>



Property Name:	Hybris Material Recycling Facility	Address:	The Scotton Way, Hybris Business Park, Crossways Dorset DT2 8BF
Facility Description:	Material Recycling Facility serving primarily West, Weymouth and Purbeck	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Dorset County Council		
Site Tenure:	Freehold	Lease Ref:	
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	01/06/2006
Rent:	£105,750	Rates	£25,100
Condition Report	The site has 2 suitably sized buildings to accommodate the material delivered to the site with no major financial commitments required. There has been low level maintenance over the years so the site would benefit from a programme of maintenance and decoration. The major cost will be the repair of ventilation system which has been damaged by vehicles and not operating correctly. It is recommended that a deep clean is undertaken to maintain the building in good order.		
Property Description	Hybris Transfer Station is located at the end of the business park directly from Scotton Way. A single Double Gate affords access and egress to the site. This access leads directly to an open yard between two industrial barns which are powder coated profiled steel with concrete skirts. The yard contains a weighbridge and two welfare buildings with restroom and kitchenette facilities and an office for the site manager weighbridge management system and two WC's. Site services include power, water, and surface water and foul drainage. It is noted that this site is not included on the deep clean register. It is recommended that a deep clean is undertaken to maintain the building in good order.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Undertake an annual programme of repair and maintenance. Repair damaged ventilation	Undertake an annual programme of repair and maintenance. Review the	Undertake an annual programme of repair and maintenance.	

system a deep clean of both buildings.	modular buildings and replace if necessary.	
£18,400	£61,000	£10,000
Asset Recommendations		
<p>Retain.</p> <p>This site is situated in a key location and used by vehicles from several areas. The site has 2 suitably sized buildings to accommodate the material delivered to the site with no major financial commitments required. There has been low level maintenance over the years so the site would benefit from a programme of maintenance and decoration. The major cost will be the repair of ventilation system which has been damaged by vehicles and is not operating correctly. It is recommended that a deep clean is undertaken to maintain the building in good order.</p>		



Property Name:	Portland Household Recycling Centre	Address:	Easton Lane, Portland, Dorset DT2 8BF
Facility Description:	Household Recycling Centre serving Weymouth and Portland	Premises Responsible Person:	David Diaz Property Manager
Site Owner:			
Site Tenure:	Leasehold	Lease Ref:	04687
Lease Terms:	n/a		
Lease Start:	01/02/2007	Lease finish:	31/07/2025
Rent:	£23,896	Rates	£18,762
Condition Report	<p>The main concern with this site is the remote location of the site offices which are not accessible during the working day. A new mess facility is required for staff to include toilet, kitchen and mess area. Damage has been caused to the gabion baskets in the yard area which will require replacement. The general condition of the site is good with minor maintenance improvements at relatively low cost.</p>		
Property Description	<p>Access to the site is directly from Easton Lane and shared with a small number of private businesses. There are separate accesses at the lower level for the public and operators' vehicles. Operators vehicles exit at the same point whilst the public exit from at the top of the site. The site has containers accessed by gantry steps as well a transfer building for wood, garden waste and bulky items. Parking and reversing is less controlled given the location of containers and the main barn. The parking areas close during bin changes but in most instances all traffic queues within the site. Site accommodation is housed in a purpose built block, adjacent to the entrance gate, comprising a single storey gable ended building with rendered cavity walls and a pitched fibre cement slated roof. This building at the entrance gate is fitted with external security shutters which are electrically operated and the accommodation comprises a cloakroom area, manager's office, restroom /kitchenette, plant room, W.C., Shower Room and central corridor. All rooms are ventilated by extract units operated with the lighting. This building is remote to the main working area of site staff and</p>		

	little used. There is a small standard metal container at the top of the site by the exit gate which is the mess area for site staff. This is a small single room which is used as a rest room. This container contains the site incoming electrical service, and catering facilities although there is no sink or running water.	
Asset Management Requirements		
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
Undertake an annual programme of repair and maintenance. Provide mess accommodation for staff adjacent to the small container.	Undertake an annual programme of repair and maintenance.	Undertake an annual programme of repair and maintenance.
£37,950	£1,000	£1,000
Asset Recommendations		
<p>Retain. The site is a good modern facility and ideally located to serve resident of Portland and southern area of Weymouth. The main concern with this site is the remote location of the site offices which are not accessible during the working day. A new mess facility is required for staff to include toilet, kitchen and mess area. Damage has been caused to the gabion baskets in the yard area which will require replacement.</p>		



Property Name:	Poundbury Depot	Address:	Poundbury West Ind Estate Dorchester DT1 2PG
Facility Description:	Operational depot serving West Dorset	Premises Responsible Person:	Mike Haines Operations Manager
Site Owner:	West Dorset District Council		
Site Tenure:	Leasehold	Lease Ref:	10284
Lease Terms:	Lease of Poundbury Depot		
Lease Start:	01/04/2013	Lease finish:	31/03/2023
Rent:	£63,800	Rates	£31,713
Condition Report	The depot is in good condition with only minor improvement works required. More recently the site has experienced problems with drainage which has resulted from the lack of a maintenance regime being in place.		
Property Description	This purpose built depot consists of offices, mess facilities, toilet/ shower/ kitchen facilities and storage areas on the ground floor. On the first floor are office facilities, meeting rooms, toilets and a kitchen. Attached to the depot is a vehicle maintenance workshop. There is a yard area for vehicle parking and fuel storage.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Various tests and certification are out of date. Carry out tests on equipment and ensure a regular cycle is set up. Paint workshop floor and renew white lining around the yard area.	Consider renewing paint and decoration to offices and mess areas. Consider part of the current vehicle workshop for bin storage when the new Blandford site is complete.	Undertake an annual programme of repair and maintenance	
£17,900	£3,000	£10,000	
Asset Recommendation			
Retain. Secure Long Term Use			

When the new site in Blandford is complete a review of the vehicle maintenance workshops may provide an opportunity to reduce the number of vehicle maintenance bays and in turn provide capacity for bin storage. The depot is in good condition with only minor improvement works required.



