

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

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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.

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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