

POLICY, FINANCE AND ADMINISTRATION COMMITTEE

3rd July 2012

REPORT OF HEAD OF CENTRAL SERVICES AND CORPORATE PROPERTY OFFICER

BURTON STREET CAR PARK IMPROVEMENT OPTIONS

1.0 PURPOSE OF REPORT

- 1.1 To present design options and budget costs for Burton Street Car Park improvements and for members to decide the next steps.

2.0 RECOMMENDATIONS

- 2.1 That Members note the public consultation summary report on the findings from the consultation attached at Appendix A
- 2.2 That Members note the feasibility report on Burton Street car park prepared by WSM Saunders and attached at Appendix B and consider the options that have been put forward.
- 2.3 That Members approve the business case and project mandate for the improvement works attached at Appendix C (to follow).
- 2.4 That Members approve a budget for the capital works necessary for the Burton Street improvement scheme to be included in the capital programme and funded through capital receipts as detailed in the exempt item attached at Appendix D.
- 2.5 That Members note the update on car parking at Ankle Hill and surrounding areas in Section 3.9 of the report and provide any comments they may have on this.

3.0 KEY ISSUES

- 3.1 The Council undertook public consultation on the future of Burton Street Car Park in February 2012. A summary of the public consultation is attached at Appendix A.
- 3.2 In May 2012 four consultants were invited to tender for the supply of professional services to undertake a design and feasibility appraisal for a Burton Street improvement scheme. The Council received three responses and WSM Saunders (project managers for Phoenix House refurbishment) submitted the most competitive quote and were appointed to do the work.
- 3.3 The consultant instructions included sub soil investigations and analysis, drainage solutions, boundary design options and car park layout designs.
- 3.4 The following matters were key considerations to be taken into account when designing the layout scheme for the car park. The whole life costing for the car park improvements the key points identified by the public in the consultation and the need for the Council to be prudent particularly in the existing market. The report from WSM Saunders is attached at Appendix A.
- 3.5 A representative from WSM Saunders will be present at the meeting to answer questions on the submitted designs. Members are requested to consider each option and if appropriate select a preferred design with any suggested variations or comments. The estimated costs for each option are attached at Appendix D and this Appendix is an Exempt item.

3.6 Should Members decide to proceed with a refurbishment scheme the next steps will be to update the topographical surveys, obtain the necessary planning advice and permissions on the works and develop designs to point of tendering the works.

3.7 **Ankle Hill**

A public residents meeting was held with officers of the Council and representatives from Leicestershire County Council highways on 28th February 2012 to discuss the parking and traffic issues encountered on Ankle Hill and the surrounding areas. Subsequent to the meeting the County Council issued instructions to undertake the following works:

- Burning off the existing 'KEEP CLEAR' marking near the bottom of the hill (adjacent to the access to the rear of properties) and replacing with a larger version to create a wider gap for traffic entering and exiting the access;
- Installing a new 'H-bar' marking in front of the property just before the access to create better visibility to the right for residents exiting the rear-access road;
- The implementation of a new 'SLOW' marking at the top of the hill, just before the bend
- The 'refreshing' of the other, existing, 'SLOW' markings.

It was explained at the meeting that it is advantageous to leave double yellow lining (Burton Street junction/Sandy Lane junction, etc.) until the law has changed in 2014 to enable this to be completed more easily. All residents in the locality were sent an update letter in May 2012 and their views were invited on the introduction of a resident parking scheme which would cover ankle Hill and surrounding residential streets. If the scheme were to be introduced it would cost the Council £8-10,000 to implement and annual permits circa £30. To date the Council has received only 3 responses to the letter, all are opposed to the introduction of a resident parking scheme and none in support. A follow up questionnaire may be appropriate to properly identify the wishes of the local residents. Members guidance is sought on this matter.

4.0 **POLICY & CORPORATE IMPLICATIONS**

4.1 The Burton Street car park improvements will help to improve a key car park that serves the town centre.

5.0 **FINANCIAL AND OTHER RESOURCE IMPLICATIONS**

5.1 The Burton Street car park generates an income of approximately £85,000 plus VAT per annum and is an important revenue stream for the Council. The Council currently spends approximately £5,000 per annum on temporary works to improve the surface. The key issue is the lack of site drainage and ponding issues. Members will want to consider the extent of the capital improvements against the benefits. There is likely to be a temporary impact on car parking income, although it is anticipated that much of the parking will be displaced to other pay and display car parks.

6.0 **LEGAL IMPLICATIONS/POWERS**

6.1 There are no particular legal implications in respect of the improvements.

7.0 **COMMUNITY SAFETY**

7.1 Community safety is considered as part of the regular risk assessments that are undertaken for each building or asset owned by the Council and incorporated in the Property section of the Central Services Service Plan.

8.0 EQUALITIES

8.1 Guide lines have been followed to ensure that sufficient parking is available for blue badge holders and appropriate access is provided.

9.0 RISKS

9.1 Specific risks relating to this project will relate to the drainage solution for the car park.

10.0 CLIMATE CHANGE

10.1 Improving the surface will mean that the regular temporary repairs will no longer be necessary.

11.0 CONSULTATION

11.1 The public were consulted on the future of Burton Street car park and the outcome of the consultation is attached in the summary report attached at Appendix A.

12.0 WARDS AFFECTED

12.1 The car park is a key asset serving the town centre and therefore affects all the Wards within the Council.

Contact Officer: D Blanchard, Corporate Property Officer

Date: 22/06/12

Appendices: Appendix A: Public consultation report
Appendix B: Feasibility and options report by WSM Saunders
Appendix C: Project mandate and business case (to follow)
Appendix D: Budget costs for the options (EXEMPT ITEM)

Reference: X: Council, C'tees & Sub-C'tees/PFA/2012-13/22-04-12/DB – Burton Street Car Park Improvement Options