

Northern Health and Social Care Trust Board Meeting in Public - Cover Sheet

Subject:	CAR PARK EXTENSION AT CAUSEWAY HOSPITAL				Date of Meeting: 26 June 2025
Prepared By:	Jonathan McMullan Head of Projects & Compliance				
Approved By:	Steven Johnston, Assistant Director Estate Services				
Presented By:	Paddy Graffin, Director of Infrastructure				
Purpose					
To seek approval for the approval of the business case for capital funding of £560,366 for the provision of additional car parking on the Causeway Hospital site (year one spend of £260,000 and year two spend of £300,366).				Approval	✓
				Assurance	
				Update	
				Noting	
Strategic Objectives					
Build Northern Partnerships and Integrate Care	Continue to improve Outcomes & Experience	Deliver value by optimising Resources	Nurture our People, Enable our Talent & Build Our Teams	Improve population Health & address health & social care inequalities	
✓	✓	✓		✓	
Risk of the scheme not being carried out will be current short fall in car parking spaces will still remain, causing inconvenience for the users on the site due to illegal car parking, which restricts flow of traffic in areas of the site.					
Committees/groups where this item has been presented before					
Has been listed on capital plan as scheme to take forward.					
Acronyms					
N/A					
Executive Summary					
The purpose of the business case is to obtain funds to provide much needed additional car parking at Causeway Hospital to alleviate the current parking pressures throughout the site. The hospital has experienced growth in patient numbers and staff over recent years, which has led to a pressing need for additional car parking spaces to accommodate the rising demand. The current parking infrastructure is insufficient, causing inconvenience for patients, visitors, and staff, and potentially impacting the hospital's ability to deliver timely and effective care. With additional services such as the new MRI extension (which provides service for both in patients and out patients) and the potential of elective surgery being delivered at the site, there is need to provide additional car parking on the site due to the current shortfall in spaces. Causeway Hospital currently has 843 car parking spaces and incurs costs for maintenance, lighting and barrier systems. The parking facilities are often at full capacity, leading to congestion and delays for patients, visitors and staff, as well as illegal parking on circulation roads which can make it difficult for cars to pass. Currently the site has a shortfall of 89 car parking spaces. With funding available on the capital plan, it is proposed to extend the existing car parking at the rear of the hospital site to provide an additional 90 car parking spaces. This would provide the current short fall of spaces on the site during peak times. Capital Costs for the 90 space car park extension is estimated at £560,366					

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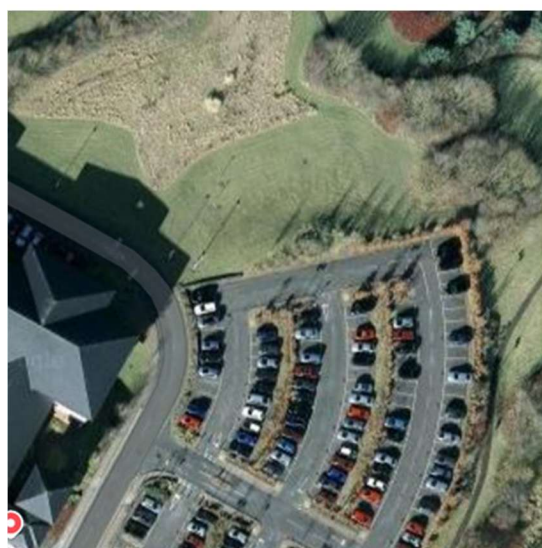
Trust Board Reference Number: TB165/19/P

Works cost	£414,100
Contingency 20%	£82,827
Fees 14.597%	£60,446
Planning & UG surveys	£3,000
Total	£560,366

Given the timeline for the planning approval process, it is estimated that circa £260,000 (25/26) would be spent in year and the remaining funding would be in the following financial year (£300,366 26/27).

Note that a 20% contingency has been applied to all options due to the ground conditions at Causeway Hospital site as the site has been filled from as part of the original build 20 years ago. Also note that there are no barriers in any of the options as they are already existing on the site.

Figures below indicate the area proposed to be extended and an illustration on the number of spaces that could be provided.



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