



AGENDA ITEM: 9

SUMMARY

Report for:	Cabinet
Date of meeting:	26 July 2016
Part:	1
If Part II, reason:	

Title of report:	DEVELOPMENT OF MULTI-STOREY CAR PARK AT LOWER KINGS ROAD, BERKHAMSTED
Contact:	Cllr Graeme Elliot, Portfolio Holder for Finance and Resources James Deane – Corporate Director (Finance & Operations) David Skinner - Assistant Director (Finance & Resources) Nicholas Brown -Group Manager - (Commercial Assets and Property Development)
Purpose of report:	To seek authorisation to proceed and agree delegated authority for tendering and awarding the building contract and other project management issues for the multi-story car park (MSCP) subject to the receipt of Planning Permission.
Recommendations	Cabinet is recommended to:- 1) Delegate authority to the Assistant Director (Finance & Resources) to proceed with the project and formally tender the building contract subject to obtaining conditional approval of planning permission; 2) Subject to contract bids falling within the budget previously approved, and detailed within the Part II element of this report, delegate authority to the Corporate Director (Finance and Operations) in consultation with the Portfolio Holder for Finance and Resources to award the building contract.
Corporate Objectives:	Building strong and vibrant communities Ensuring economic growth and prosperity Delivering an efficient and modern

	council
Financial Implications: 'Value For Money Implications'	<p><u>Financial</u></p> <p>Detailed specific financial costings are not available until bids are received but market assessments and soft market testing indicate that the original baseline figures supplied in the January 2014 report are still valid. The original project budget as set out in Table2 of the Part II report is still correct. The budgetary implications of this report are detailed further in the Part II report.</p> <p><u>Value for Money</u></p> <p>The project will produce a return on investment for the Council consistent with the parameters agreed by Cabinet in February 2014.</p>
Risk Implications	Delivery of the scheme is subject to planning approval. The Council's planning and transport consultants continue to work with Council planning officers and County Council Highways Officers in order to progress the application.
Community Impact Assessment	Community Impact Assessment updated.
Health And Safety Implications	Health and Safety issues will be considered as part of the project risk assessment for delivering the project.
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer</p> <p>Tendering for the build contract will require a formal regulated procurement process and officers will need to ensure that an appropriate construction contract is agreed with the preferred contractor in due course.</p> <p>S.151 Officer</p> <p>This is a Section 151 Officer report.</p>
Consultees:	Ben Hosier – Group Manager (Commissioning, Procurement & Compliance)
Background papers:	<p>Portfolio Holder Decision Sheet PH/015/13 for the Appointment of a consultant to progress the development of a multi-storey car park in Berkhamsted. (April 2013)</p> <p>Cabinet Report 11 January 2014 - Report on the Feasibility of Developing a Multi Storey Car Park on Lower Kings Road Berkhamsted.</p>
Glossary of acronyms and any other abbreviations	<p>MSCP – multi storey car park</p> <p>WYG – White Young Green (DBC's appointed consultant)</p>

used in this report:	HCC – Hertfordshire County Council DBC – Dacorum Borough Council
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1. Background

- 1.1. In August 2012, an initial report was produced to study the feasibility of a Multi Storey Car Park in Berkhamsted by Savell, Bird and Axon. This was followed in April 2013, by a commercial viability assessment undertaken by White Young Green.
- 1.2. The WYG report constituted the first phase of a 3-phase delivery approach as approved by Portfolio Holder Decision in April 2013. The approved phased approach is as follows:
 - Phase 1 – to undertake a feasibility and commercial viability study on the site
 - Phase 2 – to undertake more detailed design work, including wider consultation
 - Phase 3 – to tender, award and manage the contract to build completion.
- 1.3. Cabinet approved the progress to Phase 2 of the project, to undertake more detailed design work, including wider consultation in February 2014.
- 1.4. The purpose of this report is to update Cabinet on the progress of Phase 2, and to seek approval to proceed to Phase 3 of the project subject to the grant of planning permission.

2. Phase 1

- 2.1. Phase 1 examined the feasibility and commercial viability of a MSCP in Berkhamsted town centre and considered the following issues:
- 2.2. **Potential locations** that could be used with the intention of relieving car parking pressure in the town centre and residential streets. In terms of location, the report by WYG in January 2014 considered alternative sites within the town and concluded at paragraph 4.9 that the Lower King's Road Car Park "is deemed most suitable to redevelop due primarily to its size, shape, location and lack of significant constraints".
- 2.3. **Existing Supply and Demand.** The 2013 and 2014 reports carried out detailed parking surveys of existing public car parks and the High Street Pay and Display parking bays. Additional sample surveys were also carried out on streets within a five minute walk time of the High Street / Lower Kings Road / Kings Road junction. These surveys identified that there was strong demand for parking within the town centre and that the existing provision of parking spaces was fully utilised.
- 2.4. **Potential Future Demand.** The assessment was based on consideration of current parking practice along with additional future demand which could be generated through a variety of sources over the coming years. The demand profile was prepared on the basis of current parking occupancy, predicted background growth in vehicle trips, census data analysis, population change

(resident growth), increased economic activity and growth through unlocking demand and a prediction profile developed for 2015 to 2034 (up to 20 years).

