

# CAR PARK CAPITAL MAINTENANCE REPAIRS

Plymouth Highways



This briefing note sets out the investment requirements for the Council's 5 multi-storey car parks (Theatre Royal, Regent Street, Western Approach, Mayflower East and Mutley Plain) relating to essential capital maintenance works.

The structural works are required be undertaken to maintain the operation of these car parks for 20 years (subject to the continued routine maintenance over this period i.e. keeping drains clear).

The investment of £1.79m in structural maintenance of the car parks will ensure the continued operation of the car parks for the next 20 years where, based on current levels of income, the car parks can be expected to generate £39m of net income to the Council.

## Background

The Council's car parks are subject to routine maintenance informed by periodic structural and condition surveys.

A number of these car parks are at, or beyond, the original intended design life of 50 years (see figure 1.1). Provided these assets are correctly surveyed and maintained, they will remain operation long after the initial design life. Ultimately, as the life of the asset increases the economic viability of the assets will reduce. None of the car parks in figure 1.1 are deemed uneconomical as an investment of £1.79m in planned preventative maintenance will ensure these assets can generate income for a further 20 years, which equates to £39m on current levels of income.

Figure 1.1 Multi Storey Assets

Car Park	Date of Construction	Age	Capacity	Surplus (21/22) £000's
Mayflower East	1966	53	292	380
Mutley Plain	1970	49	299	55
Regent Street	1976	43	268	269
Theatre Royal	1977	42	505	531
Western Approach	1980	39	881	285
<b>Total</b>			<b>2,245</b>	<b>1.52m</b>

Using the corporate framework the Facilities Management Team appointed Structural Engineers Brody Forbes in 2017 to undertake structural and condition surveys which identified a series of maintenance requirements across each of these car parks. Requirements ranged from 'low level' actions, such as clearing drainage, through to larger capitalised maintenance, such as replacing section membranes.

All low levels maintenance works, as set out in the structural survey report, have been completed. The capital maintenance works which relate to protecting the car parks from water ingress, is required to be undertaken to extend the asset life.

£1.79m of supporting borrowing is required to finance the works to extend the life of these cars parks. Undertaking these works can be expected to extend the operational life of these car parks by a further 20 years (subject to continued routine maintenance over this period i.e. keeping drains clear).

Figure 1.2 – Capital Maintenance Investment Requirement

<b>Car Park</b>	<b>Investment (£000)</b>	<b>Scope of Work</b>
Mutley Plain	£270	Waterproofing of top decks
Western Approach	£573	Anti-carbonisation of lower levels
Regent Street	£136	Concrete repairs to structure
Theatre Royal	£362	Replacement of expansion joints
Mayflower East	£254	
Design Fees and Surveys	£195	
<b>Total</b>	<b>£1.79m</b>	

The risks of not undertaking these works are financial and reputational. There would be a reduction in car park capacity with the likelihood of phased closure of the car parks reducing income to the Council, creating reputational risk (such as with the closure of Mayflower West in 2013).

Any closure or reduction of car park capacity would be expected to significantly impact businesses and the economic wellbeing of the City. The structural survey highlighted works to be completed as soon as possible in order to avoid unnecessary risks.

There are no real alternative options to consider. If the Council is to maintain its ability to generate income from these car parks for the next 20 years, this investment is required. These works do not include any 'cosmetic' works or works to improve the look and feel of the car park and customer experience, these works are solely associated with the absolute minimum work required to extend the asset life.

Failure to deliver £1.79m of preventative maintenance will place £39m income at significant risk.