

**To run a procurement process for the Birmingham Road multi-storey car park demolition and associated landscaping works (with an option to include retail units associated with Birmingham Road Site cinema development in the demolition works)**



**Cabinet Member for Leisure, Parks & Major Projects**

Date:	01 September 2023
Agenda Item:	
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Key Decision	No
Local Ward Members	Stowe Ward – Cllr Hugh Ashton, Cllr Russ Bragger & Cllr Ann Hughes

**Cabinet Member  
Non-Key Decision**

## 1. Executive Summary

- 1.1 This paper proposes a significant financial investment by the council in its role as place-shaper for our district, to move forward with the Lichfield City Centre Masterplan 2020 to regenerate the site known as ‘Birmingham Road’, adjacent to the district council house in the centre of Lichfield and enhance what is already a strong and vibrant city.
- 1.2 It seeks Cabinet Member support to run a procurement process for the Birmingham Road multi-storey car park demolition and associated landscaping works (with an option to include retail units associated with Birmingham Road Site cinema development in the demolition works).

## 2. Recommendations

- 2.1 To approve the open tender procurement process to appoint a demolition and landscaping contractor to carry out the demolition and associated works. The works will include the demolition of the Birmingham Road multi-storey car park and landscaping works, with the option to include the demolition of retail units associated with the Birmingham Road Site cinema development.
- 2.2 The final contract award is entirely subject to the Joint Venture agreements and planning approvals being in place for the adjacent cinema development and demolition of the retail units. This will be clearly defined in the invitation to tender documents.

- 2.3 Once a preferred contractor has been identified, a Cabinet Member key decision report will be required to approve and award the contract.
- 2.4 A Cabinet Decision on 27 June 2023 and a Council decision on 11 July 2023 approved that Cabinet Delegates Authority to the Leader and Chief Executive in consultation with the Monitoring Officer and the Section 151 Officer to complete all contracts and demolition related to enabling works on the Birmingham Road Site subject to the financial implications being within Approved Budget.

## 3. Background

### Lichfield City Centre Masterplan – Birmingham Road Site

- 3.1 The Lichfield City Centre Masterplan 2020 states that the Birmingham Road site is the most significant development opportunity in the city centre aimed at supporting & providing a vibrant mix of uses. The council has a strong desire to move forward with the regeneration of this site after a number of previous attempts. A Council and Cabinet Decision on 11 October 2022 supported the investment in a new cinema development.
- 3.2 The demolition of the multi-storey car park is set to open up a pathway leading into the shopping centre and upcoming cinema development.
- 3.3 The Birmingham Road Site development plans will include a more integrated transport hub improving the layout of the bus station and train station facilities and encouraging alternative ways to travel to the city centre.
- 3.4 To ensure the vacant site remains vibrant and attractive between demolition of the multi-storey car park, demolition of optional retail units and construction of permanent new city centre amenities over the next few years, Lichfield District Council has devised a "Meanwhile-Use" strategy in collaboration with key partners.

### Birmingham Road Multi-Storey Car Park

- 3.5 The Birmingham Road Multi-Storey car park, operational since the late 1960s, has undergone multiple rounds of extensive repairs and maintenance to extend its lifespan. In December 2009 the Multi-Storey car park was closed following a structure report confirming there had been significant deterioration in the condition of the building, but a decision was taken in April 2010 to progress with major structural repair works and re-open the car park. The total cost of these repair works was £585,448.24.
- 3.6 The building over the years has been regularly inspected by consultant engineers and in March 2019 a further decision was taken to complete additional structural works and lighting improvements works to extend the life of the building and then a further programme of maintenance works carried out during May to June 2021. The cost of these further works was £200,043.12. The multi-storey car park requiring continuing repairs and maintenance has had a significant cost implication.

- 3.7 A comprehensive review of car park provision was conducted by Highway and Transportation Consultants who developed a parking and transport strategy in 2021 aligned with the city centre Masterplan. The report concluded that Lichfield city centre has sufficient parking spaces, adequately meeting the demand, and therefore reduced demand for car parking could mean that the disposal of some car parking sites could be possible.
- 3.8 Popular car parks occasionally experience peak demand nearing capacity, but alternative parking options are available within a short walk's distance due to the city's compact size. Lichfield District Council will be installing variable message signs on highway locations across the city centre in partnership with Staffordshire County Council. These signs will navigate visitors and users to car parks that have available parking spaces and make them aware of all car parks across the city centre.
- 3.9 The council have appointed Townsend and Renaudon to be the quantity surveyor and act as agent for submitting the planning application for the demolition works. A planning application was submitted on 05 June 2023 for the demolition of the multi-storey car park and associated landscaping works. This application was approved on 01 August 2023.

### **Retail Units**

- 3.10 The planning application for the demolition of the retail units near the site will be submitted with the planning application for the cinema development.

### **Procurement**

- 3.11 The procurement procedure will use the Contracts Finder advertising approach and will be an open invitation to tender process.
- 3.12 Townsend and Renaudon will prepare the tender documents and also act as contract administrator for the demolition works and required landscaping that needs to be completed due to this being a specialist area of works.

### **Cost and Affordability**

- 3.13 The council has worked closely with Townsend and Renaudon to develop an understanding of the demolition and landscaping costs. The current estimated contract value for the demolition of the multi-storey car park, retail units and landscaping works is expected to be no more than £964,454 and will look to value engineer the landscaping scheme.
- 3.14 The council has £1,070,000 in the BRS Enabling Works budget to complete all the works.
- 3.15 This decision is to proceed with the procurement process for the demolition and associated landscaping works. The "Meanwhile-Use" scheme will be a separate decision and business plan to follow.

