

Report to Trust Board of Directors

Date of Meeting:	2 June 2015	
Enclosure Number:	10	
Title of Report:	Car Park Implementation Plan for West Cumberland Hospital(WCH)	
Author:	Steven Bannister, Interim Director of Estates and Facilities. Sue Halsall, Head of Strategic Planning Finance	
Executive Lead:	Steve Shanahan – Executive Director of Finance	
Responsible Sub-Committee:	EMT	
Executive Summary:	<p>The Trust has secured a new 10 year lease for the land in Sneckyeat Road Industrial area next to the West Cumberland Hospital.. This piece of land was used as a Contractors compound during Phase 1 of the redevelopment of WCH and the proposal is to use it for extended parking facilities, creating 190 to 269 of additional temporary car parking spaces.</p> <p>This will require £137,043 of capital expenditure .The plan is to open 190 additional car parking spaces by 1st September 2015.</p>	
Board Assurance Framework Reference	9.1	
Risk Rating (high, medium, low risk) and any recommended changes to risk rating:	High – Impact of Phase 2 redevelopment will reduce parking capacity over the next 3 years. Current demand for parking exceeds available spaces.	
Compliance, legal and national policy regulatory requirements:		

Financial Implications:	Reduced risk of additional project costs. Net contribution through additional car parking fees.	
Actions required by the Board:	To approve:	Discussion and decision
	To note:	Where the Board is made aware of key points but

		no decision required
	For information:	For reading and consideration and for discussion by exception only
	The Board is asked to approve the plans to provide additional parking at The West Cumberland Hospital.	
Data quality:	Source:	
	Validated by:	
	Date:	

Car Park Implementation Plan for West Cumberland Hospital (WCH)

The existing West Cumberland hospital site currently has 659 spaces compared to current building standard requirements of 636.

The Trust has secured a new 10 year lease for the land in Sneckyeat Road Industrial area next to the West Cumberland Hospital from Hansteen (UK) Property II Ltd Partnership. This piece of land was used as a Contractors compound during Phase 1 of the redevelopment of WCH and the proposal is to use it for extended parking facilities, creating 190 to 269 of additional temporary car parking spaces. The fire in the energy centre will impact in the short term on our plans as the Contractors still need to occupy some of the space.

This means that in the short term, the Trust will create an additional 190 spaces requiring £137,043 capital expenditure (Inclusive of VAT). These additional spaces will generate an estimated additional income of £100,000 per annum with additional security and lease costs of £65,000 per annum

The key points to note are:

