

MILTON BURN FLOOD PREVENTION SCHEME

1. SUMMARY

The purpose of this report is to advise on the status of the project.

2. RECOMMENDATIONS

That the contents of the report are noted.

3. DETAILS

Further to the April Report, Council officers met with representatives of the supermarket to discuss the works proposals and how they affect the operation of the car park. This was a very positive meeting and should lead to an agreement of the terms of occupancy in the near future. This process is taking longer than expected however, and construction tenders will be issued once Estates staff are confident of a date when the agreement will be reached. A possible timeline is below:-

Agreement with Morrisons	- 1 Aug. 2010 – subsequent dates depend on this.
Tender Issue	- 15 Aug.
Tender Return	- 20 Sept.
Review of tender and issue of	
Standstill letter to tenderers	- 30 Sept.
Award Contract	- 10 Oct.
Site start	- 1 Nov.
Works complete	- Sept. 2011.

The structural design is complete and the tender documentation is ready for issue apart from minor amendments that may be required depending on the final agreement reached with Morrisons.

The current main risks to the project are as below:-

Morrisons	– agreement yet to be reached.
Cost	– the current estimate of costs is at the limit of budget. Most of this uncertainty will be resolved upon receipt of tender prices.
Weather	- the flow in the burn is the main risk, but low temperatures will prevent concrete/surfacing works being undertaken.
Ground	- Unexpected ground conditions may be encountered.
Legal	- Challenges may be made to the choice of contractor.
Contractor	- The contractor may not keep to programme.

The tender will include for the pipeline works in John Street, together with the chamber in the supermarket carpark and the river works upstream of there. After discussions within the department, it is considered too risky an investment by the Council to contract only John Street pipe prior to the conclusion of a deal to permit entry to the supermarket ground. The reason for this is that the Council would have by then spent over £1m on the pipeline without obtaining any flood alleviation as this depends on connecting the pipe to the burn. The supermarket would then be in a very strong bargaining position over terms for access to their ground.

The works in John Street would take about 8 months and the supermarket chamber about 5 months. These could be done concurrently, if access to the necessary ground was available. There are about 7 months of works to complete the training walls upstream of the supermarket. These could be done concurrently with the chamber/John Street constructions. The supermarket representatives have indicated that their preferred time to allow entry to their ground would be from January.

Utility diversions in John Street are agreed and it remains for British Telecom to confirm their temporary pole locations across the burn behind the supermarket. Verbal agreements are in place with ACHA and the Crown Estates and these will be concluded shortly. All other necessary consents are in place.

For further information, please contact:-

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