

APPENDIX A “Project Mandate”

Agenda item number:

Date of issue:

Meeting: Programme Board

Date: 4th December 2012

Report by: Jane Galilee

Job title: Estates Manager

Service
:Central

Status: Car Park Capital Improvements

Subject: Surface repairs, marking, signage and laying out to the car parking areas at; Wilton Road, parts of the Cattle Market, works to the railway sidings and the Abattoir Site.

1 Purpose of report

To ensure that funds are available for the above identified works in 2013.

The works have been identified through the following channels;

Gleeds condition survey,

Park Mark Inspection

Completion of the demolition of the Abattoir.

Negotiations regarding the use of Railway sidings.

£133,000 is earmarked in the Capital budget for the above work.

2 Recommendations

Abattoir site- £80k for a new surface following demolition.

This site is ideally suited to enhance the visitor experience to the Cattle Market and will be included as a proposal within the Investment Strategy and Plan.

The Town and specifically the Cattle Market (non trade visitors) has a need for car parking closely serving the retail element of the facility.

Cattle Market - £15k for Pay and Display machines and kerbing which will also be included within the Investment Strategy and plan. The works at the Cattle Market have been prioritised and will not improve all of the car parks that serve the cattle market.

Car Parks at Wilton Road, St Marys Way, Chapel St, WLP, Mill St, Scalford Rd and Thorpe End- £23k Minor works to ensure the Park Mark standard is maintained at the MBC pay and display car parks.

The Car Park works are a combination of patching and making good in the worst affected areas and resurfacing where this is considered the only option. A strategy report is due to be submitted in 2014/15 which will include a review of the car parks and the Bus Station area.

Works to Railway sidings - £15k Fencing and car park barrier

3 Background

Maintenance items – The Gleeds condition survey has provided a 5 year planned maintenance programme.

The Abattoir Site is now clear and requires investment to put into economic use whilst preserving its long-term future as a development site.

MBC pay & display car parks have benefitted from the Park Mark awards.

4 Legal, financial and IT implications

Legal – increased risk of insurance claims from trip hazards.

Financial – It is difficult to estimate the likely income from the Abattoir site new car park facility. On balance we feel that it will prove very popular as a location but that in the current trading conditions it will not increase the total income received from the MBC car parks. It will undoubtedly improve the Cattle Market retail facilities. The change in parking habits and use flowing from Sainsbury's opening are currently unknown..

5 Initial Assessment of risk

Existing Car Parks - Surface areas are degrading and causing trip hazards and pot holes to multiply as the weather attacks the broken and worn covering.

Increase in insurance premiums due to poor claims history and increase in capital spend as surface continues to deteriorate.

The health & safety risks increase as the surfaces deteriorate.

6 Equalities and diversity and staffing implications

None