Property Name:	Shaftesbury Depot	Address:	Longmead, Shaftesbury SP7 8PL
Facility Description:	Operational depot serving North Dorset	Premises Responsible Person:	Ian Brewer Operations Manager
Site Owner:	North Dorset District Council		
Site Tenure:	Leasehold	Lease Ref:	10331
Lease Terms:	Lease of Longmead Depot		
Lease Start:	29/06/2015	Lease finish:	28/06/2020
Rent:	£0	Rates	£10,267
Condition Report	The main mess area toilets and shower room are in reasonable condition and benefits from being a brick building. Some areas for improvement have been identified in the short term but generally minor. The vehicle workshop is in need of lining, improved signage, works to the fire escape door and improved lighting in the office. The manager and supervisors office is a cabin which is in a reasonable condition but is small. There is little room for meetings and no areas for confidential meetings.		
Property Description	The site is an industrial unit on a trading estate with its own security fence matching the double gates. Access is straightforward and there is adequate parking on the adjacent car park with overspill on the site should this be full. The site contains a workshop, stores, welfare facilities and an administration office which is housed in a recently positioned Portakabin building.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Paint the floor throughout the main building, repair damaged guttering, connect sink waste to the main drainage system, improvements to the vehicle workshop. Purchase an additional cabin for meetings and operations manager.	Consider use of the site following construction of Blandford Combined Facility.	Not yet known.	
£36,200	£1,000	£0	

Asset Recommendations

Retain to 2021.

It is anticipated that this depot will be closed and relocated to Blandford when the new waste management centre is built. The main mess area, toilets and shower room are in reasonable condition. Some areas for maintenance have been identified in the short term but generally minor. The vehicle workshop is in need of lining, improved signage, works to the fire escape door and improved lighting in the office.
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The manager and supervisors' office is a modular building which, although in a reasonable condition is too small for the number of staff. There is no room for meetings and no areas for confidential meetings. The site requires an additional modular building which will be relocated on site closure.



Property Name:	Shaftesbury Household Recycling Centre	Address:	Wincombe Business Park, Shaftesbury, Dorset, SP7 9QJ
Facility Description:	Household Recycling Centre serving Shaftesbury, Gillingham and surrounding villages.	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Dorset County Council		
Site Tenure:	n/a	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£8,590
Condition Report	The general condition of the site is good with a flat yard area with suitable drainage. The brick build accommodation would benefit from decoration and the perimeter from new chain link fencing. With increased development planned for Gillingham a decision will be required long term on whether to retain Shaftesbury HRC or build a larger split level site in Gillingham.		
Property Description	Shaftesbury HRC is located on the Wincombe Business Park located to the north of Shaftesbury. The HRC is on a level site with containers located on each side of the site accessed by gantry steps. The entrance to the HRC is central to the site with sufficient width for vehicles to reverse into bays on either side. The office/mess facilities are purpose build cavity wall construction with facing bricks to the external skin and a pitched tiled roof. The site is secure with walls on three sides and high level closed board fencing to the rear.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Undertake an annual programme of repair and maintenance	Undertake an annual programme of repair and maintenance.	Undertake an annual programme of repair and maintenance.	
£5,500	£1,000	£1,000	
Asset Recommendations			
<p>Retain Existing HRC in the short term. Potential new site in Shaftesbury or Gillingham when developer contributions are collected. With the population growth in the North Dorset area centred on, and land identified for a new site in Gillingham within the North Dorset Local Plan, it is likely a new site will be built in Gillingham. When this takes place the Shaftesbury site will be redundant and disposed of. The</p>			

general condition of the site is good with a flat yard area with suitable drainage. The brick build accommodation would benefit from decoration and the perimeter from new chain link fencing. With increased development planned for Gillingham, a decision will be required long term on whether to retain Shaftesbury HRC or build a larger split level site in Gillingham.



Property Name:	Sherborne Depot	Address:	Ludbourne Road, Sherborne, Dorset DT9 3NJ
Facility Description:	Operational depot servicing Blandford area	Premises Responsible Person:	Mike Haines Operations Manager
Site Owner:	West Dorset District Council		
Site Tenure:	Leasehold	Lease Ref:	10205
Lease Terms:	Service Charge Only		
Lease Start:	01/04/2013	Lease finish:	31/03/2023
Rent:	£684	Rates	£690
Condition Report	This open yard avoids sweepers travelling long distances for daily use across Sherborne. An alternative shared site with provision for mess/toilets facilities is preferred and should be investigated.		
Property Description	This small yard area is used to park 2 street sweepers and includes a shed which houses various equipment and oil for daily use.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
No essential maintenance	No essential maintenance	No essential maintenance	
£0	£0	£0	
Asset Recommendations			
Look for alternative shared site			
This site does not meet minimum H&S requirements and should be closed once an alternative site can be secured. This open yard avoids sweepers travelling long distances for daily use across Sherborne. An alternative shared site with provision for mess/ toilets facilities is preferred and should be investigated.			



Property Name:	Sherborne Waste Transfer Centre Household Recycling Centre	Address:	West Mill Lane, Sherborne, Dorset, DT9 6EE
Facility Description:	Waste Transfer of household collections for West and North Dorset. Household Recycling Centre serving Sherborne and surrounding villages.	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Sherborne Castle Estates		
Site Tenure:		Lease Ref:	05308
Lease Terms:	n/a		
Lease Start:	13/08/1999	Lease finish:	28/09/2023
Rent:	£54,363	Rates	£24,600
Condition Report	<p>The general condition of the site is reasonable, the HRC is tidy with good road surfacing, and containers are accessed using gantry steps. The waste transfer building is structurally safe although there are signs of damage to the fabric of the building. The barn floor is in need of replacement having eroded away and exposed the steel reinforcement, this has now become a trip hazard. The pump room suffers rat infestation and would benefit from being rebuilt with solid blockwork with metal doors to prevent further damage. Site office and mess is in reasonable condition but would benefit from a clear out and decoration and replacement in 5 to 10 years' time.</p>		
Property Description	<p>Access to the waste management centre is off the A352, along the narrow West Mill Lane and used by all vehicles needing to access the HRC and WTB. The household recycling centre has containers accessed by gantry steps as well as access to the transfer barn from the higher level. The household recycling centre has in place traffic management arrangements when bin changes are undertaken and whilst queueing traffic results from the temporary closure, there are no other businesses affected. The waste transfer area has two barn, the second one was constructed in 2014 and provides additional covered storage. Site accommodation is provided adjacent to the weighbridge at the lower level, comprising a single storey container building comprising a manager's/weighbridge office, restroom</p>		

