

SELLAFIELD ACCOMMODATION 2010-2026

Lead Officer: Tony Pomfret – Development Control Manager

To inform Members of the Sellafield Accommodation Strategy for the period 2010 to 2026

Recommendation:

1. That the report be noted.
2. That the offer of a site visit by Planning Panel Members be acceded to.

Resource Implications: Nil.

1.0 SUPPORTING INFORMATION

- 1.1 At an earlier meeting of the Planning Panel it was requested that a report be prepared setting out the strategy for accommodating on-site office staff of whom there are currently about 5000 requiring dedicated office space within the Sellafield licensed site at any one time.
- 1.2 The attached report prepared by Sellafield Limited is presented for Members' consideration and comment accordingly.
- 1.3 Sellafield Limited have also offered to host a site visit by Planning Panel Members in order that current issues, including on-site accommodation, may be looked at in some detail. Given that there has not been a Planning Panel site visit to Sellafield for some considerable time and that there are new Members on the Panel (including substitutes) it is recommended that their offer be acceded to.

Contact Officer: Tony Pomfret, Development Control Manager

Background Papers: Appended Report "Sellafield Accommodation 2010-2026".

Sellafield Accommodation 2010 to 2026

Introduction

Sellafield Site has currently circa 5000 employees at any one time requiring dedicated office space to support Sellafield Ltd deliver its mission for the NDA. To provide for this office demand the portfolio of buildings are as follows:

1. Eighteen permanent Office type accommodation buildings housing c 2200 employees on or adjacent to the Sellafield Site
2. Twenty two permanent Process plant buildings with offices housing c 380 employees on the Sellafield Site
3. Two leased permanent Office buildings housing c 430 employees located away from the Sellafield Site in Whitehaven
4. Of the main modular Office buildings seventeen house c 2100 employees

Over the sixteen year period the company's life time plans are currently indicating a decline in overall manpower which will in turn lead to a reduction in demand for office space. In addition in support of the Local Development Plan and Travel plan it is proposed to relocate some support staff in the community

Permanent Buildings (Office and Process Plant)

During the timeframe 2010-2026 it is not planned to carry out any changes to the number of permanent buildings or the volume of personnel accommodated within them. The exception would be if one of these buildings is situated on the footprint of any new development, or acceleration of a program. Also the condition of these buildings is of an adequate standard enabling continued care and maintenance to be carried out to ensure they will remain fit for purpose.

The two leased buildings away from the Site will be retained for this timeframe as well

Modular Buildings

Fourteen of the seventeen main modular office buildings will be the focus of managing the portfolio within the time frame 2010-2026. As stated there are currently 2100 employees based in these buildings in various locations across the Site.

The factors of the structural condition of each of these buildings, its age and in some cases its location drives the changes to the portfolio to either align with the forecasted decline in manpower or to support movement off the site.

The forecasted options for review to the portfolio are as follows:

Period	Buildings	Numbers	Comment
2010-2011	2 in total	230 77	Both these buildings have serious asset condition defects and need to be emptied and demolished as soon as possible. Additionally one building is located on the footprint of a planned new plant
2014-2016	4 in total	563	These 4 buildings are being continually assessed to ensure the asset condition remains satisfactory. As this timeframe approaches decisions will be taken on an individual building basis on either being emptied and demolished or extending life span if demand needed and viable.
2017-18	4 in total	402	The asset condition of these 4 buildings is better than the 4 above and is forecasted to be able to be utilised for a longer period. However they will also be continually assessed to ensure the asset condition remains satisfactory. As this timeframe approaches decisions will be taken on an individual building basis on either being emptied and demolished or extending life span if demand needed and viable.
2020-2021	4 in total	300	These 4 buildings will be assessed closer to the 2020 date establishing asset condition and operational need

TABLE 1 Modular Buildings under review (Building Numbers can be supplied)

These reductions will only be implemented as the workforce numbers decline or as new buildings become available (See Graph Appendix 1) should circumstances change some of these planned reductions can be delayed.

No new build is currently planned associated specifically with accommodation on the Site, except builds associated with specific projects, e.g, HLWP Project on demolished building foot print. In addition 2 redundant buildings which are in good condition are being refurbished to allow two buildings to be vacated in 2010-2011 and provide a on site buffer

Note: The provision of accommodation is for the current and forecasted situation as is know at this time, any deviation, delay from the Life Time Plan or additional requirements will result in changes to scope or schedule of this approach

APPENDIX 1

Sellafield Office Accommodation

