

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 House 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

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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

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