

Public Document Pack



Dear Councillor

ASSET AND ENTERPRISE COMMITTEE - WEDNESDAY, 21ST JANUARY, 2015

I am now able to enclose, for consideration at next Wednesday, 21st January, 2015 meeting of the Asset and Enterprise Committee, the following reports that were unavailable when the agenda was printed.

Agenda No	Item
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- | | |
|----|--|
| 5. | <u>Multi-Storey Car Park</u> (Pages 3 - 10) |
| 6. | <u>Westbury Road</u> (Pages 11 - 20) |

Yours sincerely



Acting Chief Executive

Encs

21 January 2015

Asset & Enterprise Committee

Multi-Storey Car Park, Coptfold Road, Brentwood

Report of: *John Parling, Strategic Asset Manager*

Wards Affected: *Brentwood West*

This report is: *Public*

1. Executive Summary

- 1.1 This is effectively an 8 storey concrete framed purpose built multi-storey car park which was constructed in the 1970's. The car park is divided into two sections, with split levels and interconnecting ramps, providing 17 levels of car parking.
- 1.2 This report examines the scope for the redevelopment of the current structure to provide better use for the site and the potential to provide a capital receipt and or improved revenue stream to the Council

2. Recommendation(s)

- 2.1 **That further investigations are carried out into the viability of the redevelopment of the Multi-Storey Car Park and the preferred options are presented to the next Asset and Enterprise Committee with recommendations as to how it should be progressed**
- 2.2 **That a budget of up to £25,000 is allocated to meet the costs of the further investigations and any consultants fees to progress the project.**

3. Introduction and Background

- 3.1 This is an 8 storey concrete framed structure built 1970's with a brick outer skin. The entrance to car park is off Coptfold Road and the exit adjacent to South Street.

The floors of reinforced concrete waffle construction. Staff offices are located at car park entrance and there is a Shop Mobility centre adjacent.

The car park is 40 years old with a remaining life expectancy of between 40 – 50 years subject to appropriate planned maintenance being undertaken. A recent survey has indicated that repairs and safety upgrades are necessary which could cost in excess of £1m.

The car park currently provides the following car park spaces:

Total No	734	Occupational Details	Comments
	179	Let on a long lease from 2006 to the Management Company for the adjoining Becket House	Any changes to the existing arrangement will have to be agreed with the Becket Hose Management Company.
IFDS	200	Let on a short lease from 2014.	Subject to a break clause
Season Ticket Holders	190	Annual Season tickets	
Public Spaces	151		
Brent Wood Car Wash	14	Occupy by way of an annual licence	

3.2 Rateable Value

Area	RV
MSCP	£217,000
Brentwood Car Wash	£12,000

3.1 The car park site area is 0.535 acres (0.2167ha)

4. Issue, Options and Analysis of Options

4.1 Option 1: Residential

For the purposes of this exercise it has been assumed that a scheme in similar form to that of Becket House is developed on the site with 3 levels of car parking to accommodate both the existing Becket House and a similar requirement for 7 floors of apartments. An indicative analysis of the potential scheme, including potential value is set out below.

This indicative analysis does not include any allowances for funding, the costs of providing temporary parking for Becket House whilst the project is in the construction phase nor any allowance for any existing values or loss of revenue.

<u>Multi-Story Car Park</u>			
Development Value			
	Sq Ft	£ val psf	£ Value
Residential Units (assume plot Ratio 7:1/75% net to gross)	120,000	300	36,000,000
Development Costs			
	Sq Ft/Units	£ Sq Ft/Unit	£ Total
Demolition			500,000
Car Park	300	7,500	2,250,000
Residential	160,000	150	24,000,000
Fees @10%			2,675,000
Total Costs			29,425,000
PROFIT			6,575,000

4.2 Option 2: Retail/Residential (within the existing structure)

There is the option to investigate forming retail units on the lower levels whilst retaining the upper levels for car parking. This would reduce any disruption of the arrangement with the Becket House and also retain public car parking spaces.

This option will require liaising with the owners of the Bay Tree Centre to ensure appropriate pedestrian circulation and also retailer mix. Access and egress arrangements to the car park will have to be reviewed as will the ability to increase the floor to ceiling heights of the current floors identified for retail.

