

Full Council 17 July 2018

Supplementary Questions on Gerrards Cross Car Park and Ex Thames Valley Police Station Site asked by Councillor Harding

Written responses provided by Councillor Gibbs (Cabinet Member for Resources) after the meeting

Supplementary Question 1: On para 6.3 of the redevelopment of former Gerrards Cross Police Station Site report there was reference to a loan interest rate of 2.77% with an internal rate of return of 3.67% - were these for the life of the Public Works Loan Board loan or variable figures?

Answer: The interest rates in the business case are based on the current full term rate of the PWLB loan for 40 years. The loan interest rate would be fixed at the time the loan is actually taken and remain fixed for the term of the loan. The internal rate of return is based on best estimates of income over the same term. Internal rate of return can vary depending on actual income achieved.

Supplementary Question 2: With reference to Note 1 the difference between the management fee for managing affordable housing was questioned, being in the region of 30% rather than 10% as previously estimated? Cllr Harding asked for reassurance that the rest of the figures in the report were accurate?

Answer: The development of any business case is an iterative process. In this case further to discussions with potential managing housing associations a 30% allowance is now considered more realistic.

Supplementary Question 3: In the report it stated that the contamination costs were not included in the estimated cost as the Council could reclaim up to £200,000 for any contamination costs incurred as part of a condition of sale on purchasing the police site and these costs need to be claimed within 2 years. Cllr Harding asked for more detail on the contamination referred to in the report and whether it was the responsibility of the contractor or the landowner to decontaminate the site?

Answer:

Detail on the contamination referred

- Investigations have identified elevated Polycyclic Aromatic Hydrocarbons (PAHs) in made ground and natural soils, particularly in the south east of the site, the presence of underground storage tanks (USTs), an interceptor and a soakaway, the absence of significant or widespread contamination of soils with Total Petroleum Hydrocarbons (TPHs), the presence of a decommissioned or removed tank in the north western corner of the carpark (suspected to be a heating oil tank). It is considered unlikely that contamination has migrated beneath the USTs to impact groundwater. PAHs in made ground are

Council (SBDC) - 17 July 2018

considered to pose an unacceptable risk to residential users of the site if they remain within soft landscaping or where the generation of dust from soils may occur.

- A remediation strategy and verification plan will most likely be required by planning conditions.

Responsibility

It is the Council's responsibility as landowner to decontaminate the site to a satisfactory condition for its intended use. As part of the site's redevelopment this will be discharged via the contract delivery agreement with the Contractor.