

Report to the Cabinet

Report reference: C-042-2016/17
Date of meeting: 1 December 2016



Portfolio: Safer, Greener and Transport
Subject: Demolition of garages in Vere Road Car Park, Loughton Broadway.
Responsible Officer: Qasim (Kim) Durrani (01992 564055).
Democratic Services: Gary Woodhall (01992 564470).

Recommendations/Decisions Required:

- (1) To approve the demolition of the existing garages within the Vere Road Car Park 4 to create 20 additional parking spaces;
- (2) That, subject to planning approval, create a further 11 parking spaces in the derelict area behind shop numbers; 39 & 41 in The Broadway; and
- (3) To agree an Invest to Save bid of £55,000 in 2017/18 for undertaking these works and a CSB allocation of £ 5,622 for ongoing enforcement, maintenance and associated activities.
- (4) To agree to avail the services of The North Essex Parking Partnership to make the necessary Traffic Regulation Orders to convert these car parks into pay and display.

Executive Summary:

An opportunity has arisen for the Council to increase the number of pay and display parking spaces in the Loughton Broadway area. If agreed the increase in parking spaces will benefit the local shops and traders in the Broadway.

Car Park 4 is an existing car park and the intention is to demolish the garages within the car park and generate approximately 20 new car parking spaces, it will be necessary to incur expenditure to demolish the garages and re-surface the car park. Car Park 3 is a small car park at the rear of shops 39 to 41 and would result in the creation of approximately 11 spaces. There will also be the need for ongoing maintenance and enforcement.

Reasons for Proposed Decision:

The Council has an opportunity to increase the number of off-street parking places available in the Loughton Broadway area. This besides increasing the parking capacity in the area will generate revenue for the Council.

Other Options for Action:

It is possible to keep the status quo and not increase the number of car parking spaces in Vere Road. However this will not help to deal with the likely increase in number of visitors and shoppers

to the Loughton Broadway area once the new shops are let.

Report:

1. The Council manages a total of 18 pay and display car parks which have a total car parking capacity of 1754 parking spaces. These are located across the District and offer valuable parking facilities near shopping centres and high streets. This is also a source of revenue for the Council. All the car parks are Parkmark accredited. Currently car park enforcement and cash collection is carried out by the North Essex Parking Partnership (NEPP) however from 1 April 2017 this function will be carried out by the Council.

2. In order to regulate and increase the availability of short stay parking, for business users, visitors and shoppers, it is proposed that the availability of off-street pay and display parking be increased where possible.

3. The Loughton Broadway is going through regeneration: Epping Forest Retail Park, redevelopment of the Sir Winston Churchill Public House, Council House building projects in Burton and Vere Road. The Councils Estates and Valuation team is using these ongoing developments to attract newer businesses to the Broadway area and some good potential tenants have been lined up to occupy the shops and business units in the Broadway.

4. Notwithstanding the future growth there is already parking stress in and around the Loughton Broadway. The Council, has commissioned the North Essex Parking Partnership (NEPP), and is incurring all costs to address the On street parking pressure in the area. This will help regularise the on street parking issues however unless more off street parking is provided, to supplement any on street parking restrictions, the short stay visitors and shoppers will not be able to park safely. This will have a detrimental effect on local businesses.

5. By approving the recommendations the Council is reiterating its commitment to addressing the needs of local residents and businesses by creating more off street parking. As part of the Winston Churchill Development Higgins are, at their cost, demolishing the garages in the area shown as number 2 on the attached plan and creating an additional 20 public pay and display parking spaces.

6. The proposals already approved for Vere Road include, subject to planning permission, the construction of 10 affordable rented flats in the area show as number 5 in the attached plan. This development, still some time off, is predicated on the provision of allocating 12 parking spaces from the Vere Road Car Park 4. In the short term, if recommendations in this report are agreed, an additional 31 spaces will be created, and once the housing development is completed there will still be a net gain of 19 spaces.

Resource Implications:

There are one off costs associated with the recommendations in the report: demolition of garages, suspected asbestos in roof, installation of new pay and display machines, new signage, tariff boards, advertising, making of the Traffic Regulation Orders, pay by phone and new CCTV systems. It is estimated that a budget of £55,000 would be required for these.

Works required	Estimated costs
Demolition of garages, suspected asbestos	£46000
1 P&D machines @ £2880.00 each	£2880
Advertising TRO	£2000
Notices in car parks	£700

Tariff boards installation and signage	£500
Mi-Permit, pay by phone	£750
Contingency	£2,170
Total	£55,000

There are ongoing costs consisting of: enforcement, maintenance of signs and lines and pay and display machines and associated assets within the car parks. It is an officer estimate that an ongoing CSB budget of £5,622 will be required.

The income generated in the car parks will consist of pay and display, pay by phone and season tickets. It is proposed that the current short stay tariff should remain. The table below sets out the tariff, estimated income based on the already established car parks in Vere Road and a sensitivity analysis for increasing or reducing occupancy of the additional spaces. The table does not show the income for all the car parks in Vere Road.

It is anticipated that the pay and display regimes in these car parks will commence in October 2017, therefore the net CSB income shown in the table below would be reduced by two quarters for the first year of operation (2017/18).

Car Park	Spaces	Tariff		Base case income (current usage in Vere Road car park)	Sensitivity Analysis	
		Mon - Fri	Sat, Sun		15% More	15% less
Vere Road C 20 Extra Spaces	20	Short stay: £0.20 upto 30 min, £0.90 upto 1 hr, £1.8 upto 2 hrs, £3.50 up to 3 hrs, £10 over 3 hrs	£1 all day	£9,900	£11,385	£8,415
Vere Road B	11	As above	£1 all day	£5,445	£6,261	£4,628
Annual Total				£15,345	£17,646	£13,043
Less CSB Costs				£5,622	£5,622	£5,622
Net CSB Income				£8,648	£10,788	£6,508

Legal and Governance Implications:

The Council has the legal powers to charge for and enforce car parking on its land.

Safer, Cleaner and Greener Implications:

All the Council car parks have Park Mark accreditation by continuing to provide adequate enforcement action and maintaining all the car parks in a good state of repair the Council can continue to keep the accreditation. All car parks are regularly inspected for maintenance including fences and signs and lines.

The Safer Communities Team have indicated a need for improvement of the car parks in Vere Road. By carrying out physical improvement works, for example removing brick walls and barriers,

the car parks will be more open which will improve surveillance and deter criminal and anti-social behaviour.

Consultation Undertaken:

A formal consultation has not been undertaken however officers are of the opinion that creating more pay and display parking will reduce the parking stress in the area and will be welcomed by the tenants and lease holders and facilitate in attracting good tenants to the Broadway.

Background Papers:

Report to Asset Management and Economic Development Cabinet Committee on 22 August 2016 setting out the proposals for redevelopment of Council owned garages, increasing pay and display parking and affordable housing development.

Risk Management:

If the estimated income does not materialise because the usage is not as estimated then there is a risk that the investment undertaken in the upgrading of the car parks will not be recovered. However given the pressure on parking spaces in the area officers are confident that the car parks will offer a safe and attractive parking opportunity to drivers.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

The Council charges all users for using these car parks. None of the specific group or characteristics that the Council has a legal duty to have due regard for will be impacted by the changes proposed in this report.

All disabled badge holders are currently exempt from any pay and display charges and it is not proposed to make any changes to this.