

Timeline associated with Urban Village/Merton Meadow car parking – incremental development of Merton Meadow and assume no growth in demand prior to Retail Quarter opening

Date	Event	Gain/loss (spaces)	Parking supply (spaces)	Parking demand (spaces)	Surplus or deficit (spaces)	Demand (+10%) (spaces)	Surplus or deficit (spaces)	Capital costs 2013/14 (£)	Indicative income over 5 years (£)
Feb 2013	Current situation		2985	2234	+751	2457	+528		
Mar 2013	MSCP – temporary closure Temporary car park Blackfriars St opens	-399 +80	2666	2234	+432	2457	+209		
Feb – June 2013	Works required to deliver car park at Station Approach (note 4)							286,500 – 367,500	383,000
Feb 2013	Serve notice on Welsh Club to terminate lease (note 5)								
July 2013	Garrick surface car park closes	-80	2586	2234	+352	2457	+129		
July 2013	Station Approach car park opens	+188	2774	2234	+540	2457	+317		
Sep 2013	MSCP re-opens	+399	3173	2234	+939	2457	+716		
Jul 2013 – Mar 2014	Re-locate staff from Bath Street offices & works to deliver car park on whole site							531,000 – 639,000 (includes demolition & site clearance)	780,000
Aug 2013 (late)	Works on Welsh Club car park (note 5)							15,000	103,000
Autumn 2013	Part of Merton Meadow closes Welsh Club car park available	-523 + 40	2690	2234	+456	2457	+233		
Feb 2014	Temporary car park Blackfriars St closes	- 80	2610	2234	+376	2457	+153		
Apr 2014	Retail Quarter opens	+ 535	3145	2540	+605	2794	+351		
June 2014	Bath Street car park opens (note 6)	+250	3395	2640	+755	2904	+491		
Post June 2014	Balance of Merton Meadow closes	-240	3155	2640	+515	2904	+251		
Totals								832,500 – 1,021,500	1,266,000

Notes -

1. Parking supply figure does not include 250 'park & share/cycle' spaces (existing and planned for delivery by Summer 2013).
2. Number of spaces in supply figure includes 732 in private publically available car parks, but excludes supermarkets.
3. Capital costs are based on surface car park construction costs calculated at between £1,325 and £1,700 per space (based on Spones Architect & Building Price Book 2012).
4. **Station Approach (site of former 'Rockfield DIY')** – capital cost does not include demolition and site clearance which is within the existing Link Road capital budget.
5. **Welsh Club** – 6 months notice required to terminate existing lease. Capital cost is to make good the existing surface and install a payment machine.
6. **Bath Street** – it is estimated that 250 car park spaces can be delivered on the whole site.