

Operational Decision Record

Publication Date 12/05/2023	Decision Reference Number 4933
Decision Title	
Broadmarsh Carpark (BMCP) - Pigeon Management Options	
Decision Value	
£124,162 install bird netting including 5 year maintenance plan	
Revenue or Capital Spend?	
Netting Install - Capital c£89K Netting Maintenance Plan – Revenue £35,258 over 5 years	
Department	
Facilities Management	
Contact Officer (Name, job title, and contact details)	
Trevor Bone – Head of Building Services and Facilities Management – 07940306506	
Decision Taken	
To install bird netting to BMCP inclusive of inspection maintenance plan.	
Reasons for Decision and Background Information	
<p>Broadmarsh Car Park (BMCP) was handed to Property Services in May 2021, with Facilities Management (FM) managing its day to day operations. BMCP houses multiple stakeholders, ranging from security, retail units, car parking, central library, and bus operators.</p> <p>Stakeholders have identified issues relating to pigeon ingress into the car parking areas and subsequent accumulation of pigeon guano predominantly to the core areas of the internal car park decks.</p> <p>FM have undertaken a number actions to reduce the guano and roosting with limited success in reducing the pigeon infestation and their impact on the car parking areas. FM have worked with NBC Environmental and NCC Pest Control to undertake a feasibility study around a permanent bird management/deterrent solution. This plan would significantly reduce the health risk posed around pigeon guano and feathers and address the warranty of the car park decking which currently is being compromised due to the additional cleaning.</p> <p>The Bird Proofing (Netting) system would be installed internally to the glass panels as well as car park level 6 fins. All installations consist of 50mm translucent net, attached to wire stays, which in effect, encapsulates each section. The system will last a minimum of 10 years and would be guaranteed for 5 years if the suppliers net maintenance programme is purchased. The supplier assures NCC that using</p>	

translucent net against the backdrop of BMCP makes the high-level netting almost impossible to spot from the ground and is already in place on the laser cut panels.

The net maintenance programme is required to achieve a 5-year warranty to the netting and consists of one annual net maintenance visit per year over 5 years and would protect the investment and would inspect the netting and carry out any repairs not caused by 3rd party which fulfils NCC health & safety requirements.

It is recommended that Bird Netting is installed with the cost of netting including the 5-year net maintenance plan totalling £124,162.

Other Options Considered and why these were rejected

Do Nothing

Rejected by FM, Property, Building Services, Parking Services and BMCP Board due to health risks to users of the car park, compromising the car park deck warranty and additional ongoing costs of cleaning. This option will create additional financial pressure to BMCP operational revenue budget.

Contractor cleaning

Rejected – Due to cost which does not present itself a “Best Value” and is not a long term solution.

Alternative methods of pigeon control such as falconry –

Rejected – Due to cost, ineffective solution as when not on site pigeons return, welfare issues and unsuitability for location.

Daily/weekly - (Internal) cleaning

Rejected – On the basis of cost. This option would require a full-time employee.

Reasons why this decision is classified as operational

The asset is classified as an operational property. The value of the decision is below £250,000 and comes from within agreed budgets.

Additional Information

Finance Advice

Capital

The cost to install bird netting to areas described within this report is £90k. The Broadmarsh Car Park project is forecasting an underspend of £5.1m based on the approved capital budget (main approval Executive Board 18th December 2018). The funding of this expenditure will be from existing Prudential Borrowing approved budget, therefore this borrowing is compliant with the Council’s Debt Reduction Policy as it doesn’t entail a new borrowing requirement.

As detailed in the body of the report the netting will need replacing over the medium to long term. Any replacement cost will need funding to be identified and further approval.

Tom Straw – Senior Accountant (Capital Programmes), 18th April 2023

Revenue

If netting is installed, then a 5-year net maintenance programme is required totalling £35,258. Ad-hoc bird related R&M and cleaning costs are not anticipated to be large £10k per year and will be funded from the BMCP cleaning and R&M budget.

Parking Services comments

Trinity Square and Lace Market Car Parks do not have any issues with pigeons as different approaches have been taken in response to the design of the car parks.

There is no industry standard on how to deal or manage such infestations and most industry articles state that you need bird netting to deter the birds from roosting. NCC car parks currently hold Park Mark Safer Parking awards, and without a solution it could result in BMCP losing this status.

Pest Control - comments on Pigeon Management at Broadmarsh Carpark

Pest Control have visited site and witnessed pigeons flying in through the façade on every side of the building. Once inside, there are significant high-level places (beams and ledges) where they can perch and provide both logistical and H&S challenges to manage the population.

The first approach to dealing with pigeon issues inside 'high pressure' buildings is to proof the building via the use of netting to prevent access. All other options are only deterrents and the service has arrived at the conclusion that netting is the only feasible, safe and pragmatic long term solution that will prevent pigeons from accessing the car park.

Legal and Procurement Comments

Required DDM and tender process once final decision is made.

Risk Management Considerations:

All operational and safety risks associated with BMCP are managed by BMCP Board & FM via an action log managed by the Facility Manger.

HR and EDI Considerations:

Not required.

Carbon Reduction and Sustainability Considerations:

Not applicable.

EIA and DPIA

Not applicable.

Decision Maker (Name and Job Title)

Sajeeda Rose (Corporate Director of Growth & City Development)

Scheme of Delegation Reference Number

7(2a)

Date Decision Taken

10 May 23
