

TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Jeremy Christophers

DATE: 01 May 2018

REPORT OF: Tony Watson – Business Manager, Economy & Assets

SUBJECT: Dawlish Warren Car Park Improvement Works

PART I

RECOMMENDATIONS

The Executive is recommended to;

Approve £220k capital expenditure, funded by revenue contributions of £47,560 and capital receipts of up to £172,440, for the improvement works at Dawlish Warren car park and to award a contract following a compliant procurement process.

1. PURPOSE

To obtain the Executive's approval to invest funding as detailed in this report to carryout improvement works at Dawlish Warren car park.

2. BACKGROUND

There are areas within the Dawlish Warren car parks which require significant improvement works to alleviate health and safety issues and to extend the ongoing serviceability of the important Council asset.

The planned works entail resurfacing of the inner car park (seaward side), filling potholes in the stone areas, improvements to drainage in both car parks, relining parking spaces and providing improved pedestrian walkways. There will be a marginal gain in spaces totalling eleven (11).

The surface area in the Inner car park has reached the end of its design life, and repairs to pot holes are becoming more frequent. It is evident that remedial works need to be undertaken before the condition deteriorates further and significant damage arises to the underlying car park foundation.

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Additionally, there are a large number of spaces in the Outer car park which are unusable because of surface water flooding during and after heavy rainfall. This is a general reoccurrence as the car park levels are not sufficient to divert surface water during storm events. The proposal includes for new surface water drainage ditches that will help with storing flood water during these events.

TDC Parking Services have advised that this is a quieter time of year and presents a good opportunity to progress with the works. The proposal is to split the project into three phases to reduce the impact of loss of parking; however there will be a short-term loss of parking in sections of the car park whilst the works are completed. Although there will be a temporary loss of car parking spaces, this will not impact on financial income as sufficient parking will be available throughout the remaining car park.

The works are planned to commence on Monday 21st May 2018 to allow the contractor to mobilise their site set-up. Work will be limited during the following half term week to minimise disruption. The main works will commence on Monday 4th June.

Consultation has been carried out with various groups in the Dawlish Warren area representing business traders and other organisations. There has been no negative responses received.

Historical maintenance expenditure in the last seven years for the Dawlish Warren car parks amounts to £13,504.21. The estimated maintenance cost for the next five years is £32,500, and from five to ten years is £45,000.

The Inner car park facilitates six hundred and forty-two (642) car parking spaces, and the Outer car park provides four hundred and thirteen (413) car parking spaces. The combined income for Inner and Outer car parks for the following years amounted to:

- £251,681.28 in 2015/2016
- £274,689.64 in 2016/2017
- £284,597.73 in 2017/2018

To note the 2017/18 figure is not the final year end figure but taken at the time of preparing the report.

3. MAIN IMPLICATIONS

The main implications are as follows:

Financial

Funding

There is a provisional budgeted assumption in the current capital programme that the works will be funded from existing capital receipts up to £200,000. However, as in previous years, in 2018-19 and 2019-20, there is a budgeted revenue contribution to capital car park schemes from surplus car park income. This is subject to car park income budgets being met. Based on current capital car park expenditure plans,

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there is £47,560 available in revenue contribution over the next two years. It is therefore proposed that the works are funded from revenue contributions as far as possible, with the balance being met from capital receipts. The additional £20,000 requested has resulted from scheme development and rising costs in construction since the original funding was provisionally assumed in 2014/15. This was evidenced during the procurement process.

Procurement

A tender has been produced and procured following a compliant procurement process through the Councils procurement portal 'Supplying the South West' with submissions received from three (3) applicants. Tenders have been evaluated in accordance with the procurement documents. Subject to the Executives approval, the Applicant with the Most Economically Advantageous Tender will be awarded the contract.

Following appointment, pre-contract discussions will be held with the preferred contractor to ensure that mobilisation, lead times and programme can be achieved ahead of the summer holiday season.

Legal:

The Council will enter into a contract with the successful Applicant (contractor) using an NEC3 standard form contract. The contract agreement will be completed in accordance with the Councils Contract Procedure Rules.

One of Teignbridge District Council tenants located at Dawlish Warren has a covenant in their lease dated 30th April 2012, that states that the landlord will continue to provide a public car park for at least 500 vehicles on the eastern side of the railway line at Dawlish Warren for 25 years from the date of the lease. The works have been discussed with the tenant who has bought up no issues with the works in relation to the covenant. TDC Estates will approach the tenant to discuss the arrangements once confirmation of funding and dates for the works are agreed.

Risk:

The works will be undertaken in a public area with a high volume of pedestrians and vehicle movements. Precautions will be taken during the build to manage and mitigate risk and conflicts with members of the public.

Programme

While the works are carried out, sections of the car park will be closed periodically for the safety of the public and traders. Information will be provided at the site location in advance of works commencing describing the works and anticipated timescales. Consideration will be given to undertaking the surfacing of the inner car park during the evening and night time if that further reduces the impact on the area.

Refer to anticipated timescale for delivery in Section 5 Time-Scale below.

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4. GROUPS CONSULTED

- Dawlish Warren Traders
- Dawlish Warren Tourism Group
- TDC Internal Services (Finance, Car Parking, Estates, Property Maintenance)

5. TIME-SCALE

Anticipated contract dates are:

- Executive Committee: 1st May 2018
- Award Contract: 9th May 2018 (following Executive Call-In period)
- Commencement of works: 21st May 2018
- Completion of works: 20th July 2018
- Duration of works: eight weeks

6. JUSTIFICATION

The proposal will extend the ongoing serviceability of the important Council asset. This will vastly improve the condition of the car park by extending the design life, and reduce health and safety risk.

These works will help towards meeting aspects of the Councils Ten Year Strategy;

- Out and about and active
- Great places to live and work

7. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on 09 May 2018

Tony Watson
Business Manager Economy & Assets

Cllr Jeremy Christophers
Portfolio Holder for Economy Skills & tourism

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	Dawlish Central and North East
Contact for any more information	Tony Watson – 01626 215828 Leigh Florence – 01626 215808
Background Papers (For Part I reports only)	Capital Programme 2018/19 to 2020/21 published as part of budget papers
Key Decision	Y
In Forward Plan	N

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In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	