A scheme to enclose the structure will also have to be developed to ensure that the retail units are watertight.

4.3 Option 3: Residential/Car Park (within the existing structure)

A further option could be to retain the car park on the lower levels and develop residential on the upper levels. Similar issues will have to be addressed as outlined in Option 2, plus access arrangements to the residential floors will have to be given consideration.

4.4 There are a number of risks and issues that need to be highlighted, these are as follows:

- The agreement of Becket House Management Company
- will have to be obtained if any development is to be undertaken.
- A replacement car park may have to be provided for Becket House
- The appraisal as outlined in section 4.2 is indicative
- No investigations have been undertaken into ground conditions, rights to light and any restrictions on title.
- Liaison with the owners of Bay Tree Centre will be required

4.4 It is proposed that further investigations are undertaken both to locate alternative car park sites and also the development of alternative schemes for the site.

4.5 It is recommended that a budget of up to £25,000 is allocated to resource the further investigations

5. Reasons for Recommendation

5.1 To pursue further investigations to determine viability of promoting the development of this asset.

5.1 To demonstrate that the Council is innovative and entrepreneurial in its management of its assets.

6. Consultation

6.1 None

7. References to Corporate Plan

The key criteria for the disposal of the freehold to the site are linked directly to the Corporate Plan 2013-16, specifically:

- a) A Prosperous Borough.
- b) Set planning policy that supports discerning economic growth and sustainable development.
- c) Promote a mixed economic base across the Borough, maximizing opportunities in the town centers for retail and a balanced night-time economy.

8. Financial Implications

Name & Title: Jo-Anne Ireland, Acting Chief Executive

Tel & Email: 01277 312712 / jo-anne.ireland@brentwood.gov.uk

8.1 The costs identified will be met from existing revenue budgets.

Legal Implications

Name & Title: Christopher Potter, Monitoring Officer and Head of Support Services

Tel & Email: 01277 312860 / christopher.potter@brentwood.gov.uk

8.2 None

9. Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

9.1 None

10. Background Papers (include their location and identify whether any are exempt or protected by copyright)

10.1 None

11. Appendices to this report

11.1 Appendix A - Site Plan

Report Author Contact Details:

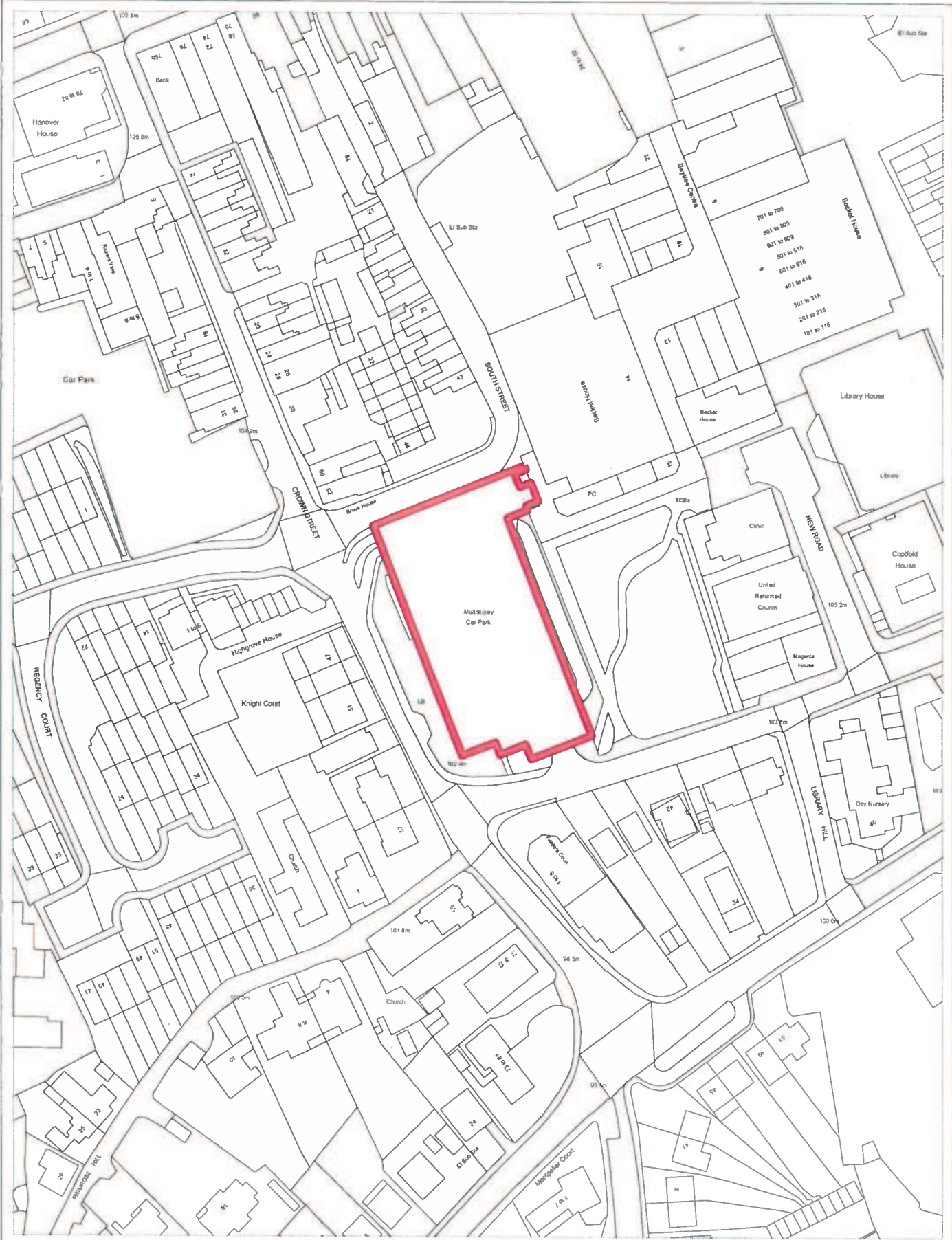
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Appendix A



