



CABINET

14TH FEBRUARY 2019

AGENDA ITEM (7)

TEMPORARY DECKED PARKING IN CIRENCESTER

Accountable Member	Councillor MGE MacKenzie-Charrington Cabinet Member for Planning and Licencing Services and Cirencester Car Park Project
Accountable Officer	Claire Locke Group Manager - Council Advisory Services 01285 623427 Claire.locke@publica.uk
Purpose of Report	To seek agreement to appoint consultants, undertake procurement, and submit a planning application for temporary decked car parking, to meet both existing need and temporary decant provision during the construction phase of the Waterloo car park.
Recommendation(s)	That Cabinet agrees to:- (a) appoint Perfect Circle via public sector procurement specialists SCAPE to project manage and deliver the project; (b) prepare and submit a planning application for a temporary decked car park on one of the Council's town centre car parks; (c) allocate one-off revenue funding of £95,000 from the Council Priorities Fund; (d) RECOMMEND to Council that it approves capital project costs of up to £220,000, to be funded out of the previous allocation of £15 million for the Waterloo car park development; (e) fund revenue costs of up to £155,000 per annum from surplus New Homes Bonus allocated to the Council Priorities Fund for the next three years; (f) note the impact on the MTFS and specifically the £15M allocation for decked parking, if this scheme is subsequently approved.
Reason(s) for Recommendation(s)	To ensure parking demand is met as soon as possible and that an adequate supply of decant parking and contractor parking is available during the construction phase of the Waterloo car park decking (subject to that scheme receiving planning consent).

Ward(s) Affected	All Cirencester Wards; although residents of many Wards would also benefit.
Key Decision	Yes
Recommendation to Council	Yes, in part

Financial Implications	<p>(i) Indicative costs for the provision of a 100 space temporary decked car park are included in Exempt Appendix 'A' (this information is commercially sensitive having been provided by one supplier during soft market testing).</p> <p>(ii) Delivery and construction costs are high - costs therefore reduce proportionately for each subsequent year the structure is hired.</p> <p>(iii) The structure can be rented on a monthly basis, which ensures costs are not incurred when the temporary parking is no longer needed.</p> <p>(iv) Revenue costs for the project management, procurement and delivery have been estimated as £70,000, although it is hoped clarification of tasks and responsibilities may reduce this cost. Planning application fees are estimated to be an additional £21,000.</p> <p>(v) Once constructed, the business rates would increase by an estimated £13,500; the enforcement costs would increase although not significantly as all town centre car parks are already enforced; and utility costs would increase. This would be offset by income from the car park which would be approximately £1,250 per space per year, based on current fees and charges - so £125,000 per year for 100 additional spaces.</p> <p>(v) All of the above costs have been included within the report on the Medium Term Financial Strategy for 2019/20 to 2028/29 included elsewhere on the Cabinet agenda.</p> <p>(vi) The loss of income from the Waterloo car park during the construction phase will be included in the full business case for that scheme when it is reported to Council for decision.</p> <p>(vii) A further report would be submitted to Cabinet, for recommendation to Council, seeking allocation of funding once the scheme has been tendered and actual costs are known.</p>
Legal and Human Rights Implications	The Council owns the freehold interest in the public car parks in Cirencester. A planning application will be submitted for the temporary decked car park once the most suitable location has been identified.
Environmental and Sustainability Implications	As some of the car parks are within a Conservation area, planning pre-app advice will be sought before a decision is made on site location.
Human Resource Implications	The project is being overseen by existing Publica officers but delivered by consultancy support.
Key Risks	(i) Planning permission may not be obtained for the temporary decked car park.

	<p>(ii) If planning permission is not forthcoming, the project management and planning application costs will have been abortive costs.</p> <p>(iii) There may be delays at any stage of the project, which could delay construction and availability of additional parking.</p> <p>(iv) There may be additional costs which have not been foreseen at this stage of the project development.</p> <p>(v) The capital allocation reduces the funding available for the Waterloo car park development - as the costs of that scheme are currently unknown, there is a risk that the Council then needs to borrow additional funding which would also have a further revenue impact, particularly as existing policy states that those funds must be repaid within the life of that development (currently proposed to be two years).</p> <p>(vi) The scheme increases parking revenue costs which are not currently budgeted for.</p>
Equalities Analysis	Not applicable to this report.

