

 EXECUTIVE 4TH June 2008		Agenda Item No.
Title	The future of Bedford Street car park.	
For further information about this report please contact	Ian Coker on ext 6227 or ian.coker@warwickdc.gov.uk	
Service Area	Neighbourhood Services	
Wards of the District directly affected	Milverton	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006	This report is not Private and Confidential.	
Date and meeting when issue was last considered and relevant minute number		
Background Papers		

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	Yes
Included within the Forward Plan? (If yes include reference number)	Yes

Officer/Councillor Approval		
With regard to officer approval all reports <u>must</u> be approved by the report authors relevant director, Finance, Legal Services and the relevant Portfolio Holder(s).		
Officer Approval	Date	Name
Relevant Director	13/05/2008	Mary Hawkins
Chief Executive		Chris Elliott
CMT	15/05/2008	
Section 151 Officer		
Legal	13/05/2008	Simon Best
Finance	13/05/2008	Mike Snow
Portfolio Holder(s)	19/05/2008	Michael Kinson
Consultation Undertaken		
Please insert details of any consultation undertaken with regard to this report.		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. SUMMARY

- 1.1 Bedford Street car park was identified in the 2004 and 2007 Car Park Strategy as a potential site for development. It was agreed that any decision on the disposal of the car park should be deferred until the impact of on-street enforcement could be considered.
- 1.2 Detailed work on the impact of on-street enforcement has now taken place which indicates that the availability of on-street parking in the area does off-set the loss of off-street parking at Bedford Street which would occur if the site was to be developed. This information is set out in Appendix 1.
- 1.3 The Asset Management Group has considered the assessment of on and off-street parking in the area and recommends that the site be disposed of.

2. RECOMMENDATION

- 2.1 The Executive declares Bedford Street car park surplus to requirements and as a result negotiations with adjacent land owners should be take place to dispose of the site.
- 2.2 That the funds from the sale of the site will be allocated to support the car park maintenance and improvement plans already identified.

3. REASONS FOR THE RECOMMENDATION

- 3.1 Bedford Street car park is no longer required to meet the car parking needs of Leamington and the development of the site could improve the local environment.
- 3.2 The loss of off-street parking spaces by the closure of Bedford Street would be adsorbed by the on-street capacity in the area.
- 3.3 The marriage value of the site with neighbouring properties is likely to give best value receipts to the Council.

4. ALTERNATIVE OPTION CONSIDERED

- 4.1 Not to develop the site. This was discounted as the car park has already been identified for development, the car park is not included in long term plans for parking as it does not offer Pay on Foot and is not included in the new variable message signage scheme for off-street car parks being currently introduced and the capital generated from the disposal will pay for much needed maintenance of off-street car parks.
- 4.2 Whilst there is some scope to introduce some longer stay parking onto the car park finance officers consider that it is more valuable by raising a capital sum which can then be used to help fund the improvement works identified within off-street car parks.

5. BUDGETARY FRAMEWORK

- 5.1 The disposal of the site would be subject to planning permission and a further specific recommendation by the Asset Management Group.

- 5.2 Since the introduction of DPE in August, the car park is not generating the same level of income as previously. Other options to generate a better level of return from the Council's asset should therefore be considered.
- 5.3 Income from the car park has fallen since the introduction of Decriminalised Parking Enforcement. In 2007/08 car park income excluding VAT but including income from Penalty Charge Notices was down by 16% at £87.7k in 07/08 against £104.5 in 06/07.
- 5.4 The development of the site is expected to lead to the replacement of much of the income currently being earned at Bedford Street car park in St Peter's car park at night and at weekends as when there is plenty of scope for replacement income to be earned
- 5.5 The potential sale of Bedford Street will help to generate the resources required to pay for the car park improvement programme already identified by the Executive

6. POLICY FRAMEWORK

- 6.1 On the basis of the information collected officers conclude that the disposal of the site will not have an adverse impact on the vitality and viability of the town centre
- 6.2 Any development of the site would create additional employment opportunities within the town centre.
- 6.3 Bedford Street car park is not identified in the car park strategy for the town.

7. BACKGROUND

- 7.1 The disposal of the Bedford Street has been agreed in principle as part of the car park strategy document published in 2004 and 2007.
- 7.2.1 The Asset Management Group has been considering when would be the appropriate time to dispose of the site. It was previously agreed that we should not consider the disposal of the site until the impact of on-street enforcement had been evaluated.
- 7.2.2 On and off street surveys have been carried over the past four months. These show that the demand for off-street short stay parking has decreased since the introduction of DPE and that there is a surplus of on-street capacity in the surrounding area which would meet the demand currently being satisfied at Bedford Street.
- 7.2.3 The cost of on and off-street parking in this area is identical so customers would not be paying any more to park on-street than they are required to do at Bedford Street.
- 7.2.4 Given the situation regarding the demand for parking in the area officers consider that the time is now right to redevelop the car park and request the Executive to declare the car park surplus to requirements.