

CABINET

16 March 2011

CAR PARKS MAJOR WORKS PROGRAMME

REPORT OF HEAD OF ACCESS AND INFRASTRUCTURE

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RECENT REFERENCES:

[CAB1566](#) Pay on Foot Payment System -12 December 2007

[CAB1627](#) Car Parks Capital Programme -13 February 2008

[CAB 1635 \(TP\)](#) Pay on Foot payment system-19 February 2008

[CAB 1789](#) Car Parks Capital Programme - 4 February 2009

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

EXECUTIVE SUMMARY:

This report sets out details of the proposed Car Parks Major Works Programme for 2011/12 and an indicative programme for 2012/13. It updates the programme approved by Cabinet in February 2010, and identifies the need for budget to be carried forward for schemes not yet undertaken. The Major Works Programme covers both capital and revenue expenditure, with all funding being sourced from revenue.

## RECOMMENDATIONS:

- 1 That approval be given to carry forward budget of £61,500 from the 2010/11 car parks capital programme to provide budget for the proposed programme in 2011/12.
- 2 That the Car Parks Major Works Programme for 2011/12 as outlined in Appendix 1 be approved in accordance with Financial Procedure Rule 6.4 (authority to incur capital expenditure) and that the indicative programme for 2012/13 is noted as a basis for planning and preparing future works.
- 3 That the Head of Access and Infrastructure be given delegated authority to make minor adjustments to the programme, in order to meet maintenance and operational needs of the District's car parks throughout the year as required, in consultation with the Head of Finance and the Portfolio Holder for High Quality Environment.
- 4 That delegated authority be given to the Head of Access and Infrastructure (in consultation with the Head of Finance and the Portfolio Holder for High Quality Environment) to:-
  - a) seek tenders for the replacement of the pay on foot payments system equipment for The Brooks and Middle Brook Street car parks;
  - b) determine the details of an evaluation model for the evaluation of such tenders, based on 60% quality: 40% price;
  - c) Appoint a contractor using the evaluation model and enter into a formal contract with the successful tenderer for the works.
- 5 That a report on the programme be submitted on an annual basis setting out progress and recommending future priorities.

CABINET16 March 2011CAR PARKS MAJOR WORKS PROGRAMMEREPORT OF HEAD OF ACCESS AND INFRASTRUCTUREDETAIL:1 Introduction

- 1.1 The Car Parks Major Works Programme sets out spending plans for 2011/12 incorporating both capital and revenue costs. It consists of a variety of works including equipment, surfacing and other engineering measures, signing, lighting and CCTV.
- 1.2 This report sets out a proposed programme of expenditure for 2011/12 and an indicative programme for 2012/13. For 2011/12 the total proposed expenditure amounts to £266,000; of which £116,000 is forecast to be classified as capital expenditure and £150,000 as revenue expenditure. Funding for both capital and revenue expenditure is sourced from revenue.
- 1.3 The programme set out in Appendix 1 reflects the current needs and priorities in terms of health and safety and general maintenance reflecting the Council's strategy for asset management.
- 1.4 The 2010/11 Programme was approved by Cabinet in February 2010. All of the schemes listed in the programme as set out below have been completed or have commenced:
  - Some design work has taken place on Environmental improvements at Wickham Square, it is hoped to consult on proposals during the coming year but this is dependant upon receiving joint funding from HCC.
  - A programme of annual structural surveys has been introduced for the Council's multi-story car parks to identify at an early stage any potential health and safety and structural issues.
  - A new digital radio system has been procured and will be installed during March 2011.
  - Credit card chip and pin machines and have been introduced into both Tower Street and Chesil Street multi-story car parks.
  - Lighting within the Brooks MSCP car park has been replaced with more energy efficient lighting which also provides greater illumination.
  - Some works have taken place to repair the surface in Upper Brook St car park.

