

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 18 September 2023

Portfolio:	Policy and Resources
Subject:	Osborn Road Multi Storey Car park
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Maintain and extend prosperity

Purpose:

To provide details on a revised scheme for the demolition of the existing multi storey car park and construction of a new surface car park and seek approval for an increased project budget.

Executive summary:

The detailed design process has resulted in necessary revisions to the original scheme, notably in relation to drainage and highways. Electric vehicle charging provision is to be included with the scheme, but the opportunity to install solar photovoltaic canopies has been reviewed but discounted at this time. Additionally, it is advised that construction costs have risen significantly over the last 18 months.

Given the detailed design revisions and based on the tenders received, the scheme is not achievable within the previously approved budget and therefore an increased project budget is required for the final scheme to proceed.

Recommendation:

It is recommended that the Executive approves an increased budget of £2.5 million.

Reason:

To support the regeneration of Fareham town centre and to be a key driver of further development and investment.

Cost of proposals:

The cost of the revised scheme is £2.5 million. This includes the demolition of the existing multi storey car park and the provision of a smaller surface car park.

Appendices: None

Background papers: Report to the Executive 16 May 2022 – Regeneration of Fareham town centre, including Fareham Live and Osborn Road multi-storey car park.

Report to the Executive 3 July 2023 – Osborn Road multi-storey car park.

Reference papers: None

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	18 September 2023
Subject:	Osborn Road Multi Storey car park
Briefing by:	Director of Planning and Regeneration
Portfolio:	Policy and Resources

BACKGROUND

1. On the 16th May 2023 the Executive considered a report on the regeneration of Fareham town centre including Fareham Live and Osborn Road multi storey car park.
2. A further report on the Osborn Road Multi Storey was considered at the Executive meeting on the 3 July 2023. Details of progress to date was noted and approval given for a delegated authority to award contracts for these works was provided for the Director of Planning and Regeneration, following consultation with the Executive Member for Policy and Resources.
3. This report further provides details of a revised scheme and budget for the demolition of the existing multi storey car park with the construction of a new surface car park on the site.

TENDER PROCESS

4. The previous approved budget £1.96 million was provided early in 2022 and based on information from similar schemes and details from our consultant team.
5. In the period between estimate costs being prepared and tenders being received it should be noted that construction costs have risen in excess of 12%.
6. Development of the scheme has included improved drainage which wasn't originally included, in addition to extra highway requirements.
7. A further development of the design outside the original costings was the addition of solar photovoltaic (PV) canopies with associated battery storage with initial projections showing a short pay-back period.
8. Four tenders were received for this project from local and regional contractors. All provided costs that were above our projected costs for the demolition and construction works.

9. It was noted that the costs for the solar PV canopies were significantly above our expectations with the pay-back period being more than double the initial evaluation.

REVISED SCHEME

10. A review of the design for the new car park has been carried out. This retained most of the features required for the operation of a modern car park that supports the regeneration of the town centre and to serve Fareham Live.
11. One key omission is the solar PV canopies with associated CCTV and battery storage. With the key reason being their high initial cost and longer than projected pay-back period.
12. The revised scheme will provide an estimated 129 standard car parking spaces including a number with electric vehicle (EV) charging facilities. In addition, 7 accessible car parking spaces will be provided.
13. The plan remains for the Council's car park control room to be relocated to the Civic Offices.

BUDGET

14. The cost for the revised scheme is £2.5 million as against the original approved scheme at £1.96 million.
15. The revised cost for the demolition of the Osborn Road Multi-Storey and the provision of a smaller surface car park will be funded from future CIL receipts. Whilst CIL receipts accumulate, borrowing will be used with loan interest serviced using coastal car parking revenues. Currently it is expected that it would take 3-4 years before sufficient CIL receipts are received.

CLIMATE CHANGE

16. These proposals see no changes to the Carbon Impact Assessment presented to the Executive meeting on the 3 July 2023.

PROGRAMME

17. Previously it was programmed that the car park would close in October 2023 to allow preparation for demolition. We are now likely to encounter a short delay whilst this approval process on the budget is concluded and based on a favourable outcome this is now likely to be during November 2023.
18. With most of the works taking place over the winter period it is likely that the new car park will be opened in Spring 2024.

CONCLUSION

19. These proposals provide a new car park that will support the regeneration of Fareham town centre, alongside the development and opening of Fareham Live.

Enquiries:

For further information on this report please contact Ian Cousins, Property Manager
(01329) 824835.