- 2.5. **Occupancy and Revenue Projections.** A number of different scenarios were calculated at the time of the report and concluded that the project would deliver payback in a period of approximately 20 years.
- 2.6. **Social and Environment issues.** The proposal is on the site of the existing surface car park. The scoping sets out the following considerations. Visually, the car park is designed to blend with the conservation area. The Waitrose store adjoining the car park acts as the guide for its maximum height. The car park is designed so that it cannot be seen from the Lower Kings Road until the access junction is reached. The height of the car park is masked from the canal area through existing trees and shrubbery along the northern perimeter. The designs for the proposed MSCP will meet the standards set to achieve Park Mark accreditation as a minimum, which means the design will meet acceptable standards for personal safety, vehicle security and be fully accessible to all members of society. Step free access to storeys will be achieved via lifts and in the event of emergency, via the vehicular ramps.

3. Phase 2 – Detailed design work and consultation

- 3.1. Detailed technical and design work has progressed in order to decide if an appropriate scheme was achievable that could obtain planning permission. That work has been the result of an iterative process with WYG, the Council as the landowner, DBC Planning Officers and statutory consultees such as the Environment Agency and HCC Highways Division.
- 3.2. Once a provisional design was settled following pre application advice from DBC Planning Officers, a formal public consultation took place in December 2015 before the Planning Application was submitted in January 2016. This Consultation was run to ensure appropriate engagement with the residents of Berkhamsted. A variety of responses were received following the meeting and further written responses were invited; comments received were considered before the planning application was submitted and have been summarised in the Statement of Community Involvement which was submitted with the planning application..
- 3.3. Various issues were raised by the public at the Consultation including the general principle and need for the development. Accordingly, the meeting considered issues beyond just the planning merits of the development.
- 3.4. Berkhamsted Town Council Parking Forum, set up by the Town Council, has been used to discuss issues arising from the MSCP. Feedback from the Parking Forum has been given to the Council and the Council has provided progress updates since project inception. Council officers and the Portfolio Holder for Finance and Resources have attended recent meetings of the Parking Forum to ensure that dialogue continued. Written comments from the Parking Forum were received by DBC Officers and responded to in written form.
- 3.5. Opportunities still remain for the public to comment as part of the formal Planning Process and at the relevant Development Control Committee.

4. Planning Application and Statutory Consultation

- 4.1. A formal Planning Application was submitted in January 2016 with the reference 4/00122/16/MFA.
- 4.2. The environmental, social and transport impacts of the multi-storey car park are addressed in detail as part of the planning application.
- 4.3. During the statutory consultation process a number of points have been raised on aspects of the application by HCC Highways and DBC Conservation and Design. The DBC client team have instructed WYG to work with the statutory consultees to address these points and design a scheme that is acceptable and would be recommended to Development Control Committee for approval.

5. Phase 3 – Next steps

- 5.1. Subject to Cabinet approval and the receipt of planning permission, Phase 3 of the project would involve :-
 - 5.1.1. Detailed Employer Requirements being drawn up between WYG and the Commissioning, Procurement and Compliance team. These will be finalised subject to final details and any conditions or planning obligations required through the planning process.
 - 5.1.2. Formally tendering the build contract, evaluating received tenders and awarding the contract.
 - 5.1.3. Satisfying any planning conditions or S.106 planning obligations prior to commencement of works (to run concurrently with 5.1.2 above)
 - 5.1.4. Commencing and completing the construction works.
 - 5.1.5. Opening of the car park to the public.
- 5.2. Construction will begin once planning permission has been secured. Specific timeframes for construction will not be known until tender bids have been received and evaluated, but it is expected to take around 8 months once a contractor has been appointed.
- 5.3. During the construction phase mitigation measures will be put in place to comply with any planning conditions concerning the maintenance of access to those premises located in proximity to the existing surface level car park and to maximise parking provision. These measures have already been discussed with Berkhamsted Town Council parking Forum and will be subject to consultation through amendments to the Traffic Regulation Order.