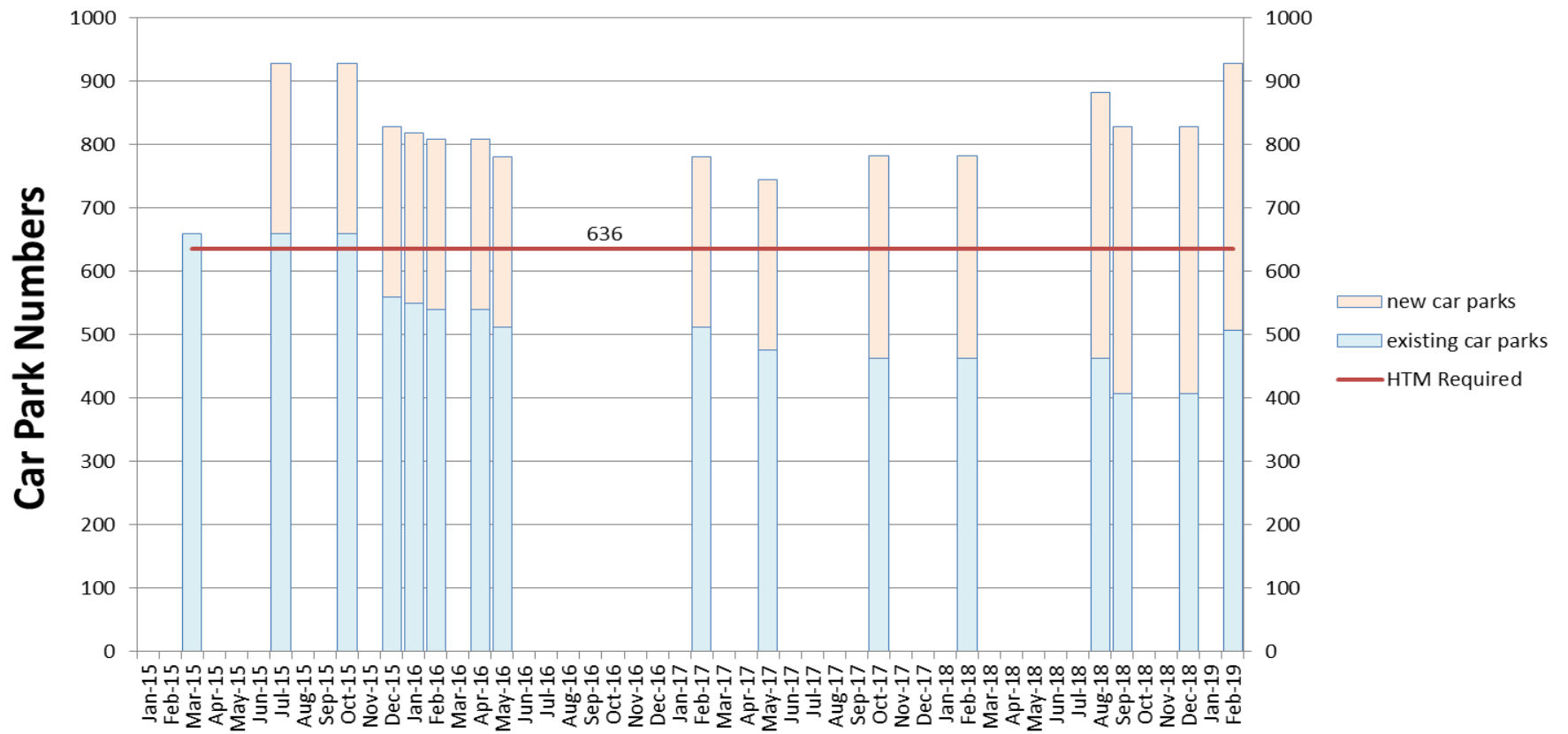
- Planning permission for 5 years has already been secured to provide a temporary car park to protect the Phase 2 redevelopment project timescales.
- A new car parking policy is being developed across the Trust and will apply to The West Cumberland Hospital. This is expected to be approved by the Trust Board on 30 June 2015, providing approval is granted by the Trust Partnership Group in June 2015.
- The number of spaces has been modelled throughout the period of the Phase 2 redevelopment and shows that 100 spaces will need to be re-provided throughout the demolition period; see Appendix 1.
- A plan has been established that indicates the car park will be available from 1st September 2015; see Appendix 2.
- Costed proposals have been received in May 2015 from Laing O'Rourke and are under review.

The long term future requirements will remain under review post redevelopment due to movement of patients between the two hospital sites and potential increases in outpatient appointments. The extended lease term provides future flexibility.

Steven Bannister, Interim Director of Estates and Facilities.
Sue Halsall, Head of Strategic Planning Finance

26th May 2015

WCH Car Park Numbers through Phase 2 development



	Mar-15	Jul-15	Oct-15	Dec-15	Jan-16	Feb-16	Apr-16	May-16	Feb-17	May-17	Oct-17	Feb-18	Aug-18	Sep-18	Dec-18	Feb-19
new car parks	0	269	269	269	269	269	269	269	269	269	321	321	421	421	421	421
existing car parks	659	659	659	559	549	539	539	512	512	476	462	462	462	407	407	507
Total	659	928	928	828	818	808	808	781	781	745	783	783	883	828	828	928
HTM Required	636	636	636	636	636	636	636	636	636	636	636	636	636	636	636	636

