

Item: 6

Asset Management Sub-committee: 2 November 2021.

Former Abattoir, H21, Hatston Industrial Estate.

Report by Interim Executive Director of Environmental, Property and IT Services.

1. Purpose of Report

To consider the former abattoir site at Hatston Industrial Estate as the preferred site for the proposed new Integrated Waste Facility.

2. Recommendations

The Sub-committee is invited to note:

2.1.

That, on 20 January 2020, when reviewing options for future use of the site, the Asset Management Sub-committee resolved, in terms of delegated powers;

- That the proposed demolition of the former abattoir, H21, Hatston Industrial Estate, be progressed through the Capital Project Appraisal process, at the earliest available opportunity.
- That, in the interim period as the proposed demolition progressed through the Capital Project Appraisal process, the Executive Director of Corporate Services should advertise part of site H21 on the open market, for a period of six months, for sale or lease, in its existing condition, with any notes of interest reported to the Sub-committee for determination.
- That, once demolished, the site of the former abattoir, H21, Hatston Industrial Estate, be retained by the Council and be made available for lease, in whole or in part, to commercial interests in accordance with the industrial estate letting policy.

2.2.

That, due to the outbreak of the COVID-19 pandemic, the actions identified in paragraph 2.1 have not yet been progressed.

2.3.

That, on 7 September 2021, when reviewing the preferred treatment options and proposed site for a new waste facility, the Development and Infrastructure Committee recommended, to the Asset Management Sub-committee, that the site of the former Abattoir/Cull Hall at Hatston, incorporating the existing Household Waste Recycling Centre and associated infrastructure, be adopted as the preferred location of the proposed new waste management facilities.

It is recommended:

2.4.

That the site of the former Abattoir/Cull Hall at Hatston Industrial Estate, incorporating the existing Household Waste Recycling Centre and associated infrastructure, be designated as the preferred site for the proposed new Integrated Waste Facility.

3. Former Abattoir

3.1.

On 20 January 2020, when reviewing options for future use of the site, the Asset Management Sub-committee resolved, in terms of delegated powers:

- That the proposed demolition of the former abattoir, H21, Hatston Industrial Estate, be progressed through the Capital Project Appraisal process, at the earliest available opportunity.
- That, in the interim period as the proposed demolition progressed through the Capital Project Appraisal process, the Executive Director of Corporate Services should advertise part of site H21, on the open market, for a period of six months, for sale or lease, in its existing condition, with any notes of interest reported to the Sub-committee for determination.
- That, once demolished, the site of the former abattoir, H21, Hatston Industrial Estate, be retained by the Council and be made available for lease, in whole or in part, to commercial interests in accordance with the industrial estate letting policy.

3.2.

Due to the outbreak of the COVID-19 pandemic, the actions identified in paragraph 3.1 have not yet been progressed.

4. Integrated Waste Facility

4.1.

The Integrated Waste Facility project has been progressing since September 2018, when the Development and Infrastructure Committee recommended that, subject to resources being secured, the Executive Director of Development and Infrastructure should submit, to the Policy and Resources Committee, a Stage 2 Capital Project Appraisal in respect of proposed new waste management facilities.

4.2.

Since that time recommended treatment options have been identified and a conceptual site layout created, clarifying the area of land required. The current estimate is that the required area, to encompass all proposed components of the Facility, plus an expanded Household Waste Recycling Centre, is two hectares.

4.3.

An extensive site selection exercise was undertaken in early 2021 to identify the most appropriate site for the proposed Facility. This exercise considered all available sites against a wide range of relevant, weighted, criteria. In all, 23 sites were considered and assessed against 13 criteria. The majority of the sites were in and around Kirkwall due to the need for easy access to onward shipping facilities for the export of residual waste to Shetland. In addition, operational waste services are based in Kirkwall, meaning that there would be good connectivity between the proposed waste transfer site and the operational depot. Redevelopment of the existing waste sites at Bossack, Chinglebraes, Cursiter and Garson were included in the analysis.

4.4.

A key consideration for any such proposed facility is its accordance with the Local Development Plan. Therefore, this, together with site accessibility, proximity to onward shipping facilities and access to the necessary infrastructure, were some of the criteria with the strongest weighting. Sites were scored following consultation with Roads, Planning and Marine Services.

4.5.

A full list of the sites considered, plus the weighted criteria, and final scores is contained in Appendix 1. The highest ranked site, based on these weightings was the combined site of the Abattoir, Cull Hall and existing Household Waste Recycling Centre, with a total score of 247. The next highest ranked site was K-20 North (236) followed by K-18 (235). It should be noted that K-20 North is not in Council ownership. K-18 is owned by the Council but use of this area for a Waste Transfer Facility is not in accordance with the Local Development Plan.

