

Capital Programme Application Form



Corporate Priority	
Proposed Scheme	Structural Refurbishment of Royal Victoria Place Car Park
Outline of Proposal, including timescales	<p>Recent structural failures of both structural beams and columns arising from historic water penetration has caused reinforcement to corrode and concrete to spall. This has resulted in loss of parking spaces for structural and Health & Safety reasons. An intrusive structural survey has been commissioned to investigate the full extent of the issues that result in deterioration of the structure. Temporary steel truss supports have already been installed. 16 parent/child spaces have been lost.</p> <p>Further structural issues may be discovered during inspection due to the ingress of chlorides (mainly from road salt) into the concrete and from the long term carbonation affects of the vehicle exhausts.</p> <p>Following completion of the intrusive inspection, the structural engineers report will clarify the extent of repairs required for a contractor to carry out repairs following receipt of competitive tenders.</p> <p>The following structural remedial works may be necessary to retain the integrity of the car park and to ensure its safe operation for the foreseeable future.</p> <ul style="list-style-type: none"> • Replacement of 16 concrete beams • Adjacent concrete repair • Corresponding repairs to adjacent internal deck coatings and car park markings. • Insertion of corrosion inhibitors • Anti Carbonation Paint Coatings • Additional and/or upgraded movement joints <p>The capital works would be carried out over a nine to twelve month period and would necessitate closing a number of additional car parking spaces at any one time.</p>

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	<p><u>Provisional Programme</u></p> <p>Intrusive investigation and structural engineers report (estimated £30,000) Nov 2019 to Feb 2020</p> <p>Design period and tender documents for repair & replacement works May 2020 to October 2020</p> <p>Repair works by appointed contractor (estimated £600,000) Feb 2021 to Aug 2021</p>
Sources of funding	Royal Victoria Place Car Park Maintenance Reserve
Objectives	<p>To ensure that the Royal Victoria Place car park is fit for purpose for the foreseeable future</p> <p>To ensure maximum car parking availability, this will in turn protect the council's income from parking.</p>
Benefits	The car park needs refurbishment, maintenance and updating to provide modern parking in a central position for Tunbridge Wells. If the works are not undertaken to protect the structure then further degradation will occur with the possibility of having to close down some or all of the car parking spaces in the future.
<p>How will the proposal contribute towards:</p> <p>Corporate Priority?</p> <p>Local Area Agreement?</p> <p>Asset Management Plan?</p> <p>Other plans and strategies (please</p>	<p>The Car Parks are often the first and last impression that people get when visiting Tunbridge Wells. The upgrading of the RVP car park to a modern attractive parking facility which will be well lit and easy to negotiate will set the scene for a good experience in the town. It will reflect the corporate priority of being a prosperous borough.</p> <p>The proposed work is aligned with the Asset Management Plan which has the maintenance, care and upgrade of Council owned assets as its core principal.</p>

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specify)?	
Constraints (e.g. time, reliance on external funding, legal or technical factors)	The car park is fully owned by the council, but leased under agreement by British Land, with works being paid for by the Council. The council has recently agreed with British Land that they will undertake their own capital works and pay for them directly. The leases are in the process of being amended to reflect this position. There are no third party ownership issues, but there will need to be agreement with British Land on the specification and timing of these works.
Is this scheme already in the Capital Programme? (If so, has the work started or has the contract been let?)	This is a new scheme for the council but has been in the budget plans for British Land (and previously Hermes) for a couple of years. Initial investigatory work has already been completed by British Land to inform this capital application.
Does this scheme create new assets, which the Council will need to replace in due course? If so, please give the asset life expectancies.	The work is expected to add another twenty years life to this element of the Car Park.
Have Accountancy agreed that the proposed expenditure should correctly be treated as capital?	Yes

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Implications of proposal being rejected	The car park will continue to deteriorate resulting in the fabric becoming more fragile and potentially dangerous in the short term, causing danger to the public and property (vehicles) from falling concrete etc. and in the longer term it may mean the closure of the car park, with the resultant loss of income.
Implications of proposal being delayed	The car park will continue to deteriorate resulting in the fabric becoming more fragile. The result will be larger bills when the work is eventually commissioned.
Alternative solutions (If capital funding not available)	The work programme could be carried out over a number of years. However some critical works must be completed imminently and although the less critical elements could be carried out over a longer timeframe, this is not recommended as it would cause extended disruption and greater cost.
Risks (outline risks and action required to meet them)	<p>The risks of not carry out the work include</p> <ol style="list-style-type: none"> 1. Continued deterioration of the concrete structure, both to the area already out of use and adjacent areas. 2. Health & Safety issues including falling concrete resulting in damage to cars or people. 3. Legal compensation claims arising from 2. 4. Closure of part or all of the car park. 5. Customers choose to go elsewhere including out of Tunbridge Wells where the parking facilities are better. <p>The risks associated with carrying out the work includes ;</p> <ol style="list-style-type: none"> 1. Health and Safety of the workers and the users of the car park. To mitigate this, a robust H&S plan would be implemented under the construction CDM regulations. A principal designer and a principal contractor would undertake the full responsibility for the implementation of this plan. 2. Cost of work could escalate if the structural condition of the car park is worse than expected. To mitigate this we have commissioned structural investigations that are due to start in October 2019, these include intrusive tests into the core. Samples will be tested in laboratories and the results

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	analysed by experts.
How does this proposal impact on equalities?	The refurbished car park will return to use the 16 currently unusable parent and child spaces, and safeguard the loss of further adjacent spaces.
Are there any VAT implications?	No, all VAT is recoverable.

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Capital Costs				
Expenditure	2020/21	2021/22	2022/23	2023/24
Site Acquisition				
Construction - Structural Works	£230,000	£460,000		
Fees (including investigation)	£30,000	£30,000		
Vehicles, Plant, Furniture and Equipment				
Grants and Contributions				
Other expenditure (15% contingency)	£39,000	£64,500		
Total	£299,000	£554,500		
Less external grants and contributions				
Less sales of related fixed assets				
Net cost to Tunbridge Wells Borough Council	£299,000	£554,500		

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Revenue Effects of Capital Expenditure				
Expenditure / Income	2020/21	2021/22	2022/23	2023/24
Loss of Interest (3% of net cost)				
Additional revenue costs (please specify)				
Reduced revenue costs (please specify)	Loss of car parking revenue			
Additional income (please specify)				
Net cost to Tunbridge Wells Borough Council				