Related Decisions	Cabinet 16 th February 2017 - Development of Waterloo Car park Cirencester for Decked parking - Minute CAB.76 refers
Background Documents	None
Appendices	None

Performance Management Follow Up	<p>(i) Refer capital funding request to Council.</p> <p>(ii) Subject to capital funding approval, implement Cabinet decisions.</p> <p>(iii) This project has relevance to a Council key task and will be reported through the performance management framework.</p>
Options for Joint Working	Not relevant

Background Information	
<p>1. The Council is progressing a permanent decked car park at the Waterloo car park and the RIBA-led Architect procurement is due to commence in March 2019, which is the final stage in scheme preparation before a planning application can be submitted. Subject to planning approval, construction will start in 2020.</p> <p>2. The Waterloo car park currently provides 233 parking spaces. The construction phase is likely to take around 12 months and, therefore, the Council has been seeking to identify alternative parking during this period. The Rugby Club scheme is progressing and, subject to final lease agreement and planning permission, should provide in the region of 150 spaces for permit holders. Accordingly, a shortfall of around 80 spaces remains. In addition, the contractors building the Waterloo decked car park would need a compound for materials and machinery and contractor parking - a lack of suitable free space in the town centre means the use of an existing car park would need to be considered, resulting in a further loss of public parking. A supply of additional decant parking is therefore needed.</p>	

3. There is current demand for additional parking and a waiting list for permit holders - there is therefore a need to deliver additional parking to meet this demand as soon as possible.
4. The Parking Board previously considered temporary decked parking but, due to the relatively high cost, concluded that alternatives should be sought. As no suitable and/or viable additional decant parking has been identified, and is unlikely to be secured for the foreseeable future, temporary decked parking has been reconsidered. Given the current circumstances, it is now recommended that temporary decked parking is constructed.
5. Temporary decking is a portable modular structure which can be constructed on-site within a few days. Subject to a suitable ground level car park surface, it does not normally require significant invasive ground works or foundations, which has obvious benefits in Cirencester where many sites are archeologically sensitive.
6. It is likely that 100 additional spaces could be achieved through temporary decked parking on one site in the town. Planning permission would be sought for three years to allow some contingency, although it is only anticipated the temporary provision would be needed for two years.
7. The existing Officer resource managing the Waterloo, Old Memorial Hospital and Rugby Club parking projects has insufficient capacity to deliver the temporary decked car park project. The Council has procured SCAPE, via a procurement framework, having evaluated the different frameworks that were available. SCAPE will provide consultants Perfect Circle for management of the construction phase and the contractors to undertake the build of all three projects currently underway. It is proposed that Perfect Circle are also appointed to project manage and deliver the temporary decked car park. The Council's project team would have oversight of the project to ensure project dependencies are appropriately managed.
8. The site for the temporary decked car park has not been decided as advice will be sought on the most suitable location; and pre-app advice from Planning Officers will also be obtained. The Old Memorial Hospital car park and the Old Station car park may be suitable and would provide a balance of additional parking on two sides of the town, which would reduce commuter traffic around and through the town, thereby reducing congestion and emissions. Careful consideration of phasing of sites is being undertaken as part of the Cirencester Masterplan and the location of temporary decked parking would be considered in that context.
9. Subject to agreement to the recommendations set out in this report, Perfect Circle would be appointed and would commission the necessary surveys and studies to support the preparation of a planning application. It is estimated that an application could be ready to submit by August 2019. To accelerate delivery, the construction phase would be procured at the same time that the planning application is being considered. It should be noted that initial indications from contractors is that the lead-in time from tender award to completion of construction is around six months, although construction only takes a few days. It is therefore likely that construction would not be completed until Summer 2020.

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