



BUSINESS CASE

(FORM B & Priority Assessment)

Project name Burton Street car park capital improvements

Release Final
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Purpose

To request members approval to proceed with the car park improvements at Burton Street and associated budget as described in the redevelopment feasibility report by William Saunders dated June 2012 .

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Reasons

The current car park surface is a temporary surface that requires improvement works after heavy rainfall or cold spells, leading to high maintenance costs and low quality surface, also inconvenience for car park customers. The regeneration of this gateway car parking site will bring design and lighting improvements and also make better use of space and increase car park capacity by approximately 17 spaces.

Public consultation results show that there is a desire from the public to see the car park improved and retain its existing use as a car park.

Options

No improvements – This option is undesirable as the car park is often flooded in the winter and lighting levels are unsatisfactory.

High specification improvements – This option is expensive when considered against the revenue benefits and the whole life costing analysis.

Medium specification – This option is recommended, the need to improve the car park is clear and by selecting an option that will significantly reduce annual maintenance requirements and also keep capital costs low in difficult economic conditions appears to take the right balance. This option also gives more flexibility if in 15/20 years the Council wishes to consider re-development for alternative use.

Benefits expected

Improved customer parking and experience when coming to the town centre.
Better utilization
Safer car park
Improved access
Lower annual maintenance costs
Less disruption to customers for maintenance

Risks

The risks are minimal as if agreed ,improvement will be achieved , reducing annual maintenance required .

Funding Source (delete as appropriate):

Disposal –capital receipts

External Funding

(i) Source and Quantity: None

Committee:	PFA					
Capital						
	Spend to					Total
	2012/13	2013/14	2014/15	2015/16		
	£	£	£	£	£	£
Spending profile/ method of funding	Circa 450,000	0	0	0		
Maintenance Saving	12,000	12,000	12,000	12,000		
Additional car park income (Net of VAT)	2,000	8,500	8,500	8,500		
WSM Professional Fees	13,000	0	0	0		

Costs
Financial appraisal

Financial Appraisal (Capital Schemes only)	(i)	Has the proposal been subjected to any form of financial appraisal? Yes WSM Saunders have provided budget estimates in a feasibility and options appraisal
	(ii)	
	(iii)	

Timescales Works to be completed this financial year

Investment appraisal Included in report

Evaluation Medium specification is suitable for car park improvement

Consultation	Public consultation in February 2012 Officer consultation on finance for scheme June 2012
Interfaces (internal/ external)	Town estate Car park users Local residents and businesses
Impact on other services	The impact on parking for Parkside will need to be monitored.
Dependencies	Finance and planning permission
Completion criteria/ exit strategy	Improvement Works completed and minimal impact on the customer during the works
Sensitivity to key assumptions	None
Other approvals required	Planning permission
Equalities Impact Assessment	Will improve parking for persons with access difficulties