

NEW COUNCIL CENTRE – PROVISION OF PARKING

EXECUTIVE MEMBER: Cllr N Williams

LEAD OFFICER: S Borwick

REPORT AUTHOR: C Lloyd

Summary: This report reviews the parking provision after the first 12 months, as recommended in the report to Executive 06 04 2004.

Recommendation: JCSP is asked to consider the matters raised in the report and to consider the recommendations made:

In order to maintain the principle that parking is provided on a no cost basis :

Preferred recommendation is: 2.5 b i) and iii) i) Charge for the free spaces at the Copeland Centre, with iii) any shortfall taken up with minimal addition to current charges (estimated at £1 - £2) across the board.

Second preference is 2.5 a). Increase all current charges by £5 per month.

It is proposed that this report with any JCSP comments is further forwarded to Executive for formal consideration and decision.

Impact on delivering Copeland 2020 objectives:

Car parking provision is provided for staff on a 'no cost basis', with limited parking available for the public and Members.

Impact on other statutory objectives (e.g. crime & disorder, LA21):

Disabled persons spaces are provided to accord at least to the minimum Planning requirements. Bay sizes and access from parking to the building are fully compliant with Disability Discrimination Act Part III October 2004

Financial and human resource implications:

Options are providing for maintaining a cost neutral position (over and above costs included within the PFI project). If not implemented there will be budgetary implications (see Appendix B and Report)

Project & Risk Management:

Project Management techniques are applied to the proposals put forward.

Key Decision Status

- **Financial:** None
- **Ward:** None

Other Ward Implications: None

1. INTRODUCTION

- 1.1 This report reviews staff, member and public parking provision at The Copeland Centre and the Multi Storey car park after the first 12 months of full use, as recommended in the report to Executive 06 04 2004 (approx 8 months before the permanent car parking became available)
- 1.2 The review covers the following and makes recommendations for the future:
 - a). The current income and expenditure position.
 - b). The allocation of parking spaces including the limited number of free spaces.
 - c). Appraisal of the current arrangements.

2. BRIEF DETAILS OF APPROVALS GIVEN

- 2.1 At the Executive meeting on 06 April 2004 Members approved the following recommendations:
 - That the parking at the New Council Centre operates for staff during weekdays, with limited parking for Members and visitors, and also operates as a Pay and Display Car Park at weekends.
 - That charges are made for staff parking on a 'no further cost to the Council' basis as Option 3A, with some places free, based on need, and options for further places reflecting choice and ability to pay, subject to inflation in line with Multi Story Car Park and general parking price changes.
- 2.2 Details and costs of Option 3a and current position are set out for information on Appendix B attached.
- 2.3 There is now a deficit; this is caused by an increase in the number of staff requiring parking (64 to 69), an increase in the number of lower charge permits (16 to 36), reduction in higher charge permits (48 to 33) at the multi storey car park and a small reduction in the number of spaces at Catherine Street (partly caused by revised highways design requirement for visibility at entrance).
- 2.4 The current deficit is £5,503. This is less in the first year as the increase in numbers has been progressive throughout the year, it can be sustained in the first year by a surplus that was previously set aside from the PFI funding and

temporary parking charges. There will be no increase in operator charges as Apcoa have advised that there will be no price increase, if any, until March 2007.

- 2.5 There is no budgetary provision to fund the deficit beyond January 2006. In order to maintain the 'no further cost' basis for the Council it will be necessary to address the deficit for the period from March 2006 to March 2007. No allowance is made for providing any further spaces at the multi-storey. The following options are put forward:

- a). Increase all current charges by approx. £4.50 per month, this would cover the cost, providing a minimal surplus (£5,886)
- b). i) Charge for the free spaces at the Copeland Centre, at current rates this would provide income of £4,800. ii) Lower the point between multi-storey low/high rates (£8/£14) from top of scale 3 to top of scale 2 (£15,823 to 14,523), with iii) any shortfall taken up with minimal addition to current charges (estimated at £1 - £2) across the board.
- c). Do nothing, maintain current position, subsidise the shortfall – Approx £5,503 per annum at today's costs.

3. ALLOCATION OF FREE SPACES

- 3.1 In 2004, prior to occupation of the new building car park staff were canvassed on parking preferences. They were also asked to respond making a case for a free parking space in order that the limited number of 20 spaces could be fairly allocated. This was not an easy task but a decision had to be made.
- 3.2 Staff from Development Control, Building Control, Benefit Fraud, Council Tax all responded giving details of reasons for being allocated free spaces. Staff from Environmental Health did not provide any detail at all to enable proper consideration to be given to providing them all with free spaces. An assessment was made of the amount of extensive short visits by car per day from their travelling expenses records and used to allocate their spaces.
- 3.3 The free parking has been allocated as follows

Environmental Health	6
Development Control	4
Building Control	4
Benefit Fraud	4
Council Tax	1
F M Parking	1

Appendix A is attached for information (this was attached to the original report in April 2004).

- 3.4 The allocation of a limited number of free spaces is a difficult proposition to justify, although it has been dealt with as fairly as possible. It is known that the departments that have free staff spaces would prefer more, and that there may be other staff that may have at least as good a reason for a free space as those having them. Particularly Environmental Staff ALL want a free space. No increase in free spaces is possible without relocating staff members who are paying for spaces at The Copeland Centre to the multi-storey car park which would incur further cost and cause dissatisfaction. It may be considered more justifiable to treat all staff equally and charge for all parking at The Copeland Centre at the same rate (allowing sharing or rotation of use of specific bays where already in existence).

5 APPRAISAL OF THE CURRENT ARRANGEMENTS

- 5.1 Present arrangements continue as originally proposed and it is considered that these are working satisfactorily. There has been some confusion with the public being unsure of the public parking provision and this is to be discussed with Enforcement to highlight parking provision on ticket machines and signage.
- 5.2 There has been some abuse of parking by various parties, a recent message has been sent out to all which appears to have corrected the situation (See Appendix C).
- 5.3 A suggestion has been made that all bays should be marked out for each permit holder. This would have a cost implication for installing and maintaining numbers and is not regarded as necessary.

6 RECOMMENDATION

- 6.1 JCSP is invited to consider the options presented and to comment on these.
- 6.2 Preferred recommendation is: 2.5 b i) and iii) i) Charge for the free spaces at the Copeland Centre, with iii) any shortfall taken up with minimal addition to current charges (estimated at £1 - £2) across the board.
- 6.3 Second preference is 2.5 a). Increase all current charges by £5 per month.

List Of Appendices

Appendix A: Appendix to original report April 2004.

Appendix B: Comparison between original and current costs.

Appendix C: Message re parking.

List of Background Documents:

PFI files

List of Consultees:

Corporate Team
Management Group,
Leader Cllr E Woodburn
Portfolio Holder Cllr N Williams
OSC P & R Chair Cllr Y Clarkson
Union Representatives,
Personnel Manager