

 Executive August 2013		Agenda Item No. 8
Title	Upgrade to Linen Street Car Park	
For further information about this report please contact	Ian Coker	
Wards of the District directly affected		
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	14 th November 2012	
Background Papers		

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	Yes
Equality & Sustainability Impact Assessment Undertaken	No
No change to the car park is taking place other than to make it a more appealing parking location. As a result there is	

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive		
Head of Service		
CMT		
Section 151 Officer		
Monitoring Officer		
Finance		
Portfolio Holder(s)		
Consultation & Community Engagement		
Insert details of any consultation undertaken or proposed to be undertaken with regard to this report.		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

1. SUMMARY

- 1.1 As part of the potential sale of 21 Church Street, Warwick, the Executive agreed to approve the capital receipt for the inclusion of two parking spaces in New Street car park to be used to reinvest and upgrade Linen Street car park.
- 1.2 The sale of 21 Church Street has now taken place and the funding is available to upgrade the car park.
- 1.3 Officers have taken this opportunity to look at what works could be included in the upgrade in order to put together more comprehensive upgrade than was originally considered.
- 1.4 This is on the basis of the development of part of West Rock car park which will result in long stay parkers being able to be accommodated in Linen Street.

2. RECOMMENDATION

- 2.1 To agree to the improvements identified for Linen Street car park set out in Appendix 1.
- 2.2 To agree the funding for those works as set out in section 5.3 – 5.7

3. REASONS FOR THE RECOMMENDATION

- 3.1 The recommended improvements to the car park will encourage more long stay and season ticket parking which will increase income for the council.
- 3.2 Linen Street multi-storey car park has seen no improvement work for at least 10 years and the only recent works were to establish its structural integrity and make suitable repairs to ensure its useful lifespan for a further 15 years. The car park was built in the 1960's and design was based on smaller vehicles, which means that manoeuvring through the car park can be off putting for customers.
- 3.3 The large kerbs situated at the start of each up and down ramp are a significant reason for customers struggling to manoeuvre their vehicle between floors. We have sought professional advice from a car park construction company and they have indicated that these kerbs can be removed and reduced in size which will aid the customers' ability to move easily between floors.
- 3.4 The bay markings within the car park are set at the minimum width of 2.1metres, smaller bays do have a negative impact on customers and options to improve bay width have been considered. Due the structural design the location of the car park pillars mean that it will not be possible to increase bay width in all locations. As the car park width tapers on certain floors we have looked at redesigning the floor layout to allow for the best possible width of parking bays with minimising the loss of parking spaces. With making the modifications on each floor of the car park the total number of parking spaces will reduce by 8 from 210 to 202.
- 3.5 The lighting lux levels in the car park are adequate but given the general state of the decorative appearance it feels dark. We have commissioned a lighting review. Its findings have demonstrated that with a change to LED lighting

throughout the car park lux levels can be improved and revenue maintenance and electricity costs can be reduced.

- 3.6 To enhance to look and appearance of the car park for customers a full redecoration of the internal floors is recommended. Using a high quality and durable anti-carbonation paint we could expect a reasonable finish and provide between 5 to 10 years of lifespan.

4. **POLICY FRAMEWORK**

- 4.1 **Policy Framework** – the improvement to the car park do not have any impact on the Councils Policy Framework
- 4.2 **Fit for the Future** –The improvement to the car park is in line with Fit for the Future as it enhances the need to make Warwick District a Great Place to Live Work and Visit.

5. **BUDGETARY FRAMEWORK**

- 5.1 Linen Street car park generated £61k in P&D and £20k in season ticket income for financial year 2012-2013 our snap shots usage surveys of the car park demonstrate the current usage at 35%. By improving the appearance and layout of the car park we would expect at least a 10% increase in usage which in turn would generate £6k per P&D income.
- 5.2 Additional season ticket income is anticipated from the additional season ticket sold to DCA resultant from the sale of 21 Church Street. We estimate that the additional income to be between £10 and £17.5k dependant on the numbers of extra staff DCA employ.
- 5.3 The cost to install LED lighting is £18k. The reduction in the annual maintenance cost (£800 per annum) and our electric consumption (£4,000 per annum) means that this improvement will pay for itself in reduced annual expenditure in less than 4 years. $£4,800 \times 3.75 = £18k$. We request that the funding for this come from Energy Management Reserve where currently there is £112k unallocated. The maintenance and fuel budgets will be reduced, so enabling the Energy Management Funding to be replenished. see appendix 1.
- 5.4 The cost to remove the kerbs and make the ramps at all of the up and down ramps more accessible for customers is £17,200. see appendix 1.
- 5.5 The total cost for redecoration to all of the internal areas of the car park is £51k. see appendix 1.
- 5.6 The sale of 21a Church Street and 2 parking spaces in New Street car park has ring-fenced up to £30k to go towards for improvements to Linen Street car park. See minutes from Executive meeting November 2012.
- 5.7 The cost to deliver the other improvements needed to provide an improved customer experience is £37,778 which will be funded from the car park improvement budget which currently stands at £62,000.

6. **ALTERNATIVE OPTION(S) CONSIDERED**

- 6.1 The alternative option considered was to limit the improvements to the funding agreed by the Executive in November 2012.

- 6.2 This option was discounted on the basis that the new proposals for the development of the car park at West Rock for housing will result in a reduction of long stay spaces in Warwick.
- 6.3 This would be off-set by making the additional improvements that are aimed at improving the driver appeal of Linen Street car park and therefore helping to maintain and even increase parking income.
- 6.4 Only utilise the finds from DCA and limit the amount of improvements to the lighting and Kerb removal. This alone will not improve the customer perception of the car park.
- 6.5 Limit the amount of redecoration to 3 floors and the stairwells and reduce the cost by £32k. Having a part redecorated car park does not deliver on the customer experience.

7. **BACKGROUND**

- 7.1 Linen Street multi-storey car park does not lend itself to modern day vehicles, turning onto the up and down vehicle ramps are difficult for most vehicles due to the kerb placements.
- 7.2 As part of the sale of 21a Church Street the Executive agreed up to £30k to be spent on improving Linen Street car park.
- 7.3 Professional car park contractors have been approached to quote for the associated works at Linen Street. All of the figures provided are fixed cost figures provided by these companies and although it is anticipated that tenders will need to under taken for these works, the actual cost that will be paid should not exceed the amounts shown in 5.3, 5.4 & 5.5.
- 7.4 Parking Services have been in dialogue with a number of local stakeholders in order to establish what could be done to improve usage within the car park. Whilst price is an issue it is the design and appearance that most people comment on being the main factor for not using the car park.
- 7.5 Improvements works will take place whenever possible in evenings and as a result it is not anticipated that there will be any loss of income. It will however help in the local perception of the car park and working with the business community we will provide a better cost option for parking at Linen Street.
- 7.5 These improvements will allow us to promote our season ticket offer at Linen Street. In addition to the physical improvements we are also increasing the hours of operation of the car park from 8pm to 10pm every day.