
CHERRY ORCHARD JUBILEE COUNTRY PARK – CAR PARK AND ACCESS ROAD WORKS

1 PURPOSE OF REPORT

- 1.1 To seek approval for the appointment of Southend Borough Council to undertake an improvement scheme to the car park and access at Cherry Orchard Jubilee Country Park.

2 INTRODUCTION

- 2.1 A £175,000 contribution for a new access road and enlarged car park for Cherry Orchard Jubilee Country Park is now payable in accordance with the airport business park s.106 agreement.
- 2.2 The proposed car park would consist of 80 spaces, with access being gained from the adjacent roundabout on Cherry Orchard Way. The access road would consist of a tarmac surface, edged with kerbstones; the car park surface would consist of a geo-grid surface containing loose stone.
- 2.3 The existing car park consists of an unbound loose surface for approximately 35 vehicles. Access is gained directly from Cherry Orchard Way via a track with a splayed junction. There is no slip road to provide access or egress from the main thoroughfare onto the track.
- 2.4 The proposed new car park would be a considerable improvement upon the existing car park in terms of better access, a more consistent and easier to maintain parking surface and a greater capacity to better accommodate the current high demand.
- 2.5 In consultation with Planning Officers it has been concluded that planning permission is not required, and has been covered under Part 12 of the Permitted Development Order, which gives a broad scope of matters that a Local Authority can undertake.

3 AWARDING OF THE CONTRACT

- 3.1 Southend Borough Council is willing to oversee the ground works contract for delivering the new car park. In accordance with the Council's Contract Procedure Rules, the contract would be entered into through collaboration with Southend Borough Council using its appointed contractor, whereby the contract has been awarded through a competitive process complying with the Contract Procedure Rules of Southend Borough Council.
- 3.2 There are several benefits to awarding the contract to Southend Borough Council. It will provide greater transparency regarding the expenditure of the agreed s.106 monies for the allocated purpose; provide value for money and expediency by using an existing grounds work contract procured by

Southend Borough Council; and would use the expertise and capacity of Southend Borough Council's Highways department.

- 3.3 A quote to undertake the work has been obtained in the sum of £184,000 to deliver the planned works; this is a shortfall of £9,000 in respect of the s.106 funding of £175,000 provided. It is proposed therefore that the Council draws down £9,000 of capital from the hard/soft infrastructure reserve to allow the works to be delivered.

4 RISK IMPLICATIONS

- 4.1 Should Southend Borough Council not be appointed to undertake the works, there may be a delay of approximately 12 weeks in the delivery as the Council would need to run its own competitive tender process to appoint a contractor. This would also take up officer resource in running the process, which has an opportunity cost to the Council that would be avoided by contracting with Southend Borough Council.
- 4.2 There is a risk for the Council that another provider could undertake the works at a price lower than that quoted by Southend Borough Council's contractor. It is considered that this risk is low given that the contractor was itself appointed through a competitive process during which its priced rates were tested. The quotation provided is within the parameters that officers would reasonably expect to pay for works of this type. Officers consider that there is equally a risk that running a new competition may increase prices over and above the current quotation as the nature of any procurement process is that it is market led.

5 RESOURCE IMPLICATIONS

- 5.1 The estimated cost of the works is £184,000; this represents a shortfall of £9,000 compared to the £175,000 contribution agreed from the developer. It is proposed that the Council draws down £9,000 of capital from its hard/soft infrastructure reserve to allow the works to be delivered.

6 LEGAL IMPLICATIONS

Under the section 106 agreement, the Council has to have undertaken the works within five years of receipt of the contribution monies. If the Council has failed to utilise the money within such time, the developer can claw back the contribution with interest.

7 EQUALITY AND DIVERSITY IMPLICATIONS

- 7.1 The Equality Impact Assessment (EIA) indicates that the proposals in this report will not have a disproportionately adverse impact on any people with a particular characteristic.

8 RECOMMENDATION

8.1 It is proposed that Council **RESOLVES**

- (1) That the £184,000 contract for car-park expansion and new access route at Cherry Orchard Jubilee Country Park be awarded to Southend Borough Council.
- (2) That £9,000 is drawn down from the hard/soft infrastructure reserve to make up the balance required for the above works.



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Background Papers:-

None.

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