

**Bolsover District Council**

**Executive**

**13<sup>th</sup> June 2016**

**Development of additional car parking at The Arc, Clowne**

**Report of the Leader of the Council**

This report is public

**Purpose of the Report**

- To seek approval to construct an overflow public, staff and Members car park to create more parking capacity following the letting of the Construction Block, Chambers 1 and 2 and the top floor of the main building.
- To seek additional funding to allow the necessary works to be undertaken

**1 Report Details**

- 1.1 The relocation to the Arc was part of a wider strategy by the Council to reduce its property costs as a means of addressing the continued reduction in the level of central government grant. As part of this strategy the Council has moved to increase the number of staff in the facility and to let out space wherever possible. This has resulted in DCC moving into part of the facility, an engineering company moving into the construction block and a training provider occupying chambers 1 and 2. The drive to increase the utilisation of the site, with a view to increasing income and reducing running costs, has inevitably put pressure on parking. In addition the provision of a new and improved leisure facility, due to open in January 2017 will put further pressure on parking. If the Council fails to improve parking provision then there is the risk of loss of income from the current a high level of utilisation of the site, disruption and inconvenience to the public, tenants, employees and members, with the risk that users will be forced to park in surrounding streets causing nuisance to residents.
- 1.2 Officers have taken the opportunity of pursuing planning permission for an increased parking provision through the new leisure facility contractor. If planning permission is approved it will provide an additional 48 parking spaces which would be located in front of the area currently used as the construction compound. A plan of the proposed car park can be seen in appendix 1.
- 1.3 Given that the main contractor for building the enhanced Leisure Centre is currently on site it is considered that requesting them to undertake the work on extending the car

park is likely to be the most cost effective option. It is therefore intended that once planning permission has been secured they will be asked to provide a quotation for the work involved, which will be assessed against the price that would be charged by utilising one of the frameworks to which the Council has access. Once the assessment is completed the contract will be awarded to the most cost effective contractor. It is estimated that the total cost of the scheme will be in the order of £100,000.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 The current car park was found to be adequate for the original use and coped well at peak times, but since the introduction of new tenants there has been increased pressure on parking and at peak times all available spaces have been used. It is estimated that letting out spare space at the Arc has generated an additional 100 site users, but due to working patterns and the current usage of the current car park an additional 48 car parking spaces will ease the impact of parking pressures at peak times and will provide ample space during the rest of the working day.

## **3 Consultation and Equality Impact**

- 3.1 Additional parking will provide more onsite parking and will have a positive impact on the public, staff and members.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 It would make it more difficult to accommodate, staff, member, public and tenant parking if additional spaces were not provided. There is a planning condition in place to provide some additional spaces as part of the leisure build. However this proposal would more than double that that requirement.

## **5 Implications**

### **5.1 Finance and Risk Implications**

The cost of providing the car park has been estimated to be of the order of £100,000, with the additional spaces being necessary to support the increased demand from letting space and the additional leisure offer. It is recommended that the work be included within the Approved Capital Programme with funding to come from the Transformation Reserve.

### **5.2 Legal Implications including Data Protection**

The scheme is subject to planning and will only commence once a suitable planning permission has been gained. No other legal issues have been identified.

### 5.3 **Human Resources Implications**

None.

## 6 **Recommendations**

- 6.1 That the provision of additional car parking at the Arc is approved for inclusion within the Approved Capital Programme at an estimated cost of £100,000, with the scheme to be funded from Transformation Reserve.
- 6.2 That officers obtain a quote from the contractor undertaking the construction of the pool, assess their quote against current framework prices and proceed with the most economically advantageous route.

## 7 **Decision Information**

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	Yes
<b>District Wards Affected</b>	Clowne South
<b>Links to Corporate Plan priorities or Policy Framework</b>	Providing our Customers with Excellent Service Transforming our Organisation

## 8 **Document Information**

<b>Appendix No</b>	<b>Title</b>
1	Site plan of additional car park.
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
<b>Report Author</b>	<b>Contact Number</b>
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