	/kitchenette, disabled W.C., W.C., Shower Room and corridor. There is a second metal container building which forms a booth for supervision at the higher level. This is a small single room which is used as a rest room.	
Asset Management Requirements		
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
Rebuild the pump room in blockwork and undertake minor repairs and maintenance.	Renew barn floor, repair fabric of the main barn and supports and replace the mess/office facilities.	Undertake an annual programme of repair and maintenance.
£44,000	£101,000	£10,000
Asset Recommendations		
<p>Retain. Secure Long Term Lease</p> <p>The general condition of the site is reasonable, the HRC is tidy with good road surfacing, and containers for depositing some material is accessed using gantry steps. The waste transfer building is structurally safe although there are signs of damage to the fabric of the building. The barn floor is in need of replacement, the concrete has eroded in areas and exposed the steel reinforcement which results in a weakening of the concrete and has now become a trip hazard. The pump room suffers rat infestation and would benefit from being rebuilt with solid blockwork with metal doors to prevent further damage. Site office and mess is in reasonable condition but would benefit from re-decoration and replacement in 5 to 10 years' time.</p>		



Property Name:	Swanage Household Recycling Centre	Address:	West Mill Lane, Prospect Business Park, Victoria Avenue, Swanage BH19 1EJ
Facility Description:	Household Recycling Centre serving Swanage and surrounding villages.	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Purbeck District Council		
Site Tenure:	Leasehold	Lease Ref:	10090
Lease Terms:	Lease of all land within the site boundary and a contribution to the access road maintenance and upkeep.		
Lease Start:	19/11/2010	Lease finish:	18/11/2135
Rent:	£5,100	Rates	£37,274
Condition Report	The site was opened in 2010 and is well established and screened. Overall condition is good. The landscaping is extensive and requires management. There is evidence of water ingress in parts of the building which require investigation. A deep clean is required and internal decoration in some areas.		
Property Description	Access to the HRC is at the end of Prospect Business Park. The site has a combined entrance for the public and operators' vehicles. The site is divided into two areas. At the lower level is the operator's yard area where bulking and container changes are undertaken. The higher level public area has the rubble container, recycling banks and a waste oil, gas canister, and paint depository. There is also an indoor store for the WEEE recycling. Site accommodation consists of a block built building finished with stone gabions. The accommodation includes a restroom/kitchenette area with views of the upper public area, manager's office overlooking the lower yard, plant room, stairwell and Disabled Access W.C and Shower Room below.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Investigate water ingress and carry out remedial work. Deep clean and decoration.	Undertake an annual programme of repair and maintenance.	Undertake an annual programme of repair and maintenance.	

£7,400	£1,000	£1,000
Asset Recommendations		
Retain Long Term Modern purpose built facility. The site was opened in 2010 and is well established and screened. Overall condition is good. The landscaping is extensive and requires management. There is evidence of water ingress in parts of the building which require investigation. A deep clean is required and internal decoration in some areas. Expand services on site to include small volumes of waste transfer. This will require improvements to the drainage system.		



Property Name:	Wareham Depot	Address:	Westminster Road, Wareham BH20 4SW
Facility Description:	Operational depot serving Purbeck District	Premises Responsible Person:	Ian Brewer Operations Manager
Site Owner:	Purbeck District Council		
Site Tenure:	Agreement	Lease Ref:	Not in place
Lease Terms:	None		
Lease Start:		Lease finish:	
Rent:	£30,000	Rates	£10,267
Condition Report	The depot is in a very poor condition with poor facilities for staff. The site would benefit from demolition and new improved accommodation for the staff and workforce.		
Property Description	Access to the site is off Westminster Road through a single drop barrier entrance for all vehicles. Site accommodation is within a single storey building and services include, power, gas, water, telephone, surface and foul water drainage. Heating is achieved with electric room heaters. The diesel oil storage is disused/obsolete; depot staff use the nearby Highways depot for refuelling. The Diesel fuel is bunded outside the tank within the building.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Demolish the rear single storey depot building and refurbish the two storey building at the front of the site. DWP to occupy the ground floor and PDC to modify the first floor for short term business lets. PDC have a budget of circa £400k to complete the works.	Undertake an annual programme of repair and maintenance	Undertake an annual programme of repair and maintenance	

£101,000	£3,000	£1,000
Asset Recommendation		
Retain. Secure long term use Once works are completed the long term future of the depot should be secured for depot facilities for household collection, commercial and garden waste vehicles. The depot is currently in a very poor condition with poor facilities for staff. The site will benefit from demolition and new improved accommodation for the staff and workforce.		



Property Name:	Wareham Household Recycling Centre	Address:	Westminster Road Wareham BH19 4SN
Facility Description:	Household Recycling Centre serving Wareham and surrounding villages.	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Dorset County Council		
Site Tenure:	Freehold	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£16,764
Condition Report	Although erected some time ago the accommodation building is of a suitable size and in reasonable condition. Only minor repairs and maintenance is required at this stage.		
Property Description	Access to the site is directly from Westminster Road through a double gated entrance. The public circulate the one-way system around the HRC depositing material in containers accessed using gantry steps. The operational yard area is within the central area and allows for bin changes without the need to close the site. Located in the building to the right of the main entrance gates is the office and welfare facilities. This also contains an education centre accessed from a separate entrance within the HRC. The building is a modular timber building erected approximately 40 to 50 years ago getting towards the end of its design life. In the South West corner of the site radio transmitter tower is present and this is operated by Vodafone and Orange.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Undertake an annual programme of repair and maintenance.	Undertake an annual programme of repair and maintenance.	Undertake an annual programme of repair and maintenance.	
£4,000	£1,000	£1,000	
Asset Recommendations			
Retain Long Term			
Whilst not split level the layout of the HRC has secure areas for the public and operators' vehicles.			

The development of the site into a split level facility may be beneficial but this is a low priority due to finance. Although erected some time ago the accommodation building is of a suitable size and in reasonable condition. Only minor repairs and maintenance is required at this stage.