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21 January 2015

Asset & Enterprise Committee

Westbury Road Car Park, Brentwood

Report of: *John Parling, Strategic Asset Manager*

Wards Affected: *Brentwood West*

This report is: *Public*

1. Executive Summary

- 1.1 A report with options for the development of this site was presented to the Asset & Enterprise Committee on the 18 November 2014.
- 1.2 The Committee resolved “That further investigations should be undertaken to determine the viability of this site for development and that the preferred option are presented to the next Asset & Enterprise Committee with recommendations as to how it should be progressed.”
- 1.3 A further option, Option 3, has been developed to provide two blocks. Block A comprises 2 x 3 bedroom units and Block B comprises 3 x 1 bedroom units /6 x 2 bedroom units. Retail units are to be provided on the ground floor providing 3,000sf of accommodation. 54 car parking spaces are included in the scheme, 32 of which could be public.

2. Recommendation(s)

- 2.1 To progress with the development of the Option 3 scheme**
- 2.2 To appoint an architect and other consultants to progress the design of the scheme up to a cost of £50,000.**

3. Introduction and Background

- 3.1 The subject land is of 0.68 acres, generally rectangular in shape and situated at the western end of the High Street. The site reduces in height towards the western boundary.

- 3.2 The site is current used as a permit approved car park; the current parking arrangement and revenue are set out below.

Organisation	Brentwood Community Transport	Citizens Advice Bureau	Season Ticket Holders	IFDS	Comments
Car Parking Spaces	10	10	32	60	112 permits though only 97 spaces available
Revenue	£0	£0	£30,400	£20,000	£50,400pa
Comments	55 permits issued but only allowed to use 10 at anytime	54 permits issued but only allowed to use 10 at anytime	Annual contracts	2 year contract with break clause after 12 months	

- 3.3 Currently no site investigations. The option schemes have been prepared on the basis of published Planning and Highways requirements.

4. Issue, Options and Analysis of Options

- 4.1 At the Asset & Enterprise Committee of 18 November Option 1 and 2 below were included in the report. As a consequence of the feedback from the Committee a further Option 3 (Appendix A) has been prepared. An indicative analysis of the potential scheme options, including potential values is set out below.