<b>Alternative Options</b>	<ol style="list-style-type: none"> <li>1. Decide not to proceed with the demolition works. This increases long term maintenance costs for the multi storey car park and there is limited lifespan for this building.</li> <li>2. Decide not to redevelop the site and leave the market to invest in the district. This impairs the council's ability to place shape and leaves a facility that the city centre does not require. The development of the Birmingham Road Site is a long-term, clearly stated and supported ambition of Lichfield District Council.</li> </ol>
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<b>Consultation</b>	<ol style="list-style-type: none"> <li>1. There has been public engagement and consultation as part of the planning application process.</li> <li>2. Prior to and during the demolition and landscaping works the council will communicate with local businesses, public and stakeholders to ensure they are aware of progress and any potential changes</li> </ol>
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<b>Financial Implications</b>	<ol style="list-style-type: none"> <li>1. The council has £1,070,000 in the BRS Enabling Works budget to complete all the works</li> <li>2. Estimated costs are within the budget but will look to value engineer the landscaping scheme to reduce costs.</li> </ol>
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<b>Approved by Section 151 Officer</b>	Yes
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<b>Legal Implications</b>	<ol style="list-style-type: none"> <li>1. Legal advice from DWF has been requested to review the procurement documents and contract. Advice will also be provided at the contract award stage following this tender process.</li> </ol>
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<b>Approved by Monitoring Officer</b>	Yes
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<b>Contribution to the Delivery of the Strategic Plan</b>	<ol style="list-style-type: none"> <li>1. Enable people to collaborate and engage with us</li> <li>2. Shape place to keep it clean, green and safe</li> <li>3. Shape place to make sure sustainability and infrastructure needs are balanced</li> <li>4. Develop prosperity to encourage economic growth</li> <li>5. Develop prosperity to enhance the district for all</li> <li>6. Develop prosperity to invest in the future</li> <li>7. Be a good council that is financially sound</li> <li>8. Be a good council that is transparent and accountable</li> <li>9. Be a good council that is responsive and customer focussed</li> </ol>
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<b>Equality, Diversity and Human Rights Implications</b>	<ol style="list-style-type: none"> <li>1. Achieved planning permission and pre-commencement conditions confirmed the works are unable to take place until a scheme of disabled parking provision to accommodate the loss of 10 blue badge spaces has been submitted. It has been confirmed these spaces can be accommodated in other existing car parks on Frog Lane close to the Birmingham Road multi- storey car park site and this decision is currently being reviewed.</li> <li>2. Potential impact on retailers near the demolition works site. This has been reviewed via the planning application process and working with the appointed contractor plans will be put in place to minimise the disruption as much as possible. Prior to and during the demolition and landscaping works the council will communicate with tenants to ensure they are aware of progress and any potential changes with the programme of works.</li> </ol>
<b>EIA logged by Equalities Officer</b>	No – EIA will be completed before a Cabinet Member key decision report is approved to award the contract to start works.

<b>Crime &amp; Safety Issues</b>	1. None at this time
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<b>Data Assessment</b>	1. Will encourage economic growth and enhance the district for all in the future
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<b>Environmental Impact</b>	<ol style="list-style-type: none"> <li>1. The environmental impact has been explored in detail as part of site investigations and the planning application process.</li> <li>2. Achieved planning permission and pre-commencement conditions confirmed an arboricultural method statement and biodiversity enhancement to be submitted. Pre-commencement conditions will be complied with before the start of the demolition and landscaping works.</li> <li>3. Mitigation measures will be identified and agreed as appropriate.</li> <li>4. During the tender process contractors will be required to evidence green potential, such as recycling and disposal processes, and demonstrate noise and dust pollution will be controlled.</li> </ol>
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<b>GDPR / Privacy Impact Assessment</b>	Not applicable
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Risk Description & Risk Owner	Original Score (RYG)	How We Manage It	Current Score (RYG)
The capital cost increases in the current economic climate	Likelihood – Yellow Impact -Yellow Risk - Yellow	Contingency included in the capital budget.  Rigorous project and change management approach based on Best Practice is implemented.	Likelihood – Green Impact - Yellow Risk - Yellow
Reduction in car parking capacity in Lichfield City Centre	Likelihood – Red Impact -Yellow Risk - Yellow	<p>Planning permission has been achieved.</p> <p>A comprehensive review of car park provision completed and concluded that Lichfield city centre has sufficient parking spaces, adequately meeting the demand, and therefore reduced demand for car parking could mean that the disposal of some car parking sites could be possible.</p> <p>In house car park usage data monitoring obtained and confirmed the Birmingham Road multi- storey car park is underutilised.</p> <p>Car parking usage will continue to be monitored across the council’s car parks in the city centre.</p>	Likelihood – Yellow Impact – Green Risk - Yellow

	<p><b>Background documents</b></p> <p>Any previous reports or decisions linked to this item</p> <ul style="list-style-type: none"> <li>• Lichfield City Centre Masterplan 2020</li> <li>• Council June 2023 &amp; Cabinet July 2023 Decision – A Cinema for Lichfield District</li> <li>• Council &amp; Cabinet October 2022 Decision- Joint Venture: A Cinema for Lichfield District</li> <li>• Cabinet Decision April 2010 - Friarsgate Development</li> <li>• Cabinet Decision March 2019 – MSCP Refurbishment Project</li> <li>• Lichfield City Centre Car Parking Strategy 2021</li> <li>• Demolition of Multi-Storey Car Park Planning Application</li> </ul>
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**Relevant web links**

<https://democracy.lichfielddc.gov.uk/ieDecisionDetails.aspx?ID=599>

<https://democracy.lichfielddc.gov.uk/ieDecisionDetails.aspx?ID=556>

<https://democracy.lichfielddc.gov.uk/ieDecisionDetails.aspx?ID=181>

<https://planning.lichfielddc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVRYKYJEIJH00>