Property Name:	Weymouth Household Recycling Centre	Address:	Lodmoor, Preston Beach Road, Weymouth DT3 5JW
Facility Description:	Household Recycling Centre serving Weymouth and surrounding villages.	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Weymouth & Portland Borough Council		
Site Tenure:	Leasehold	Lease Ref:	08689
Lease Terms:	n/a		
Lease Start:	01/01/2001	Lease finish:	31/12/2025
Rent:	£1,800	Rates	£15,284
Condition Report	Although somewhat restrictive is size and layout, the office adjacent to the weighbridge is suitable. Future replacement of the container officer will be required and at that stage more appropriate accommodation should be considered.		
Property Description	Access to the site is from Preston Beach Road with separate entrance and exit gates. The site also has a separate access for operators' vehicles delivering and collecting containers and includes a weighbridge. The public use the one-way tarmac road around the perimeter of the site and parking spaces provided. The central concrete area is for the sole use of the operator and allows for container changes without the need to close the site. Site accommodation is in the form of two steel containers, adjacent to the weighbridge and entrance gate. The weighbridge office contains the incoming electrical control gear and meter. The accommodation in this building comprises an office with an inner lobby leading to a WC. The remaining container consists of a single room containing restroom facilities comprising a water heater and single drainer sink unit, toilets and shower.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Undertake an annual programme of repair and maintenance.	Replace accommodation. Undertake an annual	Undertake an annual programme of repair and maintenance.	

	programme of repair and maintenance.	
£6,500	£100,000	£10,000
Asset Recommendation		
<p>Retain Long Term</p> <p>Whilst sites exist at nearby Portland and Dorchester, Weymouth serves the borough residents and linked villages. Although somewhat restrictive is size and layout, the office adjacent to the weighbridge is suitable for its purpose. The development of the site into a split level facility may be but this is a low priority due to finance. Future replacement of the container officer will be required and at that stage more appropriate accommodation should be considered.</p>		




Property Name:	Wimborne Household Recycling Centre	Address:	Brook Road, Wimborne, BH21 2BH
Facility Description:	Household Recycling Centre serving Wimborne and surrounding villages.	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	East Dorset District Council		
Site Tenure:	Leasehold	Lease Ref:	09984/07846
Lease Terms:			
Lease Start:	15/05/2009	Lease finish:	31/07/2016
Rent:	£7,000	Rates	£5,324
Condition Report	An extremely small restrictive site. Site accommodation does not meet minimum requirements for staff numbers and the site is too small for the number of visitors. An alternative larger split level site is required for the Wimborne/Ferndown/East Dorset area.		
Property Description	Wimborne HRC is located at the end of Brook Road Industrial Estate. Brook Road has residential development to the west and light industrial units to the east. Parking takes place along the eastern side of Brook Road for the majority of its length, therefore reducing the road to single carriageway with passing places at each junction, therefore impacting on traffic movements when container changes take place. The site is one of the smallest in Dorset with all operations undertaken by hand due to there being insufficient room for mechanical compaction machines. The site closes for container changes which results in traffic disruption on Brook Road, which will become more of an issue when the new development opposite is complete. The site is a level site with containers accessed by gantry steps. Vehicles reverse into marked spaces on the southern side, although containers are situated on both sides. Facilities for staff at the site are extremely poor with staff occupying a small container office which has an office toilet and shower room. There are no mess quarters therefore the office doubles up as a kitchen and mess room.		
Asset Management Requirements			
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs	
Provide mess facilities for staff. Undertake an annual	Ad hoc maintenance (or New HRC to serve	Undertake an annual programme of repair and maintenance.	

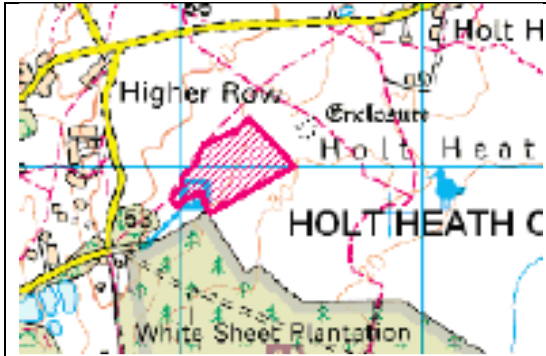
programme of repair and maintenance.	Wimborne/Ferndown/Eat Dorset residents)	
£42,650	£1000 (£3 million)	£1,000
Asset Recommendation		
<p>Retain Short Term</p> <p>An extremely small restrictive site. Site accommodation does not meet minimum requirements for staff numbers and the site is too small for the number of visitors. An alternative larger split level site is required for the Wimborne/Ferndown/East Dorset area should be considered.</p>		

Appendix 6 – Asset Condition Reports for Actively Monitored Closed Landfills

Appendix 6 – Asset Condition Reports for Actively Monitored Closed Landfill Sites

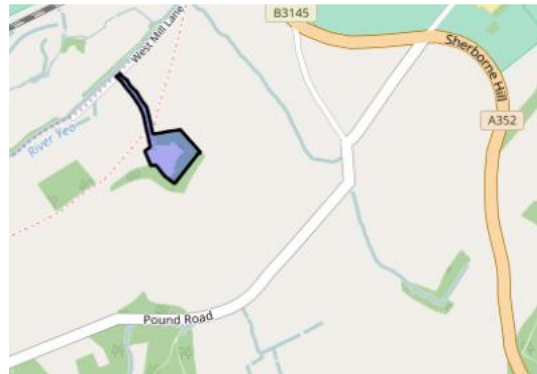
			
Property Name:	Conyger Coppice	Address:	Castle Lane Okeford Fitzpaine DT11 0RJ
Facility Description:	Closed Landfill	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Dorset County Council		
Site Tenure:	None	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£0
Condition Report			
Property Description	<p>Closed landfill site with leachate treatment plant, approximately 4 hectares within an agricultural setting. Depth of fill unknown. Regular occupation by casual traveller/gypsy encampments. Leachate plant regularly monitored. Engineering: Unknown, but assumed to be unlined, dilute and disperse with variable cover. Waste types: Unknown. Geology: Recent Pleistocene and plateau gravel underlain by Kimmeridge Clay and Cretaceous Gault. Hydrogeology: Minor aquifer of plateau gravel may extend into site. Not within Source Protection Zone. Nearest public water supply at Okeford Fitzpaine, 1.5km.</p> <p>History: 1966: Planning permission for waste disposal. 1966: Site purchased. 1966: Tipping believed to have commenced. 1974: Site passed to Dorset County Council following LGR. 1977: Tipping completed.</p>		