4.2 Option 1

No.	Type	Cost £	Value £	Profit £	Comments
6	3 bed	1,200,000	1,800,000	600,000	
6	1 bed	750,000	750,000	0	Affordable units – cost neutral
9	2 bed	1,200,000	1,800,000	600,000	
6	retail	600,000	1,000,000	400,000	
		3,750,000	5,350,000	1,600,000	

4.3 Option 2

No	Type	Cost £	Value £	Profit £	Comments
6	2 bed	800,000	1,200,000	400,000	
9	1 bed	1,125,000	1,125,000	0	Affordable units – cost neutral
12	2 bed	1,600,000	2,400,000	800,000	
3	3 bed	600,000	900,000	300,000	
				1,500,000	

4.4 Option 3

No	Type	Cost £	Value £	Profit £	Rental Value £pa	Comments
6	retail	600,000	1,000,000	400,000	75,000	
3	1 bed	375000	525000	150000		
6	2 bed	800000	1200000	400,000		
2	3 bed	400,000	600,000	200,000		
				1,150,000		
n.b assumes no affordable residential units						

Option 3 provides the following car parking spaces.

Block	Car Parking Spaces	Units		
Upper Level	32		Public Car Park	
Block A	4	2 x 3 bed houses on 3 floors		
Block B	18	3 x1 bed/6 x 2bed flats on 3 floors above retail		
	54			

4.5 Option 3 provides additional public car park which can also be of benefit to the retail tenants/owners within Block B.

4.6 Regarding next steps assuming that the Committee wishes to progress the potential development are as follows;

- Commission an architect to work up a scheme
- Commission other consultants as required e.g. quantity surveyors
- Investigate site conditions and any utility issues
- Review with Planning and Highways to determine any issues
- Retain letting and investment consultants to advise on details of the scheme to ensure value is maximised

4.7 To further develop the scheme a budget of up to £50,000 will need to be identified from with the existing Asset Management Strategy budgets.

5. Reasons for Recommendation

5.1 To demonstrate that the Council is innovative and entrepreneurial in its management of its assets.

5.2 To investigate further the potential to improve the use of an under utilised asset and to generate both capital and revenue receipts.

6. Consultation

6.1 None to date.

6.2 Resident and businesses will be provided with the opportunity to register their views when the Scheme has been developed further.

7. References to Corporate Plan

The key criteria for the disposal of the freehold to the site are linked directly to the Corporate Plan 2013-16, specifically:

- a) A Prosperous Borough.
- b) Set planning policy that supports discerning economic growth and sustainable development.
- c) Promote a mixed economic base across the Borough, maximizing opportunities in the town centers for retail and a balanced night-time economy.

8. Implications

Financial Implications

Name & Title: Jo-Anne Ireland, Acting Chief Executive

Tel & Email: 01277 312712 / jo-anne.ireland@brentwood.gov.uk

8.1 The costs identified will be met from existing revenue budgets.

Legal Implications

Name & Title: Christopher Potter, Monitoring Officer and Head of Support Services

Tel & Email: 01277 312860 / christopher.potter@brentwood.gov.uk

8.2 None

9. Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

10.1 None

10. Background Papers (include their location and identify whether any are exempt or protected by copyright)

10.1 Asset Management Strategy

11. Appendices to this report

11.1 Appendix A - Option 3 Designs

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Appendix A



14029 / SK / 010
0 35 mm
WESTBURY ROAD

NTS @ A3

MASSING MODEL OPTION 3
VIEW 2

Areas are approximate only. Subject to survey, design development, rights of light & statutory approval.

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FOR INFORMATION



Arise are approximate only. Subject to survey, design development, rights of light & statutory approval.

NTS @ A3

1:4029 / SK / 009





HIGH STREET

BLOCK B

BLOCK A

+2.5

+0.0

Entrance

4 car parking spaces

32 car parking spaces

WESTBURY ROAD

Subject to Statutory approvals.

