

KENNET DISTRICT COUNCIL

**Full Council
22nd April 2008**

Proposed Car Park at Northgate, Devizes - Budget

**REPORT BY
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1.0 PURPOSE OF REPORT

The purpose of this report is to seek Members' approval for the budget for the proposed car park at Northgate, Devizes.

2.0 FINANCIAL IMPLICATIONS

There are no financial implications arising as a result of this report apart from setting the budget for the proposed car park at Northgate.

3.0 STAFFING IMPLICATIONS

There are no staffing implications arising as a result of this report. Agency staff and consultants have been and will be used to assist with the design and supervision of the project.

4.0 LEGAL IMPLICATIONS

There are no legal implications arising as a result of this report apart from the construction contract and new parking order.

5.0 RISK IMPLICATIONS

There are no risk implications arising as a result of this report other than the normal risks associated with a construction project and how contractors cost the risk involved in the project. This project has already been entered onto the risk register.

6.0 INTRODUCTION

Kennet District Council has undertaken to construct a thirty six bay 'pay and display' car park as part of the redevelopment of Council land at Northgate, Devizes. Planning consent for the car park was obtained in 2004 and included a sustainable drainage system that would have discharged no water to the public sewers.

However, subsequent to the planning approval the Environment Agency sought assurance that the proposed drainage system would not cause diffusion of any residual contaminants from the sites previous use as a garage and crane depot. Despite considerable effort, the Council were unable to assure the Environment Agency that there was neither contaminants present on site nor that if present that they would not be diffused into the aquifer.

7.0 REVISED DRAINAGE SCHEME

During 2007 the decision was taken to prepare an alternative drainage scheme that connects to the public sewer. The scheme minimises the risk of sewerage flooding by storing most of the rainfall in tanks under the car park and discharging the stored rain slowly over a period of time.

The proposed scheme offered some unexpected opportunities as:

- the scheme will also store surface water from the social housing development thereby further reducing the risk of sewerage flooding from the two developments
- part of the social housing scheme is to divert public sewer thereby enabling the Council's proposed storage tanks and most of the pipework to be adopted as public sewer. This will mean that the Council will not have the future maintenance liability of the surface water system.

8.0 PRESENT SITUATION

Wessex Water, the social housing developer, and Wiltshire County Council have now agreed the proposed surface water system and final contract documents and estimates are being prepared. The site has now been cleared ready for both the social housing development and car park construction to commence.

Wiltshire County Council have removed the thousand tonnes of crushed concrete stored on site to undertake footpath improvements in the area. This has saved the Council up to £45,000 in possible disposal costs. The remaining works of art, consisting of the silhouette figures, clay tile mosaic, and bench have been taken into safe keeping. These will be relocated into the new car park.

10.0 REVENUE BUDGET

The estimated revenue income from the car park is £30,000 per annum.

11.0 CAPITAL BUDGET

The cost of the project has risen due to inflation, additional survey work for the Environment Agency, redesign and the additional drainage infrastructure.

The car park budget CC104 is	£ 330,000
Expenditure in financial year 2007/08 was	£ 38,000

The revised 2008/09 budget estimate for the scheme is:

Car Park Construction	£ 330,000
Fees	£ 7,000
Salaries and Supervision	£ 27,000
Legal orders, ticket machines etc	£ 10,000
Contingencies 10%	£ 37,000
Revised 2008/09 budget	£ 411,000
Revised CC104 budget	£ 449,000

The additional expenditure comprises of the following components:

Abortive survey & redesign costs	£ 41,000
Additional drainage infrastructure	£ 30,000
Contingencies for contaminated ground within construction costs	£ 30,000
Inflation, supervision, working with social housing developer etc	£ 18,000

12.0 CONCLUSIONS

The revised CC104 budget required to construct the car park is £449,000.

13.0 RECOMMENDATIONS

It is recommended that Members of the Council;

- a) Approve the revised budget of £449,000 to complete the proposed car park at Northgate, Devizes

Background Papers – None