	1981: Leachate treatment plant constructed. 2004: Treatment plant refurbishment.	
Asset Management Requirements		
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
Maintain annual programme of maintenance and inspection	Maintain annual programme of maintenance and inspection	Maintain annual programme of maintenance and inspection
£41,116.80 pa	£41,733.55 pa	£42,359.56 pa
Asset Recommendations		
Long Term Monitoring. (30+ years)		



Property Name:	Holt Heath	Address:	White Sheet Plantation Nr. Wimborne BH21 7DB
Facility Description:	Closed Landfill	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	The National Trust		
Site Tenure:	None	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£0
Condition Report			
Property Description	<p>Closed landfill site, approximately 8.6 hectares within the Holt Heath Site of Special Scientific Interest, comprising common land. Depth of fill approximately 10 metres. Regularly monitored for landfill gas, ground and surface waters.</p> <p>Engineering: Unlined dilute and disperse. Subsequent re-profiling, capping with heathland restoration.</p> <p>Waste types: Predominantly household waste with some commercial waste, including some liquid fat, asbestos and hazardous chemicals.</p> <p>Geology: Indeterminate river terrace and head drift deposits underlain by Eocene sand, clay and gravel horizons of the Poole formation, resting uncomfortably on silty sands of the London Clay.</p> <p>Hydrogeology: Locally perched water tables formed by discontinuous clay layers in the Poole formation. Sandy horizons within the London Clay act as aquifers.</p> <p>Minor Aquifer, high vulnerability (H3). Site not within Source Protection Zone. Nearest public water supply at Wimborne Minster, 5km.</p> <p>History: Pre 1955: sand & gravel quarry. 1955: Planning permission for disposal of waste. 1955: Tipping believed to have commenced. 1974: Site purchased by The National Trust.</p>		

	<p>1975: Permission by EDDC to deposit up to 1,000 gallons of liquid fat per week.</p> <p>1977: Site known to contain 50 bags Crocidolite (Blue asbestos).</p> <p>1980: Tipping and mineral extraction ceased.</p> <p>1995: Planning permission for reshaping, drainage and capping.</p> <p>1995: Routine monitoring commenced.</p> <p>1996: Contract for re-profiling and heathland restoration.</p>	
Asset Management Requirements		
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
Maintain annual programme of maintenance and inspection	Maintain annual programme of maintenance and inspection	Maintain annual programme of maintenance and inspection
£6,409.17 pa	£6,505.31 pa	£6,602.89 pa
Asset Recommendations		
Long Term Monitoring. (30+ years)		



Property Name:	Sherborne	Address:	West Mill Lane Sherborne DT9 6EE
Facility Description:	Closed Landfill	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Sherborne Castle Estates.		
Site Tenure:	Leasehold	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£0

Condition Report	
Property Description	<p>Closed landfill site, approximately 5.5 hectares within an agricultural setting. Waste up to 18m deep filled hard up to site boundaries and behind progressively constructed bund to the north of the site, forming a steep, densely vegetated slope. Regularly monitoring for landfill gas, ground and surface waters.</p> <p>Engineering: Unlined dilute and disperse site constructed in a valley with a culverted stream underneath the waste. Clay capping of reasonable quality and depth over most of the site.</p> <p>Waste Types: Unknown</p> <p>Geology: Middle Jurassic Fuller's Earth dipping to the SE, underlain by middle Jurassic Inferior Oolite and Yeovil Sands.</p> <p>Hydrogeology: Fuller's Earth is a minor aquifer, with high vulnerability (H3).</p> <p>Not within a Source Protection Zone.</p> <p>Nearest Water extraction 2km SW.</p> <p>History:</p> <p>1970 Tipping Commenced.</p> <p>1974: Site passed to Dorset County Council following LGR.</p> <p>1987: Planning permission granted for a revision of the reinstatement levels.</p> <p>1991: Trade Effluent Agreement granted by Wessex Water.</p> <p>1991: First compensation claim for methane crop damage (ongoing).</p>

	<p>1993: Tipping complete. 1996: Planning permission for new Waste Management Centre. 1997: Landfill capped. 2003: Site designated as contaminated land under section 78b(3) of the Environmental Protection Act Part IIA. 2004-05: Culverted stream diverted, with additional capping. 2014 high leachate levels against north bund breached a suggested trigger point for bund stability. Consultancy work commissioned for future leachate management. Some re-profiling undertaken to reduce surface water ingress</p>	
Asset Management Requirements		
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
Maintain annual programme of maintenance and inspection	Maintain annual programme of maintenance and inspection	Maintain annual programme of maintenance and inspection
£36,900.00 pa	£37,453.50 pa	£38,015.30 pa
Asset Recommendations		
<p>Long Term Monitoring. (30+ years). Possible further engineering work required for leachate management, possible re-profiling of surface to reduce surface water ingress</p>		