- The resurfacing and water proofing of the top deck in Chesil Multi-Storey car park has been completed.
  - Works at Tower Street multi-storey car park are now nearing completion. There has been a recent problem with failure of the new lighting system on the upper public deck due to a power surge; however this has now been rectified.
  - Chesil Street multi-story car park has been converted from a pay on foot payment system to pay and display.
  - Following approval by Cabinet in February 2010 the procurement of a replacement pay on foot system for the Brooks MSCP and Middle Brook St car parks is currently being worked upon and a specification is in the final stages of being produced with a likely completion date for the project being January 2012. Advertisements for expressions of interest will be placed during April.
  - Following on from a structural survey urgent health and safety/structural remedial works have been completed at Friarsgate multi-story car park.
  - Following inspections urgent health and safety remedial works have been undertaken on the flint wall to the rear of Jewry St car park, some remaining works to complete the project are to be undertaken once the weather improves, and temperatures increase.
  - Work on the Installation of 4 new CCTV cameras at River Park Leisure Centre has been postponed until 2013/14 due to on-cost costs requirements of transmission.
- 1.5 It is expected that the car parks works programme will be underspent in 2010/11 as a result of works not undertaken, including resurfacing of the Worthy Lane Coach Park in Winchester and works in Basingwell Car Park in Bishops Waltham. It is requested that approval be given to carry forward budget of £61,500 from the 2010/11 car parks capital programme to provide budget for the proposed programme in 2011/12.
- 1.6 A proposed programme has been drawn up for 2011/12 as set out in Appendix 1.

#### OTHER CONSIDERATIONS:

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

- 2.1 The proposed programme reflects the need to maintain the Council's assets in good condition, particularly in relation to Health and Safety, personal safety requirements and protecting against reputational damage. Good quality car parks also contribute towards achieving corporate objectives in relation to fostering a strong and diverse economy and a safer and more inclusive society.

### 3 RESOURCE IMPLICATIONS:

- 3.1 There is an ongoing need to maintain and improve car parks throughout the District. There are 32 car parks across the District for which the City Council's parking service is responsible for inspections, maintenance and major repairs. This includes four multi-storey car parks which require annual inspection of the building fabric, surfaces and lighting. Lifts are also inspected regularly and maintained through a contractual arrangement.
- 3.2 Apart from recent replacements, nearly all the payment machines in these car parks were installed at the same time and all of which will require replacing over the next 2 – 8 years at a cost of around £3,000 per machine. Expenditure of circa £20,000 pa would allow this to be completed over an eight year period.
- 3.3 Many of these car parks have lighting which will require an annual replacement programme at a cost of £20,000 pa. This includes ongoing upgrading of lighting to improve efficiency and maintenance costs.
- 3.4 This budget also covers the cost of new and replacement CCTV cameras in car parks as and when required.
- 3.5 There is an ongoing maintenance issue with Friarsgate MSCP in terms of the buildings condition and the surfacing of the car parks decks. An annual condition survey of the building structure as well as the structure of Tower Street MSCP and Chesil Street MSCP has been commissioned.
- 3.6 It is considered that a programme of £266,000 is required in order to address the issues set out in this report and to ensure that the City Council's public car parks are maintained to a good standard. The table set out in Appendix 1 includes some schemes to be brought forward from 2010/11 to 2011/12. In addition to this works programme, preparatory work is underway to tender for an upgrade to the pay on foot systems in the Brooks MSCP and Middle Brook street surface car park as approved by Cabinet in February 2010. This is treated as a separate project within the Capital Programme.
- 3.7 Any procurement decisions will be made in accordance with the Contract Procedure Rules, and if Member input is required the decision will be taken under the Portfolio Holder Decision Making process.
- 3.8 The City Council's Access and Infrastructure Division will be responsible for the design and supervision of works.

- 3.9 The Prudential Indicators for the proposed Major Works Programme are shown in the following table:

<b><u>PROGRAMME COSTS</u></b>	<b>2011/12</b>	<b>2012/13</b>
	<b>£000</b>	<b>£000</b>
<i>Current Capital Programme</i>	178	156
<i>Current Revenue Budget</i>	27	46
<b>TOTAL</b>	<b>205</b>	<b>202</b>
<i>Capital Expenditure Proposals:</i>	116	120
<i>Revenue Expenditure Proposals:</i>	150	36
<b>TOTAL</b>	<b>266</b>	<b>156</b>
<b><u>FUNDING</u></b>		
Car Park Property Earmarked Reserve	266	156
<b>TOTAL</b>	<b>266</b>	<b>156</b>
<b><u>PRUDENTIAL CODE</u></b>		
<b><u>Interest on Capital</u> *</b>	<b>5.3%</b>	<b>5.3%</b>
Capital Expenditure Proposals	3	3
Revenue Expenditure Proposals	150	36
<b>Effect on Council Tax (Band D, £)</b>	<b>3.19</b>	<b>0.82</b>
<b><u>REVENUE COSTS</u></b>		
Interest on Capital	3	3
Revenue Expenditure Proposals	150	36
<b>Total Revenue Cost</b>	<b>153</b>	<b>39</b>

