

**18<sup>th</sup> November 2014**

**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 This land is currently used as a permit car park. Until recently the car park was under-utilised, however, a contract has been agreed with a company known as IFDS for a period of 2 years for up to 60 spaces. The site layout is annexed to this report (Appendix 1).
- 1.2 An architect has been commissioned to determine how the site could be utilised better by developing it for mixed scheme of residential and retail units. They have produced two options which are annexed to this report (Appendix 2)

**2. Recommendation(s)**

- 2.1 That further investigations should be undertaken to determine the viability of this site for development and that the preferred options are presented to the next Asset & Enterprise Committee with recommendations as to how it should be progressed.**

**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 or planning enquiries have been undertaken. The option schemes have been prepared on the basis of published Planning and Highways requirements.

#### 4. Issue, Options and Analysis of Options

4.1 An indicative analysis of the potential scheme options, including potential values is set out below. If approval is forthcoming to progress the initial feasibility then further analysis will be undertaken to determine the form and mix of any development and also revenue opportunities. Consideration will also have to be given as to the provision of public parking.

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	
		<b>3,750,000</b>	<b>5,350,000</b>	<b>1,600,000</b>	

#### 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	
				<b>1,500,000</b>	

### 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 to date

### 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 financial implications are not known at this stage. These will be established as part of the options appraisal process.

**9. Legal Implications** None  
**Name & Title:** Christopher Potter, Monitoring Officer and Head of Support Services  
**Tel & Email** 01277 312860 / christopher.potter@brentwood.gov.uk

None

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

None

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

11.1 Asset Management Strategy

**12. Appendices to this report**

1. Site
2. Option Designs

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