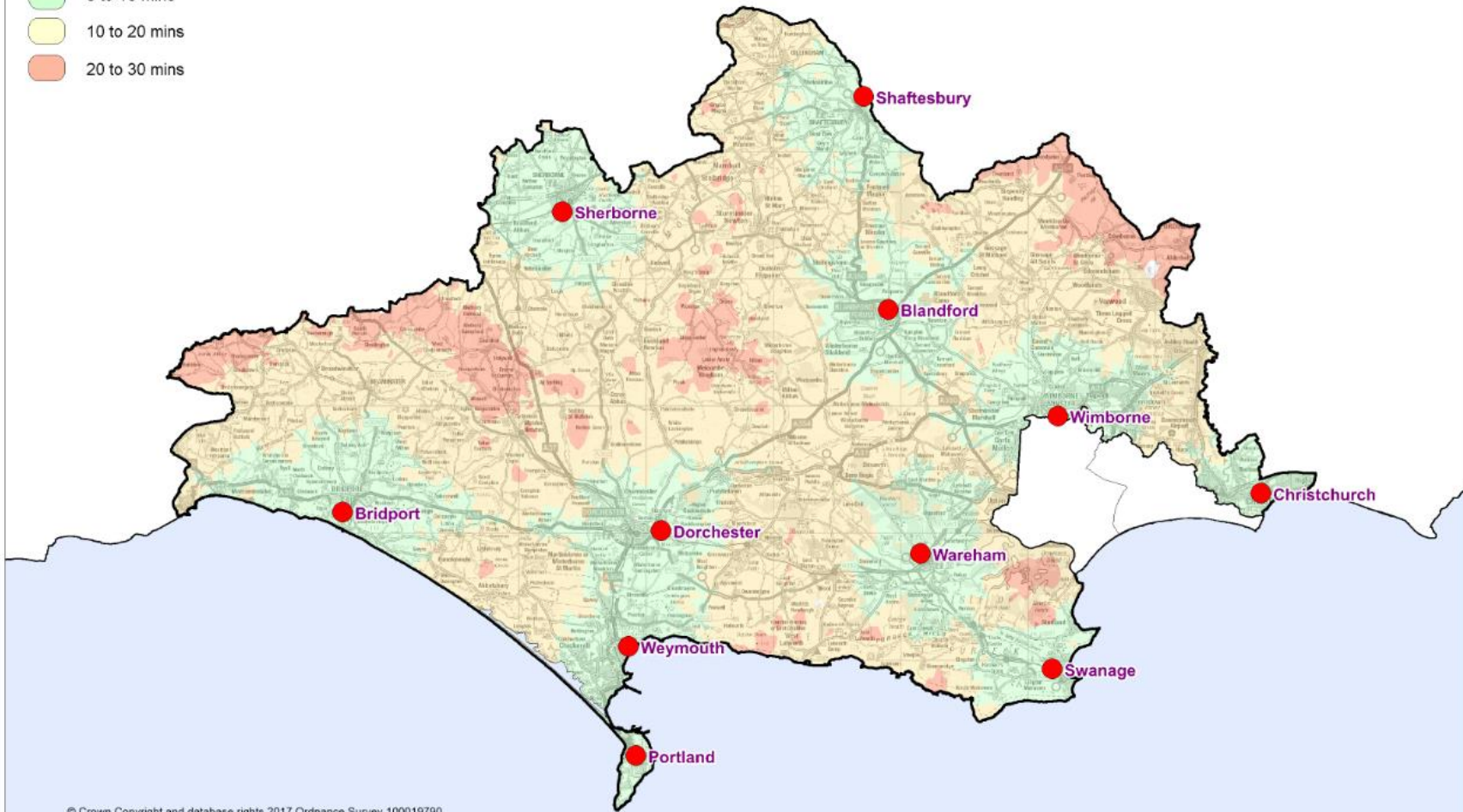


Property Name:	Stourpaine	Address:	Bushes Road Stourpaine DT11 8SY
Facility Description:	Closed Landfill	Premises Responsible Person:	David Diaz Property Manager
Site Owner:	Dorset County Council		
Site Tenure:	Freehold	Lease Ref:	n/a
Lease Terms:	n/a		
Lease Start:	n/a	Lease finish:	n/a
Rent:	n/a	Rates	£0
Condition Report			
Property Description	<p>Closed and restored landfill site, approximately 8.2 hectares within an agricultural setting, and residential properties with 50m. Depth of fill thought to be in the order of 20-25m. Regularly monitored for landfill gas.</p> <p>Engineering: Infilled chalk quarry in side of valley, dilute and disperse, with no liner. Gas abstraction system installed.</p> <p>Waste Types: Household and commercial waste, trade and inert waste, limited quantities of special wastes, including chemicals and asbestos.</p> <p>Geology: Cretaceous Upper Chalk, 100 -150m thick.</p> <p>Hydrogeology: Major chalk aquifer, with high vulnerability (H1). Not within a Source Protection Zone. Public water supply at Blandford, 4.0km.</p> <p>History: 1965: Site leased. 1966: Planning permission for waste disposal. 1974: Site passed to Dorset County Council following LGR. 1977: Construction of leachate lagoon and soakaway. 1984: Freehold purchased by DCC. 1993: Planning permission for restoration works and site extension. 1993: Tipping complete. 1995: Restoration completed.</p>		

	1996: Gas extraction and flare stack installed with further restoration and landscaping. 2004: Grazing Licence granted, revoked 2011 2012: Woodland planting 2017: Gas flare refurbishment	
Asset Management Requirements		
Short Term 1-3 yrs	Medium Term 3-5 yrs	Long Term 5+ yrs
Likely replacement of gas extraction wells will need replacing	Maintain annual programme of maintenance and inspection	Maintain annual programme of maintenance and inspection
£10,977.18 pa £20,000	£11,141.84 pa	£11,308.96 pa
Asset Recommendations		
Long Term Monitoring. (30+ years).		

Appendix 7 – Indicative Travel Times to Dorset HRCs

- 0 to 10 mins
- 10 to 20 mins
- 20 to 30 mins



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This Map is not definitive and has no legal status

Appendix 9 – Depot Optimisation Study

1. Introduction

- 1.1 Part of the business case for the formation of Dorset Waste Partnership suggested that savings could be made by optimising the infrastructure across the county. A 2009 report by the consultancy Eunomia introduced the concept of “super-depots” which would combine depot facilities with waste transfer to make operations more efficient. The report stated “The idea is that by eliminating administrative boundaries within the county, the absolute number of depots etc. that would be required could be reduced, thus releasing savings, not just in relation to land value (rent or sale), but also in relation to personnel and infrastructure. Additional savings could be released through the co-location of depots with waste transfer, bulking and where possible, waste treatment and disposal sites. This colocation will again reduce the overall number of sites required, but will also reduce haulage costs as the need to travel to separate sites in any one day is reduced.”
- 1.2 This Appendix sets out the results of various scenarios of depots to cover the collection of refuse and recycling (narrow access not included). This covers the major activities from the depots and indicates the scale of impact the scenario may have on the efficiency of the service. Alternative sites include sites in the Bournemouth, Dorset and Poole Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations (May 2016). In addition, a site in Bovington, currently vacant and owned by the County Council, and a site in Piddlehinton have also been included.
- 1.3 The Joint Committee of 13 June 2016 approved the proposal for a new strategic waste transfer facility in central Dorset to include a household recycling centre, waste transfer station, and potentially depot and vehicle maintenance workshop. The current site in Blandford is not fit for purpose. With the exception of the “as now” scenario this infrastructure review assumes that this new facility is provided.

