

BROMSGROVE DISTRICT COUNCIL CAR PARKS – CAPITAL WORKS PROGRAMME

Relevant Portfolio Holder	Cllr Karen May
Portfolio Holder Consulted	Yes
Relevant Head of Service	Guy Revans - Head of Environmental and Housing Property Services
Ward(s) Affected	All wards
Ward Councillor(s) Consulted	No
Key Decision	Yes

1. SUMMARY OF PROPOSALS

- 1.1 Members are requested to approve the five-year Capital Programme to enable all 'Pay & Display' and 'Pay on Foot' Car Parks to be improved and maintained to a high standard, with modern ancillaries, thereby welcoming to residents and visitors alike, with drivers being happy to leave their vehicles parked and unattended.
- 1.2 Members are also requested to consider the preliminary offer recently made by a third party, to take over the running and maintenance of the Recreation Road South Car Park.
- 1.3 If Members are minded to reject the third party offer as in 1.2, and retain the Car Park in its existing format, they are then requested to choose which payment option should be adopted for both Recreation Road South and Churchfields Multi-storey Car Parks. This being either, an updated 'Pay on Foot' facility or the normal 'Pay & Display' method.

2. RECOMMENDATIONS

- 2.1 **The Cabinet Committee is asked to CHOOSE AND RECOMMEND that:**

The preliminary offer recently made by a third party, to take over the running and maintenance of the Recreation Road South Car Park, be accepted or rejected.

If accepted, then delegated powers be given to Head of Environmental and Housing Property Services, Head of Finance and Customer Services and the Portfolio Holder, to explore, negotiate and agree the final lease details with the third party.

2.2 The Cabinet Committee is also asked to CHOOSE AND RESOLVE that:

If the third party offer as stated in 2.1 is rejected, then the payment option for Recreation Road South and Churchfields Multi-storey Car Parks be either:

- i) an updated 'Pay on Foot' facility, or**
- ii) a normal 'Pay & Display' method.**

2.3 The Cabinet Committee is asked to RECOMMEND that:

- i) Decrease in the 2020/2021 Capital Programme of £34.5k to provide a total budget of £85.5k for replacement of parking machines;**
- ii) Increase of £432.0k, £307.0k or £267.0k (see KEY ISSUES paragraphs 3.1 and 3.2), in 2021/2022 to be funded from borrowing or balances following consideration as part of the medium term financial plan review;**
- iii) Increase of £136.0k to the 2022/2023 Capital Programme to be funded from borrowing or balances following consideration as part of the medium term financial plan review;**
- iv) Increase of £116.0k to the 2023/2024 Capital Programme to be funded from borrowing or balances following consideration as part of the medium term financial plan review;**
- v) Increase of £441.0k or £121.0k (see KEY ISSUES paragraphs 3.1 and 3.2), in 2024/2025 to be funded from borrowing or balances following consideration as part of the medium term financial plan review.**

3. KEY ISSUES

Financial Implications

- 3.1 The preliminary offer recently made by the third party is shown in Appendix 1.**
- 3.2 With regard to the payment options for Recreation Road South and Churchfields Multi-storey Car Parks, the cost of replacing the existing 'Pay on Foot' facility is estimated to be £200k, whereas to install a normal 'Pay & Display' method it is estimated to be only £75k. This option is reflected within the recommendations.**
- 3.3 It is obviously of prime importance to ensure that the facilities, including of course the infrastructure to all of the Car Parks within the District are of the highest standard for the user as they can be. This will not only maintain/improve financial income, but also enhance the Town's overall appeal.**

- 3.4 Visual deterioration of the car parks will detract users, which would undoubtedly have an impact on the numbers of visitors to the Town. In addition, the deterioration of the surfaces, possibly resulting in potholes would then be a catalyst for individual insurance claims to be made with potential costly financial settlements.
- 3.5 The funding options for either balances or borrowing costs will be addressed going forward into future years in the Authority's budget process.

Legal Implications

- 3.6 As owners of the sites, the Authority has a responsibility to ensure that the facilities conform in all respects to current Health & Safety requirements, and also, that the signage and highway markings ensure that enforcement can be undertaken efficiently to reduce the numbers of appeals, for ambiguous reasons.

Background/Service Implications

- 3.7 Members' attention is drawn to Appendix 2 – Explanatory Notes, which details all relevant implications.
- 3.8 Again with regard to the payment options for Recreation Road South and Churchfields Multi-storey Car Parks, the existing 'Pay on Foot' arrangement has been in force for many years, and was installed initially to allow flexibility for the general public when visiting Asda and other retail outlets within the Town. There was no requirement for patrons to return to their vehicles for any set time.

However, with such a system there is always a need for Civil Enforcement Officer (CEO) to be available within the office, until 10:00 pm every night, in case the Pay Station or exit barriers developed a fault.

If the 'Pay on Foot' is now replaced with a normal 'Pay & Display' method, the need for the continual presence of a CEO is no longer applicable, and whose time can be spent more productively undertaking enforcement patrols.

Additionally, the original overriding reason why 'Pay on Foot' was adopted in the first place is also no longer applicable. This is due to the recent introduction of a Cashless Payment System to all car parks, thereby ensuring that any additional payment required by patrons so they do not incur a Penalty Charge Notice, can be completed quite easily by means of a simple mobile phone app.

Customer/Equalities and Diversity Implications

- 3.9 With the improvement to the car parks' infrastructure, surfacing and kerbing, any deficiencies that exist for disabled users can be rectified as part of these works.

- 3.10 The introduction of the new payment methods, will allow patrons the ability to select the method that is beneficial to them for payment, and can avoid them having to queue at the ticket machine if they feel uncomfortable to do so.

4. RISK MANAGEMENT

- 4.1 This 5-year Capital Programme will ensure that the car parks are maintained to a standard which will satisfy all Health & Safety requirements.
- 4.2 The works themselves will be undertaken in a way to minimise inconvenience to users wherever possible. With particular reference to Recreation Road South Car Park, if it still remains as our responsibility, it is acknowledged that the main resurfacing works need to be undertaken with night-time working to ensure that ASDA customers are not affected, thereby avoiding any conflict with this retail business. Consequently, costings provided have accommodated this working method.

5. APPENDICES

Appendix 1 - Details of preliminary offer made by a third party for Recreation Road South Car Park (CONFIDENTIAL).

Appendix 2 - Explanatory Notes.

Appendix 3 - Capital Works Programme spread sheet.

Appendix 4 - Drawing No. P2230/3 - Bromsgrove DC Car Parks - Site Location Details.

6. BACKGROUND PAPERS

Business Case
Churchfields Multi-storey Car Park Lift Details

7. KEY

None.

AUTHOR OF REPORT

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