
Subject:	CONSTRUCTION OF A NEW ‘PAY AND DISPLAY’ CAR PARK, FISHMONGER’S LANE, DOVER
Meeting and Date:	Decision to be taken by Roger Walton, Director of Environment and Corporate Assets
Report of:	Keith Watson, Corporate Estate and Coastal Engineer
Portfolio Holder:	Cllr Nigel Collor, Portfolio Holder for Access and Property Management
Decision Type:	Key Decision
Classification:	Appendix A Restricted – NOT FOR PUBLICATION by reason that Appendix A contains information which is exempt by virtue of the provisions of Paragraph 3 (Information relating to the financial or business affairs of any particular person) of Part 1 of Schedule 12A of the Local Government Act 1972.

Purpose of the report: To seek approval to award the contract for the construction of new ‘pay and display’ car park in Dover.

Recommendation:

1. To award the contract for the construction of a new ‘pay and display’ car park on Fishmonger’s Lane, Dover to Raymond Brown LTD.
2. To request the Chairman of the Council to suspend call-in to avoid a delay in commencing the contract. This is necessary so that construction work can commence on site as soon as possible.

1. Summary

It was agreed by Cabinet on 7 July 2014 to approve funding for the demolition of Centurion House, Dover and to authorize officers to develop, to the tender stage, a scheme for constructing a new “pay and display” car park, to be included within the off street parking order. The Director of Environment and Corporate assets was also authorised, in consultation with the Portfolio Holder for Access and Property Management to take the necessary action to seek tenders and award the contract for the construction of the ‘pay and display car park’

This report seeks approval to accept the lowest tender for construction of the new “pay and display” car park and proceed with the work. The tenders received for the construction works together with a financial appraisal can be seen in **Appendix A**.

The car park will address the shortage of parking resulting from the loss of Russell Street car park due to the development of the St James’s area, which is due to take place in the New Year.

2. Introduction and Background

2.1 Since Cabinet approved the project on the 7th July 2014, planning consent was granted on the 28th September 2014 for the demolition of Centurion House and

construction of a new car park. The car park will be providing 51 parking spaces and 2 disabled parking bays. The approved plan and elevations can be seen in **Appendix B**.

- 2.2 The demolition works started on the 29th September 2014 and the contract period is twelve weeks'. The site will be cleared down to existing footway levels and made secure from the public with heras fencing surrounding the site, until approved for construction of a new car park.
- 2.3 Construction drawings and tender documents were prepared following last cabinet approval for the construction of the new car park. 6 contractors were selected accordingly and tendered on the 10th November 2014; the tenders were received and opened by the Portfolio Holder for Access and Property Management on Friday 5th December at 2pm. The contractors list and tenders can be viewed in **Appendix A**.
- 2.4 All other relevant parties affected by the proposed works have now been consulted. Detailed discussions have taken place with Kent County Highways for all proposed amendment works to Fishmonger's Lane, and Bench Street (to accommodate access into the car park via King Street). The Environment Agency have agreed to the surface drainage proposal and agreed under their necessary protocols, for the surface water from the car park to drain into the River Dour.
- 2.5 It is recommended that "call in" for this report should be suspended in order to help fast track the construction start date and avoid potential undue delays from the Christmas break. This is for the main reason of supporting the off street car parking provisions, when Russell Street car park closes in the New Year for redevelopment. Consequently this will allow the new car park to be constructed in time and address the possible shortage of parking to the town centre.

3. **Identification of Options**

- 3.1 Option 1 is not to proceed with the project and leave the site vacant until a suitable alternative use can be identified.
- 3.2 Option 2 is to accept the lowest tender and proceed with constructing the new car park.

4. **Evaluation of Options**

- 4.1 Option 1 is not recommended as a viable option. Not agreeing to develop this site would halt the development resulting in a loss of a potential off street car park, and along with Russell Street car park closing, this could have a negative impact on local businesses to the town centre. Furthermore there would also be a loss of car parking income.
- 4.2 Option 2 is the preferred option. By creating a new car park close to the town centre, the parking provision will be upheld and address the main concerns from the loss of parking due to the development of Russell Street taking place in the new year. This car park will offer much support to local businesses and locals visiting the town centre. Subject to Cabinet approval, the loss of car parking income from Russell Street will be regenerated by constructing the new car park and thus creating a new income stream.

5. **Resource Implications**

The Director of Finance Housing and Community proposes that the project is funded as set out in **Appendix A**.

Presently the NNDR's payable on Centurion House is £52k per annum and so by constructing a new car park in its place and taking into account the car park size, compared to other similar car parks in Dover, it has been estimated that the NNDR's charged will be approximately £8k per year.

Refer to **Appendix A** for estimated costs to construct the new car park in 2014/15 and predicted payback period using estimated construction costs and car park income.

6. **Corporate Implications**

6.1 Comment from the Section 151 Officer: Finance have been consulted in the production of this report and have no further comment (PH).

6.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make.

6.3 Comment from the Equalities Officer: This report does not specifically highlight any equalities implications however, in discharging their responsibilities members are required to comply with the public sector equality duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>.

6.4 Other Officers (as appropriate):

7. **Appendices**

Appendix A – Returned tender list and winning contractor with cost of constructing new car park (exempt).

Appendix B – Proposed car park layout plan and elevations.

Contact Officer: Keith Watson, Corporate Estate and Coastal Engineer.