2. Methodology

- 2.1 The current infrastructure configuration has been compared to various alternatives using the route optimisation software WM Design. This allows for the geographical mapping of vehicle movements, the places where waste is collected and then waste delivery points. The software calculates the number of rounds (the area that is collected by the same vehicle on the same day) required to service the Dorset area.
- 2.2 There are a number of necessary assumptions that are used in the model. This scenario modelling is very high level and doesn't produce collection rounds that would be able to be used on the ground. What it does do though, is illustrate whether scenarios are worse or better than other alternative scenarios. The main assumptions are:

- depot capacity / restrictions or delivery point restrictions are not included
- all properties are collected by 26 tonne vehicles, with no restricted access properties
- one waste stream per vehicle (in some areas food is collected on the same vehicle as refuse / recycling)
- vehicle capacity for waste does not vary (10.9 tonnes for refuse and 6.9 tonnes for recycling)
- fixed vehicle speeds used when vehicle not collecting waste
- generalised bin collection times used depending on rurality
- assumption that waste delivery points are fixed, though those provided by third parties would be subject to re-tendering and may become unavailable
- standard waste tipping time used
- each round is 100% efficient.

2.4 The scenarios investigated are:

For refuse –

- As now
- No Restrictions on numbers of vehicles at each depots and at tipping sites (ignores depot footprint and contracted tonnage limits) but with existing infrastructure Model
- Moving Blandford WMC (transfer station and HRC) and Depot to new site and delete Shaftesbury Depot
- Bovington School Transfer/Depot, removing Poundbury, Crookhill & Wareham
- Bovington School Transfer/Depot, removing Poundbury and Wareham
- Radio Station (Dorchester) Transfer/Depot, removing Poundbury, Crookhill & Wareham
- Radio Station Transfer/Depot, removing Poundbury & Crookhill
- Holt Heath Transfer/Depot, removing Wareham
- Hurn Transfer/Depot, removing Ferndown & Bournemouth

For recycle –

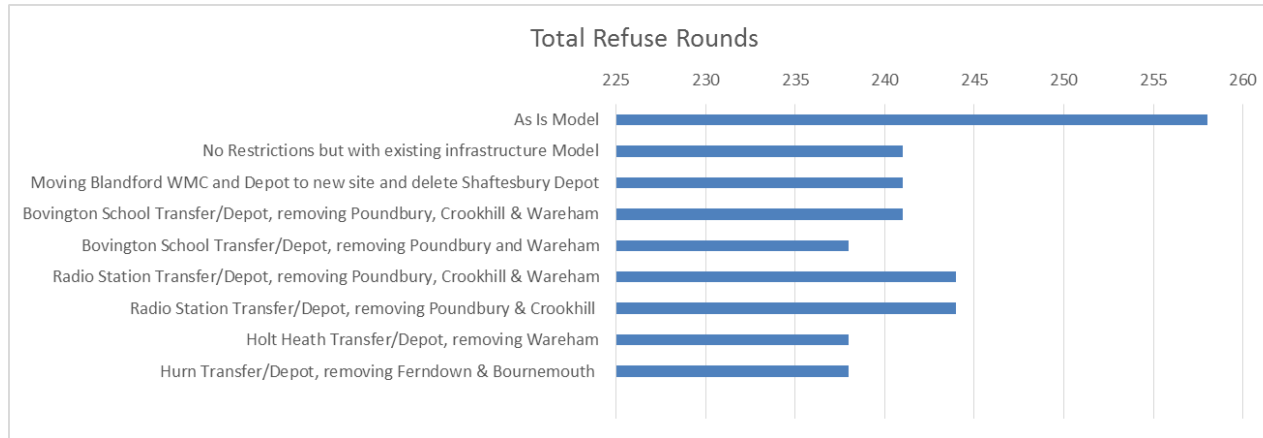
- As now
- No Restrictions for numbers of vehicles at depots and at tipping sites, but with existing infrastructure Model
- Moving Blandford WMC and Depot to new site and delete Shaftesbury Depot

- Bovington School Transfer/Depot, removing Poundbury, Crookhill & Wareham
- Bovington School Transfer/Depot, removing Poundbury and Wareham
- Radio Station Transfer/Depot, removing Poundbury, Crookhill & Wareham
- Radio Station Transfer/Depot, removing Poundbury & Crookhill
- Holt Heath Transfer/Depot, removing Wareham
- Hurn Transfer/Depot, removing Ferndown & Bournemouth
- Piddlehinton Transfer/Depot, removing Crookhill, Poundbury & Hybris
- Ferndown Transfer/Depot, removing Bournemouth

3. Results

3.1 The full results are shown in Annex 1 to this report. The following charts show the number of rounds required for the different scenarios

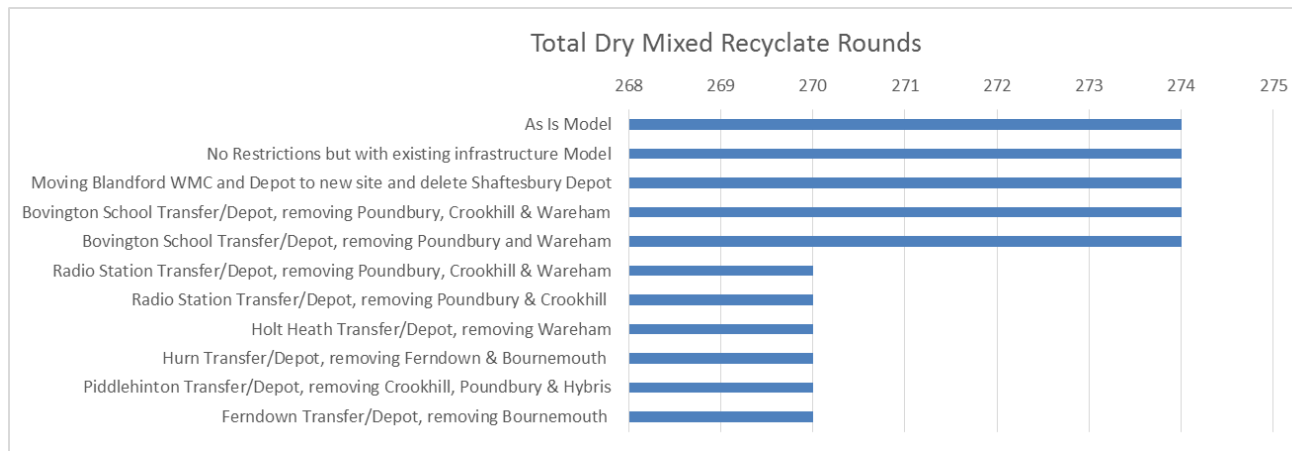
Refuse:



