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**FEETHAMS DEVELOPMENTS**  
**MULTI-STOREY CAR PARK (MSCP)**

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**Responsible Cabinet Member - Councillor Bill Dixon, Leader of the Council**

**Responsible Director - Ian Williams, Director of Economic Growth**

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**SUMMARY REPORT**

**Purpose of the Report**

1. To report an urgent decision made by the Leader to which the procedure for calling-in could not be applied as contained in this Council's Constitution.

**Summary**

2. Estimates for the cost of the Multi storey Car Park (MSCP) were undertaken in 2013 through a nationally procured framework. The budget estimates were used to set the funding envelope approved by Cabinet in December 2013. The budget approval was obtained at that stage to enable the project to progress as soon as the leisure complex commenced.
3. The leisure development did not go unconditional until late summer of 2014, which was later than anticipated. This was a trigger point to commence the multi storey car park project. This delayed tender prices being sought until November 2014.
4. The actual returned tendered construction costs have risen since the estimates used to set the budget were produced in 2013. There has been an increase in construction costs of £898k for the following reasons:-
  - (a) Buoyant North East major development market. 12 new school projects starting in Q1 2015.
  - (b) Material Prices: Market indices have identified 6.7% rise generally; but due to type of project and trades on the MSCP this is around 11% on this project.
  - (c) Design changes to reflect moving from early design stages to final agreed design, that have sought to ameliorate the design to address comments received through the planning and consultation processes

5. To ensure the project is commenced on programme and the MSCP is completed as soon practicably possible to re-provide further town centre parking spaces an Urgent Decision was made by the Leader to increase project budget approved by Cabinet on 3 December 2013 from £7m to £7.5m and release the additional funds to facilitate the delivery of the Multi Storey Car Park.

### Recommendation

6. It is recommended that the urgent decisions taken be noted.

### Reason

7. The recommendation is supported to comply with this Council's Constitution.

**Ian Williams**  
**Director of Economic Growth**

### Background Papers

Report to Cabinet on 3 December 2013 – Feethams Developments Multi-storey Car Park (MSCP)

S17 Crime and Disorder	The impact was referred to in the December 2013 report submitted to Cabinet.
Health and Well Being	The impact was referred to in the December 2013 report submitted to Cabinet.
Carbon Impact	The impact was referred to in the December 2013 report submitted to Cabinet.
Diversity	The impact was referred to in the December 2013 report submitted to Cabinet.
Wards Affected	Central Ward
Groups Affected	Town centre businesses. All Town Centre visitors arriving by car including disabled visitors.
Budget and Policy Framework	This decision does not impact on the budget or policy framework. There is a one off impact on the Council's Budget however Cabinet have delegated power to release this resource as agreed in the Medium Term Financial Plan.
Key Decision	The decision taken and being reported for information was considered to be a key decision
Urgent Decision	The decision taken and being reported for information was considered to be an urgent key decision
One Darlington: Perfectly Placed	This was reported to in the December 2013 report submitted to Cabinet.
Efficiency	This was reported to in the December 2013 report submitted to Cabinet.

## MAIN REPORT

### Information and Analysis

8. Estimates for the cost of the MSCP were undertaken in 2013 through a nationally procured framework (SCAPE). The budget estimates were used to set the funding envelope approved by December 2013 Cabinet.
9. The budget was approved in December 2013 to enable the Council to react to the unconditional date of the leisure complex that was expected. This unconditional date would trigger a loss of car parking. The MSCP project would then be able to progress quickly in parallel with the leisure complex to secure replacement and additional parking space as soon as practicably possible.
10. The leisure development did not go unconditional until late summer of 2014 and at that point the possibility of the provision of a multi-storey car park on an alternative site, was being considered, which delayed matters further whilst this was investigated. This delayed the original project going to the market until November 2014.
11. The December 2013 estimates with some design changes and risk were estimated at £6.7m, within the budget of £7m. However, the actual tender return in December 2014 has resulted in the construction costs being £7,273,603. This was beyond the budget envelope and this did not allow for any contingency, risk and fees to enable the project to be delivered.
12. The construction costs have risen from an estimated £6,374,627 to an actual £7,273,603. An increase of £898k for the following reasons:-
  - (a) Buoyant North East major development market. 12 new school projects starting in Q1 2015
  - (b) Material Prices: Market indices have identified 6.7% rise generally; but due to type of project and trades on the MSCP this is around 11% on this project.
  - (c) Design changes to reflect moving from RIBA Stage D to final agreed design, that have sought to ameliorate the design to address comments received through the planning and consultation processes.
13. There is a need to replace funding for risk, contingency and fees. Therefore, a revised figure of £226,397 is being proposed.
14. The construction cost and this contingency and risk fund requires an increase to the budget envelope from £7m to £7.5m to be able to deliver the project.
15. Contained within this Council's Constitution is a procedure for Scrutiny Committees to call-in decisions of Cabinet. This call-in procedure does not apply where the decision being taken by Cabinet or an Officer is urgent.
16. A decision will be urgent if any delay, which is likely to be caused by the call-in process, would seriously prejudice the Council's or the public interest.

17. This decision was considered urgent to ensure the project is commenced on programme to ensure the MSCP is completed as soon practicably possible to re-provide further town centre parking spaces.

18. Prior to making the decision, the Leader consulted with the Chair of the Efficiency and Resources Scrutiny Committee.

### **Financial Implications**

19. There is a one off impact on the Council's Budget. However, Cabinet have delegated power to release this resource as agreed in the Medium Term Financial Plan.