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SITE LAYOUT - UPPER FLOOR
OPTION 3

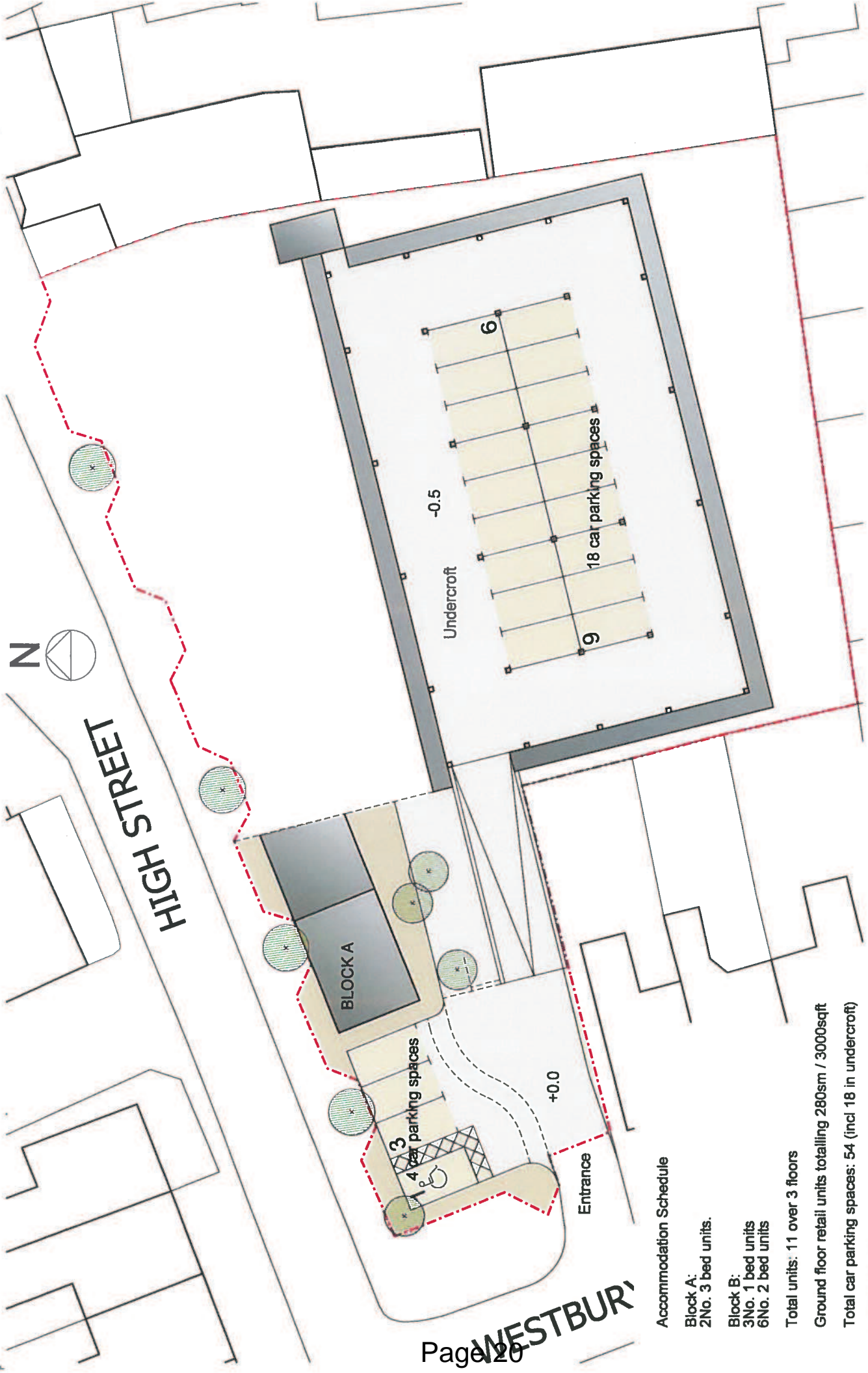
SCALE 1:250 @ A3

14029 / SK / 007



WESTBURY ROAD

FOR INFORMATION



HIGH STREET

BLOCK A

4 car parking spaces

Entrance

+0.0

-0.5

Undercroft

18 car parking spaces

9

6

SCALE 1:250 @ A3

1:4029 / SK / 008
WESTBURY ROAD

FOR INFORMATION

SITE LAYOUT - LOWER FLOOR
OPTION 3

Page 20 WESTBURY

Accommodation Schedule

Block A:
2No. 3 bed units.

Block B:
3No. 1 bed units
6No. 2 bed units

Total units: 11 over 3 floors

Ground floor retail units totalling 280sm / 3000sqft

Total car parking spaces: 54 (incl 18 in undercroft)

Subject to Statutory approvals.

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