

NORTH LONDON WASTE AUTHORITY

REPORT TITLE:
HENDON RELOCATION - UPDATE

REPORT OF:
HEAD OF WASTE STRATEGY AND CONTRACTS

FOR SUBMISSION TO: AUTHORITY MEETING	DATE: 20th September 2006
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SUMMARY OF REPORT:

This report advises Members of the current dialogue with Cricklewood Redevelopments Limited, the developers wishing to develop the Cricklewood and Brent Cross area including the Hendon Rail Transfer Station.

RECOMMENDATION

It is recommended that Officers should conduct further negotiations with Cricklewood Redevelopments Ltd to establish the best replacement facilities for the Hendon Rail Transfer Station, giving full consideration to the Authority's obligations under the Waste and Emissions Trading Act and having consideration to the procurement requirements set out in the North London Joint Waste Strategy.

Signed by Head of Waste Strategy and Contracts

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Date:.....

1.0 INTRODUCTION

- 1.1 This report is intended to update Members of developments since the previous dedicated Hendon Relocation report submitted to the Authority meeting on 15 December 2004. The previous report outlined a draft document released by Cricklewood Redevelopments Limited (CRL) in support of their plans to relocate the existing Hendon Rail Transfer Station and provide suitable replacement facilities.
- 1.2 The proposed facility set out in the document incorporated arrangements for waste transfer to landfill, biological treatment and recycling facilities for co-mingled waste and wastes delivered directly by the public. The new facility was proposed to be open in 2011 and the Authority's existing lease for the existing Hendon Rail Transfer Station ends in 2009.
- 1.3 At the December 2004 meeting a critique of the proposed facility was set out and it was concluded that further work was required to determine whether it would meet the Authority's requirements through the NLJWS. It was recommended that Officers should conduct further negotiations with CRL to establish the best replacement facilities giving full consideration to the Authority's obligations under the Waste and Emissions Trading Act and with liaison with the West London Waste Authority.

2.0 RECENT PROGRESS

- 2.1 Since the December 2004 Authority meeting, work on the waste facility initially slowed down whilst CRL focussed its attention on other aspects of the wider development, but progress has more recently been made in the context of the wider requirements of the planning development and the requirements within the London Plan for 85% of all waste to be treated within the London region by 2020 (80% for municipal waste). This has highlighted the potential for the waste treatment aspect of the new facility to have the ability to contribute to the sustainability of the housing and commercial development being prepared by CRL.
- 2.2 Discussions with GLA officers have taken place to gain an opinion from the Mayor on the choice of technology that would be acceptable. The Authority's Officers have taken part in these discussions and have continued to liaise with the local planning authority (the London Borough of Barnet) and with CRL throughout the process. It was anticipated that a planning application would be submitted in 2005, but this has not yet come to fruition.

- 2.3 A workshop was carried out in March 2006, with CRL and its appointed consultants, SLR, attended by Authority and GLA officers to discuss further details on the appropriateness and tonnage throughput of the waste handling facilities to replace the existing Hendon facility. It was estimated that new housing and businesses within the development would generate approximately 60,000 tonnes of waste in total that the new facility would be required to accommodate, in addition to the displaced tonnage from the existing Hendon transfer station and forecast growth. The total waste tonnages being planned for were therefore approximately 390,000 tonnes per year.
- 2.4 It was considered at the workshop that treatment of waste to provide energy such as gasification, may be a suitable option to produce combined heat and power to serve the Cricklewood development. NLWA Officers stated that the facility would still need to provide the facilities for accepting and sorting commingled recyclable waste through a materials recycling facility (MRF) and for bulking or pre-sorted dry recyclable, organic and gully wastes, and for pre-treatment of residual wastes to extract any reasonably available recyclables. LB Barnet said they sought a re-use and recycling centre for wastes delivered directly by the public.
- 2.5 As a result of the workshop, consultants to CRL, Scott Wilson drew up two options for the layout of the new facility taking into account all the requirements on the site but concluded that further investigations into technology solutions will be required to complete this nature and layout of the waste treatment aspect of the development.

3.0 SOFT MARKET TESTING EXERCISE

- 3.1 To provide further clarity on the space and size requirements of the waste treatment element of the new facility and to test the current technologies available, a soft market testing exercise was carried out over a two day period on 21st and 23rd August 2006.
- 3.2 The main purpose of meeting with technology providers was to gauge the level of interest in the scheme and the ability of companies to provide technology of the scale and type necessary to handle the waste types and tonnages outlined. The following issues were specifically addressed:
- Type of technology offered
 - Range of capacities offered
 - Ability to meet the capacity range (250,000 to 300,000 tonnes/annum)
 - Details of reference plants both in the UK and elsewhere
 - Indicative land area requirements for a plant of the capacity range required
 - Indicative capital costs
 - Range of products from the process

- Opportunities for energy recovery and utilisation (direct or through use of products as a fuel)
- 3.3 The meetings were lead by CRL's waste management consultants, SLR and were also attended by representatives of the following organisations:-
- RPS (CRL's planning consultants)
 - NLWA
 - GLA
 - Transport for London
- 3.4 The technologies considered focussed on the treatment of residual waste only and concluded that there may be pressure on the size of the site or on the provision of the MRF and RRC. A full report of the conclusions of the exercise is due to be provided to the NLWA Officers from SLR.
- 3.5 Thorough investigation and a more thorough scrutiny of the proposals should be conducted before any agreement to relocate the Hendon Rail Transfer Facility is reached. This should include a reassessment of the likely future waste arisings in the area bearing in mind the lesser growth rates experienced in the last two years.

4.0 IMPACT ON THE AUTHORITY

- 4.1 Proposals for the relocation of the Hendon Transfer station are still at an early stage and it is crucial that the Authority continues to play an active role in plan development. CRL have indicated during the soft market testing exercise that the proposed date for opening the facility may slip further until 2015, which will further impact upon the requirements for an extension to the remaining lease on the existing facility.
- 4.2 In addition to this, the Authority's own schedule for procuring new facilities and services as part of it next waste management contract(s) will be commencing alongside the Hendon relocation work. It has not yet been determined how the procurement of technologies on the new site being offered will be carried out and by whom. The Authority's overarching procurement strategy being developed by its procurement consultants will take this possible development into account to provide a co-ordinated approach and to assist the Authority gain market interest in its procurement.

5.0 RECOMMENDATION

- 5.1 It is recommended that Officers should conduct further negotiations with Cricklewood Redevelopments Ltd to establish the best replacement facilities for the Hendon Rail Transfer Station, giving full consideration to the Authority's obligations under the Waste and Emissions Trading Act and having consideration to the procurement requirements set out in the North London Joint Waste Strategy.

6.0 COMMENTS OF THE FINANCE OFFICER

- 6.1 Whilst proposals are still evolving it is not possible to provide financial advice on their implications. A full financial appraisal will be undertaken however once the final preferred technical solutions have been identified.

7.0 COMMENTS OF THE LEGAL ADVISER

- 7.1 The Legal Adviser's comments are incorporated in the report.

Local Governments Act 1972 – Access to information

References: NLWA: '*Hendon Relocation – Update*' 15 December 2004

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Report Ends