4.6.

On 7 September 2021, when reviewing the preferred treatment options and proposed site for a new waste facility, the Development and Infrastructure Committee recommended, to the Asset Management Sub-committee, that the site of the former Abattoir/Cull Hall at Hatston, incorporating the existing Household Waste Recycling Centre and associated infrastructure, be adopted as the preferred site for the proposed new waste management facilities.

4.7.

A Stage 2 Capital Project Appraisal, in respect of the proposed Integrated Waste Facility, is due to be submitted to the Policy and Resources Committee in November 2021. Confirmation of the proposed site is a required part of the Capital Project Appraisal process.

5. Links to Council Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Council Plan strategic priority of Enterprising Communities.

6. Links to Local Outcomes Improvement Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Local Outcomes Improvement Plan priority of A Vibrant Economy.

7. Financial Implications

7.1.

The former abattoir is held on the Strategic Reserve Fund, as an investment property.

7.2.

The Stage 2 Capital Project Appraisal due to be presented to the Policy and Resources Committee in November 2021 will include provision for the associated asset transfer and demolition costs for the building. It is proposed that any asset transfer be subject to the above project being approved and added to the capital programme.

8. Legal Aspects

8.1.

The Council must make arrangements which secure best value. Best value is the continuous improvement in the performance of the authority's functions. In securing best value, the local authority must maintain an appropriate balance among:

- The quality of its performance of its functions.
- The cost to the authority of that performance.
- The cost to persons of any service provided by it for them on a wholly or partly rechargeable basis.

8.2.

In maintaining that balance, the local authority shall have regard to:

- Efficiency.
- Effectiveness.
- Economy.
- The need to meet the equal opportunity requirements.

9. Contact Officers

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10. Appendix

Appendix 1: Site selection exercise.

Appendix 1.