#### 4.0 RISK MANAGEMENT ISSUES

- 4.1 The programme outlined in the appendix to this report will ensure that car parks are kept in a good order thus reducing any inherent risks.

#### BACKGROUND DOCUMENTS:

Condition Survey Friarsgate MSCP Winchester; Files held by Access and Infrastructure Team.

#### APPENDICES:

Appendix 1: Car Parks Major Works Programme

**PROPOSED CAR PARKS MAJOR REPAIRS PROGRAMME 2011/12 & INDICATIVE 2012/13**

<b>CAR PARK/ITEM</b>	<b>PROJECT</b>	<b>Capital £000</b>	<b>Revenue £000</b>	<b>TOTAL £000</b>
<b><u>2011/12</u></b>				
Various car parks	Replacement of lighting in car parks	10,000		10,000
Car parks Annual Payment machines replacement programme	Annual programme of payment machines replacement	18,000		18,000
Chesil Street MSCP Winchester	Replacement of car park expansion joint	10,000		10,000
Brooks MSCP Winchester	Refurbishment and painting works	8,000		8,000
Multi-storey Car parks Winchester	Annual condition surveys		3,000	3,000
Wickham Square, Wickham	Environmental Enhancement	55,000		55,000
Car park surface repairs at Durngate, Friarsgate, Middle Brook Street, Chesil MSCP, Upper Brook St and Guildhall Yard	Surface repairs		75,000	75,000
Coach Park Winchester	Resurfacing		35,000	35,000
Car Park signs	Upgrade and replacement of signs		10,000	10,000
Tower Street MSCP Winchester	Replacement of electrical distribution boards	15,000		15,000
Station car park Alresford	Design work for pedestrian enhancements.		2,000	2,000
Jewry St Car Park	Flint wall remedial works and further repairs to lower level sections of wall.		10,000	10,000
Basingwell Car park, Bishops Waltham	Modifications at Basingwell car park and surface repairs		15,000	15,000
<b>TOTAL PROPOSED PROGRAMME</b>		<b>116,000</b>	<b>150,000</b>	<b>266,000</b>
<b>Budget</b>		<b>178,000</b>	<b>26,500</b>	<b>204,500</b>
<b>Budget required to be Brought Forward from 2010/11 underspend</b>		<b>-62,000</b>	<b>123,500</b>	<b>61,500</b>

## PROPOSED CAR PARKS MAJOR REPAIRS PROGRAMME 2011/12 &amp; INDICATIVE 2012/13

CAR PARK/ITEM	PROJECT	Capital £000	Revenue £000	TOTAL £000
<b><u>2012/13</u></b>				
St Catherine's Park and Ride Winchester	Possible provision of Coach parking facility subject to Planning and Landlord approvals.	15,000		15,000
Barfield Park and Ride , The Brooks MSCP, Friarsgate MSCP and River park	Various car parks, surface repairs and lining		33,000	33,000
Chesil St MSCP Winchester	Refurbishment of Lifts	65,000		65,000
Additional Car parking at Bishops Waltham	Feasibility and minor works	20,000		20,000
Multi Story Car Parks Winchester	Annual condition surveys		3,000	3,000
Car Parks Annual machine replacement programme	Annual programme of replacement of pay machines	20,000		20,000
<b>TOTAL</b>		<b>120,000</b>	<b>36,000</b>	<b>156,000</b>
<b>Budget</b>		<b>156,000</b>	<b>46,000</b>	<b>202,000</b>
<b>VARIANCE TO BUDGET</b>		<b>-36,000</b>	<b>-10,000</b>	<b>-46,000</b>