

GREEN LANE ALLOTMENT SITE – PROPOSED NEW WATER CONNECTION

Background

This report outlines the proposed new water connection to Green Lane Allotment Site following the recent completion of a water system across the site.

Members are aware of the recent significant investment of installing new standpipes as well as the on-going work to install water systems to allotment sites in the town, which are the Council’s responsibility. Works to install a new water system to Green Lane Allotment Site were completed to a high standard in June 2023, by P2Utilities Ltd, with the work complementing standpipes that were installed in 2022.

These works identified an unsatisfactory and lengthy connection from the water meter (on the footpath across from Green Lane) to the allotment site and adjoining the new water system. The type and quality of this pipework as well as the exact layout is unknown.

It is believed that a former rail associated building, in this general area, may have determined the layout of the existing pipework. Any future failing of the pipework would cause significant issues for the site and surrounding area. and costs in the future. Given the proximity of the nearby rail line and expected new passenger traffic from 2024 this is considered a risk. Advice has been sought from Northumbrian Water, P2Utilities Ltd and discussed with our NSO Mark Air who has extensive plumbing experience.

Proposed Works

It is proposed that work is undertaken to circumvent approximately 75m of old pipework through the allotment gardens, across Green Lane (in close proximity to the rail line) and back down Green Lane to the existing water meter.

In place to install approximately 16m of alkathene piping directly across Green Lane to join the water supply, with a new water meter installed directly outside of the allotment gate as part of the works.

Quotations have been received from Northumbrian Water and P2Utilities Ltd for the works. NWL would be responsible for the pipework (8m) from the new connection at the mains, to the newly installed water meter. P2 Utilities would be responsible for the pipework (8m) from the new water meter to the new water system that supplies the allotment site.

Northumbrian Water £4,505

Install approximately 8m of alkathene piping from new connection to water meter.

Plot	Line Item Description	Sales Price	Quantity	Total Price	VAT Type	VAT Value
1 x New Connection	SERVICE CONNECTION ADMIN FEE - CONNECTION TO EXISTING MAIN	£213.00	1.00	£213.00	Standard Rate	£42.60
1 x New Connection	WATER REGS INSP ON CONN UPTO 32MM - DOMESTIC & SOME NON DOMESTIC	£408.00	1.00	£408.00	Standard Rate	£81.60
1 x New Connection	NW CONNECTIONS TO NEW OR EXISTING MAIN 25MM IN DIAMETER - PE - 5-10M MADE UP	£2,201.00	1.00	£2,201.00	Standard Rate	£440.20
1 x New Connection	NW FOOTPATH CLOSURE (Set up, hire & dismantling of equipment only)	£183.00	1.00	£183.00	Standard Rate	£36.60
1 x New Connection	HIGHWAY AUTHORITY HIGHWAY CLOSURE FEE	£1,500.00	1.00	£1,500.00	Standard Rate	£300.00
Totals						
		Total Price	£4,505.00			
		Total VAT	£901.00			
		Quote Total	£5,406.00			

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P2Utilities Ltd £300.00

To dig out and lay approximately 8m of 32mm pipe for new connection. Backfilled and reinstated.

Total Cost £4,805

Please note that a significant cost of the works, by Northumbrian Water, is for traffic management costs on Green Lane whilst the works take place.

Please see attached a map for the existing and proposed works.

Recommendations

A significant commitment has recently been made by the Town Council to installing new standpipes and water system on the Green Lane Allotment Site. The proposed additional works come with significant cost, however, from advice received these works will fully complete the new water system and will future proof the site from any possible issues moving forward, particularly next to what will be a busy rail crossing in years to come.

The recommendation is to proceed with the works at a total cost of £4,805.00

Stephen Humphrey

Assets & Facilities Manager

23 August 2023

RFO Note

The capital budget set for allotments was £80,000. This included the planned works for the water system at Green Lane and Woodhorn Road, which have been completed. The additional sum was planned for expenditure on Woodhorn Road roadways following completion of the water system upgrade.

At the time the budget was set, the Allotment Association envisioned doing some of the work as some have tickets to drive the required machines, however this would need to be firmed up again as things have changed significantly. The estimated budget for the roadways was put forward at £10,000, a proper written quotation is required.

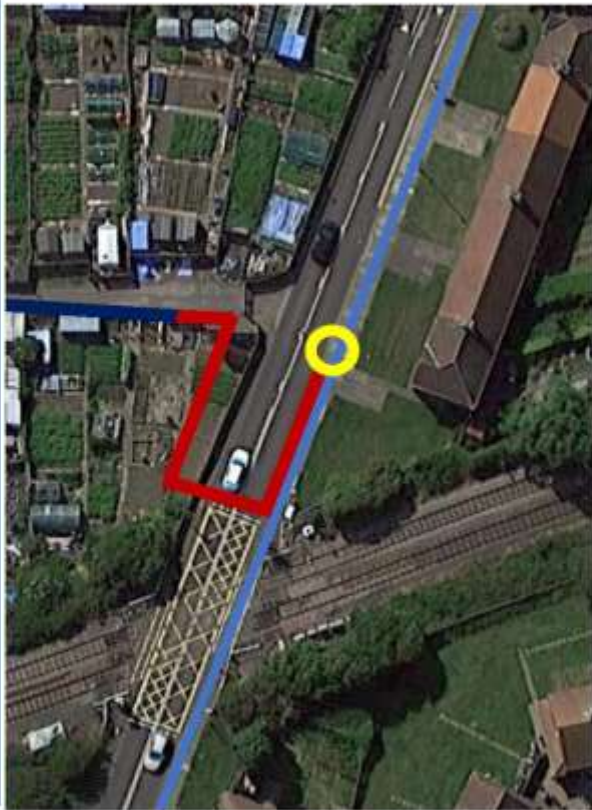
There is a budget of £10,219 remaining in allotment capital, therefore spending on the proposed works will likely necessitate that additional funding is needed to be moved in for the roadways at Woodhorn.

There is additional money available in earmarked reserves as a result of windfarm funding to support the two recently installed play areas. The Council's decision is therefore not one of available money but rather the commitment to additional spending on allotments in this financial year, and support for the proposal.

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Green Lane Allotment Site – Proposed Additional Water System Works - September 2023

EXISTING



-  NW Water Supply on Green Lane
-  Existing Water Meter - for allotment site
-  Existing Pipework from water meter to allotment site. Type and quality of pipework unknown
-  Recently Installed Pipework - as part of new water system on allotment site, installed by P2Utilities Ltd

PROPOSED



-  NW Water Supply on Green Lane
-  New Water Meter – next to allotment site entrance (Northumbrian Water)
-  New Alkathene Pipework – under Green Lane linking from water supply on Green Lane to new water meter next to the site entrance (Northumbrian Water)
-  + Additional 8m of pipework linking into recently installed pipework (P2Utilities Ltd)
-  Recently Installed Pipework - as part of new water system on allotment site, installed by P2Utilities Ltd