

## **MANSION HOUSE CAR PARK RENNOVATIONS**

<u>Report of the:</u>	Clerk to the Committee
<u>Contact:</u>	Tony Foxwell/Samantha Whitehead
<u>Annexes/Appendices</u> (attached):	None
<u>Other available papers</u> (not attached):	None Stated

### **REPORT SUMMARY**

**To seek permission from the Nonsuch Park Joint Management Committee to carry out essential works to the Mansion House Car Park.**

### **RECOMMENDATION (S)**

**That the Committee approves expenditure as detailed in this report to carry out essential repairs to the Mansion House Car Park.**

*Notes*

## **1 Background**

- 1.1 The Joint Management Committee has been provided with previous reports and updates on the priority works for the Mansion House and Park. These works have been identified as those which are essential to meet the requirements of the lease and health and safety obligations.
- 1.2 The Mansion House Car Park has been a permanent feature on all priority works lists. Although numerous temporary repairs have been undertaken, these have not proved to be adequate. Heavy rain has resulted in more holes and the car park is considered to be in an unsafe condition.
- 1.3 As reported at the last meeting of the Joint Management Committee in March 2016, Epsom and Ewell Borough Council's building surveyor created plans to raise the level of the car park, install new soakaways and lay a new level of base tarmac.
- 1.4 Following this meeting, the work was put out to tender, which resulted in four submissions to carry out the works.

## **2 Result of the Tender**

- 2.1 Of the four submissions which were received, the lowest bid was £63,000 for the specified works to main car park, front parking area and drainage.
- 2.2 In addition it is proposed that a £5000 contingency fund is put in place to safeguard against the unexpected.

### **3 Scope of Works and Disruption to the Public and Stakeholders**

- 3.1 If the Joint Management Committee approve the works, it is proposed to carry them out over the summer period (weather permitting).
- 3.2 The works will comprise installing two new soakaways at the bottom end of the main car park to prevent ponding and flooding, installation of new concrete curbs where necessary to the perimeter of the car park and reforming base course, and overlay with tarmac in two layers. The works are to extend up to the tractor shed.
- 3.3 The anticipated contract period is approximately two weeks: the first week will consist of enabling works which can be carried out without shutting the car park. The second week will be devoted to laying the surface which will require temporary closure.
- 3.4 All stakeholders will be fully consulted prior to works being booked, to establish dates which will cause the least disruption.
- 3.5 Once dates have been agreed notices will be put in place to inform the public of the pending closure.

### **4 Financial and Manpower Implications**

- 4.1 The lowest tender submission received for this project is £63,000. Officers are also seeking a £5000 contingency, making a project total of £68,000.
- 4.2 Conversations with the Treasurer have indicated that funds are available to carry out these works in this year's maintenance budget but this would not leave anything available for any other planned works this year.
- 4.3 The property maintenance budget for repair works is £70,000 for 2016/17, £7,000 of this has already been committed for other works: therefore if costs exceed the tender price savings will need to be identified to fund any additional expenditure.

### **5 Legal Implications (including implications for matters relating to equality)**

- 5.1 As the Mansion House Car Park has been highlighted in the priority works document as a Health and Safety hazard, failure to carry out works to bring the surface up to a satisfactory standard could have legal implications should injury or damage occur as a result of the current condition.

### **6 Conclusion and Recommendations**

- 6.1 It is recommended that the Joint Management Committee grant approval to carry out works to the Mansion House Car Park as detailed in this report.