

Committee:	Executive	Agenda Item No.:	14.
Date:	13 th July 2009	Status	Open
Category	2. Decision within the functions of Executive		
Subject:	Riverside Depot – Additional Land Lease Agreement		
Report by:	Building and Contracts Manager		
Other Officers Involved	Street Services Manager		
Director	Strategy		
Relevant Portfolio Holder	Regeneration (Strategy)		

RELEVANT CORPORATE AIMS

STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation.

TARGETS

Does the subject matter contribute to any targets specified in any approved plans.

VALUE FOR MONEY

Please describe how the proposals deliver value for money for the Council and its customers.

THE REPORT

Key Issues/facts

Key Issues
At Oxcroft Lane Depot, there are on average, approximately 120 private cars parked each day.
Leisure and visitors for meetings may potentially increase vehicle parking by approximately 30 vehicles per day.
There is currently only parking for 60 private vehicles
Some provision has been made for the utilisation of the spaces which will be left empty in the main van/lorry parking area during the day (approximately 30).
Home starts for some repair staff will potentially reduce the number of private

vehicles requiring spaces and will free up van spaces to the main depot yard (potentially 20).
A significant number of vehicles are parking on the roads surrounding the new depot (approx 30 to 50).
Additional parking to the east of the site could provide approximately 40 additional off road spaces.

To reduce the impact of cars parking on surroundings streets, it is considered that there are four potential options.

1. Construct a car park to the east of the site (cost details below)
2. Utilise the empty spaces (during the day) in the depot car park for private vehicles. There may be operational reasons why this is not practical.
3. Introduce a home start scheme for suitable repair and maintenance trades.
4. Encourage green travel too and from work - use of public transport, car sharing etc.

If all the measure above are introduced it would mean that there should be no Council employee vehicles parked on the road outside the depot.

Additional Depot Parking

The main reason for this report is, subject to planning consent, to seek approval from Members to enter into a land lease agreement with Derbyshire County Council for the land on the eastern boundary of the site to enable the authority to provide an additional 40 off road parking spaces.

It was acknowledged prior to opening, that it is was unlikely that the existing proposed arrangements would make it possible to provide suitable parking for all Council employees within the boundary of the site, and the first 2 days of operation at the facility have backed up this thought. A piece of land owned by Derbyshire County Council at the eastern end of the site has been identified as suitable for additional parking. However, Derbyshire County Council are not willing to sell this land, but have indicated that they would be willing to consider leasing Bolsover District Council the land for extra car parking space. Since originally entering into talks with DCC a reduction in land rental has been negotiated by the political leadership and a break clause in the favour of both parties subject to providing 6 month notice has been negotiated to 12 months.

Current Position:-

- Three quotes have been received for the construction of the car park, Ashford's have quoted £34,868.71, Johnson Surfacing quoted £26,374 and R.B.Allfree quoted £18,999. It is intended that the lowest price will be accepted with the costs being met from within the approved capital budget for the project.
- Boundary fence work and professional fees approximately £3,000. Cost being met from within the approved capital budget for the project.

- Planning permission has been applied for and the target date for the decision is 21st July 2009.
- Lease agreement, the rent will be £3,500 per annum and the lease period is 15 years, but is subject to a 12 month break clause by both parties. Costs can be met from within the existing depot revenue budget. To enable the Council to access the land in advance of the formal lease being agreed officers will use delegated powers to agree a licence to enter the land.

IMPLICATIONS

Financial: Met from within existing budgets
 Legal: Formal agreement to be signed
 Human Resources: None

RECOMMENDATION(S)

That subject to the grant of planning permission the Council enter into a lease agreement with Derbyshire County Council for the land adjoining the eastern boundary of Riverside Depot shown on the attached plan.

REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE CONSTITUTION

To assist in the efficient delivery of services.

ATTACHMENTS: Y Site Plan
 FILE REFERENCE: L:\Tech\Grant\Depot
 SOURCE DOCUMENT: None