

CABINET

9 JULY 2010.

CHIEF EXECUTIVE EMERGENCY POWERS - FRIARSGATE CAR PARK
ESSENTIAL REPAIRS

REPORT OF HEAD OF ACCESS AND INFRASTRUCTURE

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RECENT REFERENCES:

[CAB 1968](#) – Car Parks Major Works Programme, 3 February 2010

EXECUTIVE SUMMARY:

In a report to Cabinet on 3 February 2010 on the Car Parks Major Works Programme ([CAB 1968](#) refers), it was noted that a condition survey for Friarsgate multi-storey car park was underway and that a further report setting out the options would be brought back to Cabinet when this had been completed,. Therefore, none of the possible costs arising from this survey were included in the capital or revenue budgets.

Following a structural appraisal by structural engineers Upton McGougan on 18/19 March 2010, urgent remedial works have been identified. Delaying these works would harm the fabric of the building and create risk to car park users which could only be mitigated by measures that would reduce income.

A supplementary revenue approval of £32,000 is required to cover the total cost of these repairs, to be funded by a release from the earmarked Car Park Property Reserve.

Due to the urgent public safety considerations, and following an onsite meeting with the surveyor and Property Services team, the Chief Executive has exercised his delegated powers to act in an emergency, and agreed the supplementary estimate and the appointment of a contractor. Brymor Contractors Ltd has accordingly been appointed and mobilised to carry out these works.

RECOMMENDATIONS:

- 1 That the recommendations of the structural appraisal carried out by Upton McGougan be noted.
- 2 That Cabinet note that a full appraisal of the car park will be undertaken on an annual basis and incorporated into the Council's Asset Management Plan.
- 3 That the exercise by the Chief Executive of emergency powers in accordance with the Scheme of Delegation to Officers to:-
 - (i) Approve, in accordance with Financial Procedure Rule 7.3, a supplementary revenue estimate of £32,000 to be funded from the Car Park Property Reserve in order that remedial repairs to these areas of the Friarsgate car park be undertaken immediately;
 - (ii) Make a direction under Contracts Procedure Rule 3.3(a) authorising the negotiation of a contract with Brymor Contractors Ltd.be noted.

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DETAIL:

1 Introduction

1.1 Friarsgate multi story car park was due to be demolished as part of the Silverhill project and therefore has received minimal investment for some time. Whilst small amounts of revenue have been spent to maintain the car park at an acceptable level for customers, no major works have recently taken place. Due to the delay in the Silverhill project it has now been assumed that the car park may need to operate for another 3-5 years or even longer. Therefore as part of this year's Car Parks Capital Programme an appraisal of the structure was carried out by consulting engineers Upton McGougan.

2 Results of Survey

2.1 Some major faults were found in the building which, if not remedied as a matter of urgency, may create a risk to public safety and longer term damage to the structure. The Report recommends various works which should be undertaken immediately.

2.2 The works will entail 'stitch and pin' repairs to brickwork, use of specialist equipment to work at heights, concrete repairs and the erection of a steel frame next to a supporting wall in Tanner Street where brick compression has occurred. The works will take approximately 3 weeks to complete.

2.3 It should also be noted that the surveyor made comment that the Car Park is in need of major investment if it is to be kept open beyond the next 3-5 years although this is not unexpected.

2.4 The upper deck has been closed for a significant period of time and there are water leaks from a number of areas. No action is intended to remedy these leaks apart from the closure of a number of parking bays on the deck below since resolving this problem would require major investment.

3 Action Taken

3.1 The independent surveyor and the Council's surveying staff were agreed that these works had to be carried out as a matter of urgency to protect public safety. Accordingly, a quotation for the works was obtained from Brymor

Contractors Ltd., a contractor included on the City Council list of approved contractors, who was available to commence works immediately.

- 3.2 The Head of Contracts and Property Services is satisfied that the contractor is competent and the quotation is reasonable. Although the cost of £32,000 exceeds the level (£25,000) above which the Council's Contract Procedure rules normally require 3 quotations, it was considered reasonable to make arrangements for the works to be carried out with the minimum of delay, and not therefore seek further quotations, given the views of the Head of Contracts and Property Services.
- 3.3 A direction under the Contracts Procedure Rules was required to authorise the letting of a contract in these circumstances. In addition, in accordance with Financial Procedure Rule 7.3, approval for a Supplementary Revenue Estimate was needed.
- 3.4 In view of the urgent need to have these works carried out, the Chief Executive exercised his emergency powers under the Scheme of Delegation to Officers to:-
- approve, in accordance with Financial Procedure Rule 7.3, a supplementary revenue estimate of £32,000 to be funded by a release from the Car Park Property Reserve in order that remedial repairs to these areas of the Friarsgate car park be undertaken immediately; and
 - make a direction under Contracts Procedure Rule 3.3(a) authorising the negotiation of a contract with Brymor Contractors Ltd.

In accordance with the Scheme of Delegation, the Leader and Chairman of Principal Scrutiny Committee were consulted prior to this decision being taken. The Scheme of Delegation requires a report to Cabinet on the use of such powers as soon as practicable.

OTHER CONSIDERATIONS:

4 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

- 4.1 The matters in this report relate to the objective of "Safe and Secure Communities".

5 RESOURCE IMPLICATIONS:

- 5.1 A supplementary revenue estimate of £32,000 was required to be funded by a release from the Car Park Property Reserve to enable the works to be done.
- 5.2 This allocation will leave only £23,000 remaining unallocated in the earmarked Car Park Property Repairs reserve. This reserve has been used to support the ongoing car parks major works programme. However, when the reserve

is fully spent, other funding sources will have to be found for any future expenditure.

- 5.3 This should be considered as part of the Asset Management Planning and future Capital Strategy.

6 RISK MANAGEMENT ISSUES

- 6.1 If remedial works identified by Upton McGougan were not undertaken, there may be a risk in the future to public safety from falling concrete or brickwork. This could only otherwise be managed through reducing access to the car park with an effect on revenue generation.
- 6.2 The works will address the short term issues: Subject to budget availability an annual condition survey will be undertaken in the future and a 6 monthly visual inspection will take place on an ongoing basis.
- 6.3 There is a risk that the absence of any forward budget beyond the current financial year for any car parks major works will lead to further public safety issues and possible loss of income to the Council.

BACKGROUND DOCUMENTS:

Structural report from Upton McGougan

APPENDICES:

None