

<b>Title</b>	Multi-storey Car Park Structural Surveys
<b>For further information about this report please contact</b>	Rob Hoof Head of Neighbourhood Service
<b>Wards of the District directly affected</b>	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No
<b>Date and meeting when issue was last considered and relevant minute number</b>	NA
<b>Background Papers</b>	None

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes
<b>Equality &amp; Sustainability Impact Assessment Undertaken</b>	No

**Officer/Councillor Approval**

<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive/Deputy Chief Executive	8/09/2014	Bill Hunt
Head of Service	5/09/2014	Rob Hoof
CMT		
Section 151 Officer	8/09/2014	Mike Snow
Monitoring Officer		
Finance	08/09/2014	Mike Snow
Portfolio Holder(s)	08/09/2014	Cllr David Shilton

## Consultation & Community Engagement

--

<b>Final Decision?</b>	No
To undertake a procurement exercise in order to establish more accurate costs for the required works. To produce a further report to the Executive setting out the business case to carry out the necessary works, and the funding options available.	

## 1. **SUMMARY**

- 1.1 Warwick District Council operates three multi-storey car parks in the District, which are Linen Street (Warwick), St. Peters (Royal Leamington Spa) and Covent Garden (Royal Leamington Spa).
- 1.2 In addition to the regular maintenance checks undertaken by the Council's Property Team, more detailed surveys are carried out to ensure these buildings are structurally sound.
- 1.3 Structural surveys of all three car parks have been completed which have identified a number of defects that need to be addressed.

## 2. **RECOMMENDATION**

- 2.1 That £40k from the Car Park Improvement Budget is used to secure the services of a specialist consultant, to assist in developing a specification for the required works and evaluation of tenders.
- 2.3 That following the appointment of a specialist consultant, a tender exercise is undertaken to determine the actual cost of repairs to the multi-storey car parks, which will help to inform future strategic decisions.

## 3. **REASONS FOR THE RECOMMENDATION**

- 3.1 The Property Services Team have experience in preparing tender specifications and overseeing building repairs, however due to the highly technical nature of these structures, specialist advice is required.
- 3.2 An Executive report in August 2013 allocated money to the Car Park Improvement Budget to carry out work to reduce the height of kerbs in Linen Street Car Park, and improve the internal decoration. Due to the structure of the car park, and the other structural issues that have been identified, it will not be possible to carry out this work. This money could be used to fund the specialist consultant referred to in 2.1.
- 3.3 Estimated costs for repairs have been established as part of the structural surveys recently carried out; however these need to be market tested in order to give more accurate costs for the work required, and to comply with the Code of Procurement Practice.
- 3.4 The provision of more accurate costs will help to inform the future decisions relating to the districts car parking strategy, financial implications, and potential development opportunities.

## 4. **POLICY FRAMEWORK**

- 4.1 The provision of car parking is key to supporting the economic viability of the local towns, and making a significant contribution to Warwick District being a great place to live, work and visit.
- 4.2 Failure to maintain the structural integrity of multi-storey car parks could result in pieces of concrete becoming detached, or possible partial collapse, which could have significant health and safety implications.

## **5. BUDGETARY FRAMEWORK**

- 5.1 The estimated cost of the work identified in the structural surveys for the three multi-storey car parks is in the region of £1 million.
- 5.2 The figure in 5.1 does not include any contingency for other issues that may be identified once repairs commence. Typically a contingency of no less than 10% (100k) would be allowed for in works of this type.
- 5.3 The cost of specialist advice for overseeing this type of works is normally between 8 to 10% of the capital costs, which would therefore be in the region of £88k to £110k, and an additional cost to those shown in 5.1 and 5.2.
- 5.4 The cost of specialist advice to assist in the writing of the tender documents is estimated to be approximately £40k.

## **6. RISKS**

- 6.1 That the cost of an external consultant to prepare the specification and assist in the evaluation of tenders is greater than the £40k estimated. The detailed survey work carried out to date should assist in the production of the tender specification, and on that basis the £40k should be sufficient to carry out this work.
- 6.2 That the cost of repairing the multi-storey car parks is greater than the estimates that were derived from the structural surveys. For this reason no decisions will be made until accurate repair costs have been identified via a robust tender process.
- 6.3 That the car parks become unsafe and have to be closed while a tender process is being undertaken. From discussions with the company that carried out the structural surveys, there is no imminent danger of a structural failure. In house inspections will continue to ensure that any significant issues can be investigated and dealt with appropriately.

## **7. ALTERNATIVE OPTION(S) CONSIDERED**

- 7.1 Not to secure specialist advice to assist in the contract specification or assist in the delivery of the works, however this has been discounted as the Council does not have the specialist knowledge required in-house.
- 7.2 Not to take any action as a result of the structural surveys, however that is likely to result in higher costs in the long term, or significant health and safety implications resulting from structural failures.
- 7.3 To review the future of multi-storey car parks and how they fit in with the broader strategic aims of the Council, however this has been discounted at this stage until more accurate costs for repair have been established.

## **8. BACKGROUND**

- 8.1 Warwick District Council owns and operates three multi-storey car parks in the district, Linen Street (Warwick), St. Peters and Covent Garden (Leamington Spa).

- 8.2 The approximate lifespan of a multi-storey car park of concrete construction is 50 years, depending on usage and how well it is maintained.
- 8.3 Linen Street car park (Warwick) was constructed in the 1960s, and has 207 spaces.
- 8.4 Convent Garden car park (Royal Leamington Spa) was constructed in the 1970s and has 511 spaces.
- 8.5 St. Peters Car Park (Royal Leamington Spa) was constructed in the 1980s and has 389.
- 8.6 The approximate income each year from these multi-storey car parks is £900k.
- 8.7 Multi-storey and surface car parks were not included within the asset review which was undertaken in 2013, or the subsequent Executive report.
- 8.8 Multi-storey car parks are inspected every six months in order to establish ongoing maintenance requirements. However these inspections are not able to determine major structural defects, as this requires specialist knowledge and specialist testing procedures.
- 8.9 Recent structural surveys of the multi-storey car parks have identified a number of structural defects that require attention. These defects are caused by cracking concrete, water invasion and chemical reactions in the concrete which can cause corrosion.
- 8.10 The structural surveys recommend that the majority of works are undertaken within the next 12 to 18 months, with subsequent consolidation and maintenance operations in subsequent years.
- 8.11 If these works are carried out the lifespan of the multi-storey car parks can be extended, as the guarantee period for these types of works is around 15 years.
- 8.12 Prior to these works being carried out the Council will need to consider the long term future of the multi-storey car parks, the level of parking provision in the district, and the development opportunities linked to these sites.
- 8.13 As an indicator the approximate costs to build a new multi-storey car park similar to Covent Garden Car Park would be in the region of £8m.