All of the scenarios show that less rounds needed compared with the “As Now” model.

The “No Restrictions but with existing Infrastructure” for refuse showed a greater use of the Crookhill depot and Blandford than currently, and less use of Wareham and Poundbury Depots.

Recycling:



Though the number of rounds from each depot changes with each scenario, there appears to be little difference in the total number of rounds overall.

4. Conclusion and Next Steps

4.1 There is some efficiency shown by removing restrictions on the refuse rounds. A refuse collection vehicle (25 tonnes) costs around £150,000 to purchase and £70,000 per annum to crew. This services 10 rounds over a 2-week period (not accounting for downtime which is significant as every vehicle is off the road for servicing for at least one day every eight weeks). The removal of 10 rounds would need to come from a single depot to allow for the removal of this vehicle.

4.2 However, there appears to be little to indicate from the scenarios that a radical change in depot locations to the current configuration will have a major impact on the efficiency of refuse and recyclate collection. Savings in the cost of the infrastructure by combining depots is unlikely to provide any quick cost savings due to the cost of developing a “super-depot” site.

4.3 There are further developments which require consideration;

- predicted growth in the waste collected by the
- expansion of commercial and garden waste collections

- consideration of future changes to vehicles, with the possibility of collecting food waste pan-Dorset with separate vehicles
- local government reorganisation

Therefore, by having the new site at Blandford and making some savings to the efficiency of the rounds, this future household growth could be absorbed into the existing fleet without the need for an additional vehicle and crew. This, however, assumes that there are no delays with the Blandford development and it can be operational by 2021.

4.2 Further refinement is possible, including

- refining the time it takes to collect from each household in different areas
- consideration of collection points that causes delays
- adding variable waste delivery times

4.2 In order to refine the assessment, investigate further possibilities and opportunities of working with other local authorities, a cross organisation subgroup will be set up, in accordance with the revised Joint Municipal Waste Strategy.

Annex 1 – Rounds from each Depot scenarios

Refuse	Number of Rounds from each Depot													
Model	Bournemouth Depot	Ferndown Depot	Shaftesbury Depot	Blandford Depot	Wareham Depot	Poundbury Depot	Bridec Depot	Crookhill Depot	Bovington Depot	Radio Station	Holt Heath	Hurn	Total Rounds	
As Is Model	30	43	37	10	34	46	23	35	-	-	-	-	258	
No Restrictions but with existing infrastructure Model	37	45	19	42	9	1	29	59	-	-	-	-	241	
Moving Blandford WMC and Depot to new site and delete Shaftesbury Depot	37	46	-	53	9	8	29	59	-	-	-	-	241	
Bovington School Transfer/Depot, removing Poundbury, Crookhill & Wareham	27	44	-	54	-	-	36	-	80	-	-	-	241	
Bovington School Transfer/Depot, removing Poundbury and Wareham	32	43	-	55	-	-	32	50	26	-	-	-	238	
Radio Station Transfer/Depot, removing Poundbury, Crookhill & Wareham	38	52	-	49	-	-	24	-	-	81	-	-	244	
Radio Station Transfer/Depot, removing Poundbury & Crookhill	37	46	-	48	9	-	24	-	-	80	-	-	244	
Holt Heath Transfer/Depot, removing Wareham	27	36	-	51	-	7	30	54	-	-	33	-	238	
Hurn Transfer/Depot, removing Ferndown & Bournemouth	-	-	-	54	9	8	30	59	-	-	-	78	238	
Dry Mixed Recycling	Number of Rounds from each Depot													
Model	Bournemouth Depot	Ferndown Depot	Shaftesbury Depot	Blandford Depot	Wareham Depot	Poundbury Depot	Bridec Depot	Crookhill Depot	Bovington Depot	Radio Station	Holt Heath	Hurn	Piddlehinton	Total Rounds
As Is Model	30	47	40	11	36	48	25	37	-	-	-	-	-	274
No Restrictions but with existing infrastructure Model	37	49	20	48	13	37	34	36	-	-	-	-	-	274
Moving Blandford WMC and Depot to new site and delete Shaftesbury Depot	37	50	-	64	11	41	34	37	-	-	-	-	-	274
Bovington School Transfer/Depot, removing Poundbury, Crookhill & Wareham	28	49	-	63	-	-	38	-	96	-	-	-	-	274
Bovington School Transfer/Depot, removing Poundbury and Wareham	28	49	-	62	-	-	37	45	53	-	-	-	-	274
Radio Station Transfer/Depot, removing Poundbury, Crookhill & Wareham	39	50	-	67	-	-	28	-	-	86	-	-	-	270
Radio Station Transfer/Depot, removing Poundbury & Crookhill	37	52	-	59	12	-	27	-	-	83	-	-	-	270
Holt Heath Transfer/Depot, removing Wareham	28	41	-	57	-	37	34	36	-	-	37	-	-	270
Hurn Transfer/Depot, removing Ferndown & Bournemouth	-	-	-	62	0	47	35	36	-	-	-	90	-	270
Piddlehinton Transfer/Depot, removing Crookhill, Poundbury & Hybris	39	51	-	51	0	-	28	-	-	-	-	-	101	270
Ferndown Transfer/Depot, removing Bournemouth	-	92	-	57	10	40	35	36	-	-	-	-	-	270

