

SUBJECT:	Update on Station Road Car Park, Gerrards Cross
REPORT OF:	Portfolio Holder for Resources - Cllr Eggleton
RESPONSIBLE OFFICER	Head of Environment - Chris Marchant
REPORT AUTHOR	Estate Manager - Linda Newell
WARD/S AFFECTED	Gerrards Cross

1. Purpose of Report

To update the Cabinet on the progress of this project.

RECOMMENDATIONS

1. To note that the decision on the planning application for the project has been delayed

2. To note that the payments approved by the Council in November 2016 are having to be made in advance of the decision on the planning application.

3. To approve additional spend of £200k under the agreement with Balfour Beatty and other professional fees as set out in the report.

4. To note that following the outcome of the revised capacity study, the design and subsequent business case will be presented to Members.

2. Reasons for Recommendations

The unexpected delay in the decision on the planning application for the project has resulted in some of the work contracted to be carried out by the consultants taking place before the planning decision rather than afterwards. All of the work is necessary to be undertaken before construction commences and the Council is contractually obliged to meet the pre-construction costs.

3. Content of Report Background

3.1 The Cabinet report on 25th October 2016 set out the anticipated consultancy spend before and after planning consent, assuming that the planning application went to Planning Committee on the 15th February 2017 with the business case to follow once cost certainty was known in April 2017.

3.2 An agreement was entered into with Balfour Beatty for the pre-construction work and they proceeded to take the project to planning application stage. The original programme expected that when the business case was reported to Cabinet, planning

permission would already have been obtained and a further approval for the final tranche of consultancy costs would have been obtained at that stage.

3.3 Although the County Council as Highway Authority had been consulted prior to the planning application being lodged, their formal consultation response to the application raised objections to the proposal. Further information was deemed to be necessary by Bucks Highways and, due to the time needed to undertake the additional survey work, a decision was taken to delay the application.

3.4 It was not anticipated that there would be delays in the planning permission process and it was anticipated that Balfour Beatty would have completed all the pre-construction work at the same time as the planning decision. However, the stage payments under the contract with Balfour Beatty are not related to the timing of the grant of planning permission and are required to be paid.

3.5 In October 2016 Cabinet approved the consultancy spend prior to planning consent at £262,000 and a further £270,000 after planning consent. Given the delay in obtaining planning consent a further £200,000 of fees and other costs will be incurred. This sum covers:

- additional surveys and design work to be carried out by our appointed contractors, Balfour Beatty
- fees for our appointed project managers, Pick Everard
- work required by Bucks CC and the commuted sum which will be secured by legal agreement as a contribution to the required highway surveys and works
- the engagement of Party wall surveyors for the adjacent sites.

On the previous timetable the detailed business case would have been presented to members shortly after the planning decision.

- 3.6 Once the planning decision has been made the payment to Network Rail under the terms of our lease can be calculated and on the present scheme this is in the order of £83,000 and this will be in addition to the above amounts.

4. Consultation

The Director of Resources and the Portfolio Holder have been regularly consulted during the project.

The final decision on whether to proceed with the scheme will be taken at a future Cabinet meeting.

5. Corporate Implications

7.1 The Council is under a contractual obligation with Balfour Beatty to meet the costs detailed in the report and recommendations.

6. Links to Council Policy Objectives

8.1 This matter is related to the Councils corporate aims to deliver cost effective customer focused services and to promote local communities

8.2 This report progresses the aims of the Councils asset management plan.

7. Next Steps

9.1 All pre-construction works will be completed.

9.2 On receipt of the surveys requested by Bucks Highways, any necessary amendments to the planning application will be considered.

9.3 The business case will be prepared and presented to Members with a view to building during the period April 2018 to October 2018.

Background Papers:	Only those referred to in the report.
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