



Northumberland

County Council

COUNCIL

5 September 2018

AMENDMENT TO CAPITAL PROGRAMME 2018/19 - LADY'S WALK RIVER WALL

Report of Barry Scarr - Executive Director of Finance

Cabinet Member for Environment and Local Services: Councillor Glen Sanderson

Purpose of report

The purpose of this report is to request a change to the Capital Programme, pursuant to a Delegated Decision taken on 20th July 2018 to undertake urgent works to the river wall at Lady's Walk, Morpeth.

The works were required urgently to reconstruct a collapsed section of wall thereby mitigating the risk of further collapse and associated property damage and enabling the adjacent homeowner to return to her property.

Due to the nature of this issue an urgent decision was required outside the budget or policy framework as it was not practical to convene a quorate meeting of the full Council within the timescales required for a decision.

Council is asked to confirm that this project be added to the Council's 2018-19 Capital Programme

Recommendations

It is recommended that Council:

- 1) Note the contents of this report.
- 2) Confirm that the scheme be added to the Council's 2018-19 Capital Programme.

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Link to Corporate Plan

How - "We want to be efficient, open and work for everyone"

Living - "We want you to feel safe, healthy and cared for"

Enjoying - "We want you to love where you live"

Key issues

The masonry river wall at Lady's Walk, Morpeth failed due to the sandy backfill material behind the retaining wall being washed out through open joints and cracks in the masonry when the river levels rise and fall over a period of many years. The failure of the river wall led to the footpath behind the wall and the garden area of 7 Lady's Walk collapsing to within 3m of the property. After the collapse and during the landslip event it was noted that the internal cracking to the property was both widening and propagating.

The ground conditions at the site are complex and significant technical difficulties existed with regard to implementing a repair solution, not only with respect to the ground conditions but also the need to work within the River Wansbeck at a location where the Environment Agency (EA) are particularly concerned about any increased risk of property flooding. Access to the site for the large plant and equipment required was also very difficult.

Repair to the wall was required urgently due to the potential for further collapse of the landslip under high river level conditions, which would threaten both further property damage and further damage to surrounding areas of the river wall. There were also concerns about increased flood risk due to the collapsed material in the river and also the cofferdam which will be required for the river wall repair - as both the collapsed material and cofferdam will impede the flow of water which acts to raise the level of the river upstream.

There was no identified funding source to deal with the remediation of this collapse. There is an anticipated final expenditure of £700k, however a risk allowance of £200k should be attached to this estimate. Funding therefore needed to be identified in the Council's Capital Programme.

Due to the nature of the issue an urgent decision was required outside the budget or policy framework as it was not practical to convene a quorate meeting of the full Council within the timescales required for a decision. Therefore a delegated decision was taken by the Executive Director of Finance and Cabinet Member for Environment and Local Services on 20th July 2018 to undertake urgent works to the river wall at Lady's Walk, Morpeth, that

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these works would be funded through Council capital funding and that the scheme be added to the Capital Programme. Prior to the decision being taken, the Chair of the Communities and Place Overview and Scrutiny Committee, the Leader and the Chief Executive were all informed.

Works commenced in late July 2018 and are expected to be completed by late Autumn.

Council is therefore asked to note the contents of this report and to confirm that this project be added to the Council's 2018-19 Capital Programme.

Implications

Policy	The Lady's Walk River Wall project will be added to the Council's Capital Programme
Finance and value for money	The capital budget will need to be increased to include the project
Legal	None
Procurement	None
Human Resources	None.
Property	There has been damage to the river wall and adjacent Right of Way. There was been a detrimental effect to third party property.
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	N/A
Risk Assessment	There are a number of significant risks that will need to be managed / mitigated during the works. A detailed risk register has been developed prior to the commencement of works. An allowance for risk has been included in the estimate of cost.
Crime & Disorder	N/A
Customer Consideration	The adjoining homeowner has been displaced pending repair of the river retaining wall. Adjoining neighbours will be affected during the works. The Public Right of Way is currently closed.
Carbon reduction	N/A

Wards	Morpeth North
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Background papers:

Delegated Decision Report : LADY’S WALK RIVER WALL COLLAPSE 20-7-18

Report sign off

	initials
Finance Officer	
Monitoring Officer/Legal	
Human Resources	N/A
Procurement	N/A
IT	N/A
Executive Director of Finance	BS
Portfolio Holder(s)	

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