

CLIFF SLIPPAGE AT WILLIAM PITT, BRANSTY

EXECUTIVE MEMBER: Cllr N Williams

LEAD OFFICER: Mrs S Borwick

REPORT AUTHOR: Mr C A Lloyd

Summary: This report advises Members of progress made to resolve this urgent matter and confirms the current assessment of the financial implications.

Recommendation:	That Executive notes the action taken, and approves the setting aside of additional funds to enable the works to be undertaken.
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Impact on delivering the Corporate Plan: None

Impact on other statutory objectives (e.g. crime & disorder, LA21): Action by the Council part is to address a legal liability.

Financial and human resource implications: External consultants have been appointed to design a solution, obtain prices and supervise the works. An urgent Action has been completed for this Executive (£50,000), however up to a further £50,000 is likely to be required, to be funded from Contingencies currently standing at £xx.

Project & Risk Management: This is an unexpected occurrence requiring urgent remedial action. Current procedures used, including the Construction Design Management Regulations for safety aspects, and Urgent Action under Contract Standing Orders.

Key Decision Status

- **Financial:** None (project cost is over £75, 000 but unforeseen and urgent)
- **Ward:** None

Other Ward Implications: None

1. INTRODUCTION

1.1 In early April 2006 a slippage of the cliff occurred at William Pitt, immediately above the Cumbria Steelstock building. This resulted in large amounts of soil and boulders falling down the cliff and resting against a chain link fence to the rear of the building.

1.2 Investigations confirmed that the land which had moved is in the ownership of the Council. Our insurers were advised but advised that the Council insurance policy does not extend to cover such an occurrence as this.

- 1.3 Specialist Consultant (Geotechnical Engineer) Atkins was immediately appointed to review the condition of the cliff and advise of any immediate action necessary to address safety reasons.
- 1.4 They reported that the cliff was in an unstable condition, it could slip further causing substantial amount of soil and rock to fall (estimate 400 – 600m³) which could damage the Cumbria Steelstock building and potentially the occupants or activities within. The cliff is in such condition that it would be dangerous to attempt any immediate works without first undertaking protective works and applying a properly designed solution for the cliff remedial works. Access is also difficult compounding the problem.
- 1.5 The Geotechnical Engineers have further now designed a two stage remedial process, the first stage is to construct a protective bund and then undertake stabilisation works including removal of spoil, introduction of netting and installation of markers at predetermined points to enable future monitoring to be carried out. The second stage will comprise the monitoring and further reporting.
- 1.6 It is considered the most economic option is to protect the building from the cliff as opposed to offer to relocate the Cumbria Steelstock building and staff, contents to an alternative location.
- 1.7 Tenders have now been invited, only one price has been provided at a cost of £98,000. The cost is high partly because of the need to dispose of a substantial amount of spoil to a tip which will incur licence fees in addition to haulage costs. It is considered inappropriate to accept one tender at this cost level even under these circumstances.
- 1.8 Through further discussion with the consultant the single Tenderer will be asked to provide separate prices for rock netting and similar works, and local contractors will be asked to price for earthworks and similar works, in an effort to reduce prices. This will have to be done quickly as until the work starts the risk remains.
- 1.9 Cumbria Steelstock and their solicitors have been informed of the Council proposals and are being continually updated.

2. CONCLUSIONS

- 2.1 Executive is asked to approve the action being taken, and to agree to set aside up to a further £50,000 to meet the current expected costs (including fees) of dealing with this urgent matter.

List of Appendices

None

Relevant documents:

Project file, Atkins reports, Atkins tender documents
correspondence including with Cumbria Steelstock and solicitors

List of Consultees:

Corporate Team
Health and Safety officer
Councillor N Williams