

Southend Central Area Action Plan Additional Document 12 – Information requested on the provision of new / additional car parking spaces

Provision of new/additional parking – points to consider

1.1 Parking costs include the land, construction and operating costs, plus indirect costs such as security, rates and fees, and management costs.

Land Availability and Value

1.2 The cost of land varies and is of a higher value near destinations such as the Town Centre and Seafront in Southend. Clearly there is an opportunity cost to using land solely for parking, since it could be used for other purposes including buildings, public and amenity space, attractions, leased or sold.

1.3 The option of extending car parks or purchasing land by the Council for car parking would need to be fully and publicly justified including financing of borrowing and on-going maintenance, servicing and administration. Wherever possible the utilisation of existing car parks that have available spaces and improvements to access, signing and applying flexible pricing policies would be considered in the first instance.

1.4 Working in partnership with private car park operators and developers would reduce the cost to the Council and potentially derive a better income stream.

Construction Costs

1.5 Car park construction costs are affected by size per space, size and shape of site (small and irregular shaped sites increase unit costs), number of levels (more levels increase unit costs), topography (slopes and poor soil conditions increase costs), design (exterior aesthetic treatments can increase costs), and geographic location. Generally, the cost of constructing a parking space (without any land costs etc) can vary, often dependent on the type of car park:-

- A recently constructed surface car park (excluding site clearance) equated to £3k/space. The range for surface car park construction is approximately £2,500 to £4,000/space.
- The proposals for the demolition and reconstruction of the library car park in Victoria Avenue to provide 334 spaces in a modern multi-storey structure equating to approximately £16.5k/space. The range for above ground multi storey car parking is approximately £14,500 to £17,000/space.
- Under-ground multi storey costs can increase to £25k/space or more depending on depth and ground conditions. The range for below ground parking is approximately £20,000 – £28,000/space.

Operation and maintenance

1.6 Operation and maintenance costs include sweeping, lighting, maintenance, repairs, security, landscaping, access controls and payment collection, enforcement, insurance, administration and rates. Resurfacing may be required every 5-10 years, and parking structures generally require major maintenance, waterproofing or reconstruction/replacement after 20-50 years. This is factored into the depreciation costs. Parking structures may require lifts, fire control systems and mechanical ventilation. Typical average annual costs of the above for a surface car park per space averages c.£500 in the Town Centre and Seafront (four Town Centre car parks costed for all maintenance,

enforcement and other costs and totals averaged over spaces). This figure increases for multi-storey car parking.

Income

1.7 Financing the capital investment and the operational and maintenance costs requires an income. Optimising parking and fully utilising the existing capacity more is a prime consideration. Seasonal variations and limited use out of peak times and dates will affect income, this would be modelled in the Business Case approach.