Site Selection Exercise

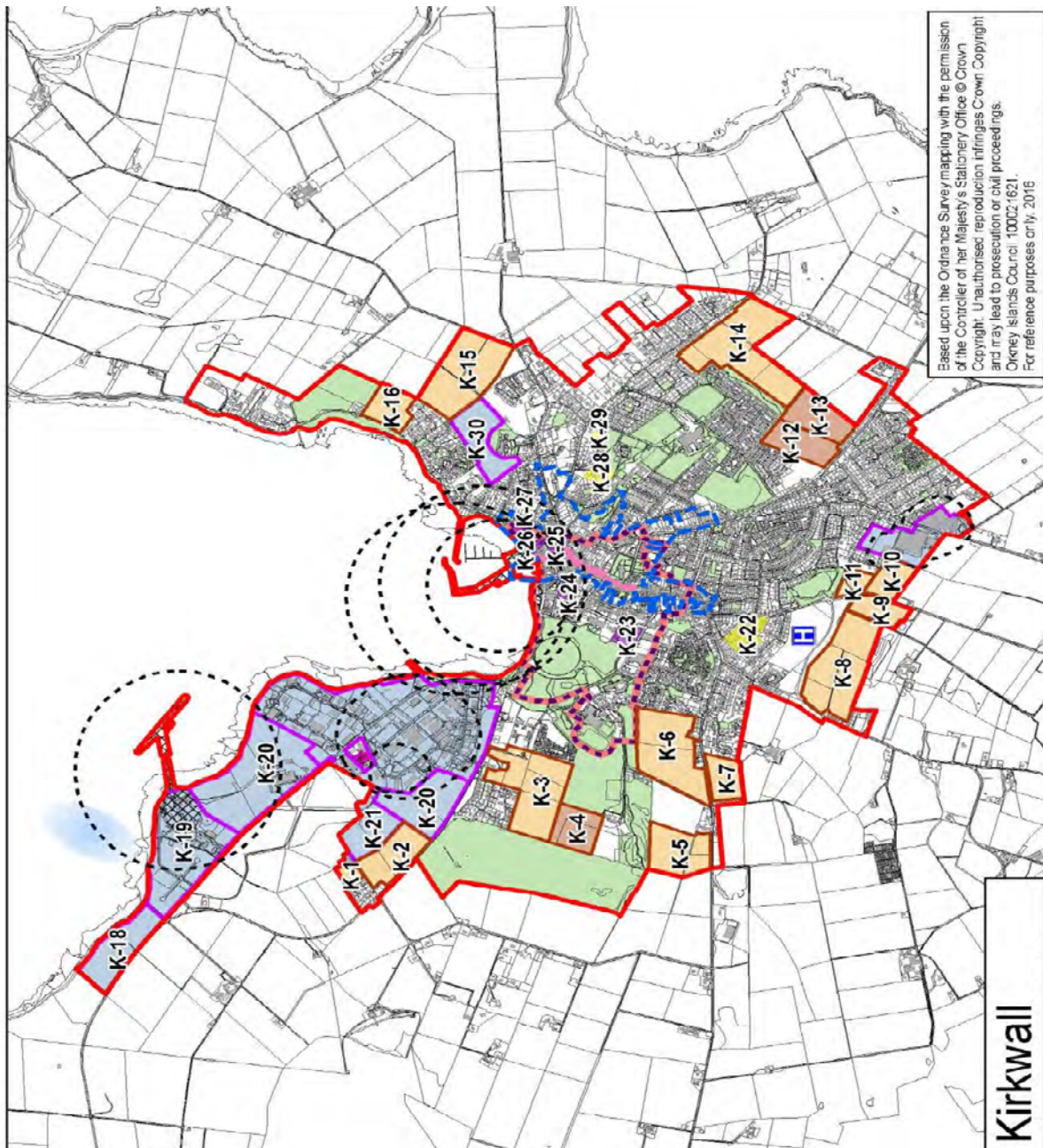
1. Sites considered

1.1.

The full list of sites considered for the location of the Integrated Waste Facility were;

- Old Bus Station K-23
- Weyland Farm 1 (East) K-15
- Weyland Farm 2 (Mid)
- Weyland Farm 3 (North) (Open space)
- Weyland Farm (Off Berstane Loan West) K-14
- Deerness Road K-12 & K-13
- Land at Crantit K-8
- Walliwall K-5
- Hatston Park K-2
- Hatston park K-20 South
- Hatston K18
- Hatston K19
- Hatston K20 North
- Hatston OM20
- Hatston Abattoir/HWRC/Cull
- Hatston Abattoir/HWRC/Cull + Adjacent Land
- Hatston NISF
- Chinglebraes & Bossack Redevelopment
- Chinglebraes + adjacent Land (Redevelop)
- Bossack + Adjacent land (redevelop)
- Cursiter Quarry (Include HWRC area)
- Garson Roads Depot & HWRC
- Hatston Depot + Compound Area

Numbered sites are shown on the map below.



2. List of Criteria

The list of criteria, with accompanying notes, and the weight factor applied are shown in the table below. Weights range from 1 – 5 with 1 being the least important and 5 being the most important.

Criteria	Comments	Weight
Council Ownership / Site availability	Council owned sites less likely to require transfer of ownership / purchase	5
Timescale constraints	Planning issues, Site condition, Ownership and any other variables that may increase timescales for delivery	3
Area – requires to be at least 2ha to accommodate facility		5
Land Use allocation	Allocation as defined by Planning / Other	5
Site accessibility (Site Servicing / Heavy Vehicle Traffic)	Ability to receive heavy (HGV) frequent traffic for OIC services and onward disposal	5
Site Accessibility small business & public traffic (Clients)	Ability to access by site users and general public.	5
Proximity to and integration with onward freight	Transport link proximity according to final waste destinations.	5
Ground issues	Gradients, Flooding, existing building etc	5
Infrastructure	Roads, Electricity and other services required for the project - availability and/or proximity.	5
Security of site	For asset security and safety (Conflict) issues (e.g., risk of unauthorised access / other conflicts)	3
Appropriateness with surrounding Buildings / Adjacent land use (Environmental Impact to adjacent premises)	Suitability based on type of adjacent buildings (e.g., within 250m of domestic housing / retail presents highest risk, Industrial would present lower risk.	5
Cost (Land Value)	Net value of the site	3
Net Cost (Net capital land transfers)	The net cost + or - of the final land acquired. (Land acquired offset by land vacated)	3

3. Site Scores

Site	Score
Old Bus Station K-23	175
Weyland Farm 1 (East) K-15	182
Weyland Farm 2 (Mid)	182
Weyland Farm 3 (North) (Open space)	182
Weyland Farm (Off Berstane Loan West) K-14	182
Deerness Road K-12 & K-13	174
Land at Crantit K-8	160
Walliwall K-5	155
Hatston Park K-2	199
Hatston park K-20 South	201
Hatston K18	235
Hatston K19	232
Hatston K20 North	236
Hatston OM20	226
Hatston Abattoir/HWRC/Cull	247
Hatston Abattoir/HWRC/Cull + Adjacent Land	219
Hatston NISF	227
Chinglebraes & Bossack Redevelopment	166
Chinglebraes + adjacent Land (Redevelop)	146
Bossack + Adjacent land (redevelop)	141
Cursiter Quarry (Include HWRC area)	151
Garson Roads Depot & HWRC	184
Hatston Depot + Compound Area	221