

**FORM 2**

**NOTICE OF DECISION OF CABINET MEMBER**

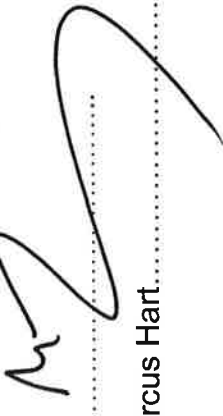
Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1<sup>st</sup> December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me, I have made the following decision:

| Subject                    | Decision                                                                                                                                                                                                                            | Reason for decision                                                                                                                                                 | Date for Decision to be taken |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Leisure Centre car parking | To agree that costs of the works should be shared 50/50 with Places for People Leisure Ltd and that the costs for the Council of up to £82,500 will be funded from the approved capital contingency for the leisure centre project. | To provide further funding to develop additional car parking spaces at the Wyre Forest Leisure Centre with 50/50 funding between WFDC and Places for People Leisure | July 2017                     |

**I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.**

*28<sup>th</sup> July, 2017.*



Dated:

Signed:

Councillor: ... Cllr Marcus Hart.....  
Leader

# WYRE FOREST DISTRICT COUNCIL

## CABINET

July 2017

### **Additional car parking spaces at Wyre Forest Leisure Centre**

|                             |                  |
|-----------------------------|------------------|
| <b>OPEN</b>                 |                  |
| <b>CABINET MEMBER:</b>      | Cllr Marcus Hart |
| <b>RESPONSIBLE OFFICER:</b> | Linda Draycott   |
| <b>CONTACT OFFICER:</b>     | Kay Higman       |
| <b>APPENDICES:</b>          | None             |

#### **1. PURPOSE OF REPORT**

- 1.1 To agree to provide further funding to develop additional car parking spaces at the Wyre Forest Leisure Centre with 50/50 funding between WFDC and Places for People Leisure.

#### **2. RECOMMENDATION**

**The Cabinet is asked to DECIDE:**

- 2.1 To agree that costs of the works should be shared 50/50 with Places for People Leisure Ltd and that the costs for the Council of up to £82,500 will be funded from the approved capital contingency for the leisure centre project.

#### **3. BACKGROUND**

- 3.1 Wyre Forest Leisure Centre was opened to the public on 6<sup>th</sup> July 2016 with 171 car parking spaces and 9 disabled spaces, 180 in total. This is the full extent of parking spaces proposed by PfPL's architects, and found to be acceptable based upon the usage figures provided to support the application.
- 3.2 The centre has proved to be exceptionally popular and a year on from the opening the new centre has had more visitors than the 2 previous centres combined.
- 3.3 The car park has therefore proved to be exceptionally busy and there have been many neighbour complaints and users parking on double yellow lines around the centre. This appears to have been resolved with communication to users and placing cones along the prohibited areas. More car parking spaces are required to cope with the demand for the centre particularly during weekday evenings but the car park is often full on Wednesday and Friday mornings and at the weekend on Sunday mornings.
- 3.4 The Council has worked with PfPL to try and alleviate the problem and the outdoor pitch football bookings have been changed to stagger the demand within the car park area.

- 3.5 Cabinet on 14<sup>th</sup> March 2017 agreed to fund an additional 31 spaces on a 50/50 share with PfPL, to be funded from the contingency budget for the leisure centre project. This amount was capped at £50,000, based on quotes provided to the Council.
- 3.6 PfPL applied for planning permission for these additional spaces which was granted in April.
- 3.7 PfPL has since liaised with Pellikaan who were the building contractors for the project, and in order to preserve the warranty for the car park area it was decided that the original higher specification should be adhered to. This will provide best value for money in the medium to longer term for the Council as it will minimise maintenance costs and ensure the full repairing lease basis of the original contract for a period of 25 years is preserved.

The cost for the project is contained within a budget of £165,000 (including contingency of 10%). The Council's 50% contribution will now be up to £82,500 and can be met from the existing capital contingency reserve for the leisure centre project.

- 3.8 The total number of spaces will increase by 31 to 211.

#### **4. KEY ISSUES**

- 4.1 The additional car parking works will be procured and managed by PfPL which will ensure that the existing warranty for the car park area will cover the additional work. The higher specification for the car park works will match the existing car park area and therefore ensure that the warranty is in place and ensure that future maintenance costs are minimised and the 25 year fully repairing lease is preserved.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 As set out in paragraph 2.5 March 2017 Cabinet approved a 50/50 sharing of costs with the Council's share being up to £50,000 so a further approval is now required.
- 5.2 PFPL has obtained an estimate for the works which is contained within a budget of £165,000 (including contingency of 10%). PfPL has agreed to lead on the works to create these additional car parking spaces on the basis that the Council and PFPL will each contribute 50% of the cost. The Council's 50% contribution will now be up to £82,500 and can be met from the existing capital contingency reserve for this project with no additional impact on Council Tax Payers.
- 5.3 Whilst the Council's contribution has increased from the previous estimate, this can still be contained within the approved capital contingency. It will provide best value for money in the medium to longer term for the Council as it will minimise maintenance costs and ensure the full repairing lease basis of the original contract for a period of 25 years is preserved.

## **6. LEGAL AND POLICY IMPLICATIONS**

- 6.1 As the land is subject to a lease in favour of PfPL giving them exclusive possession, they will procure the work for the additional car parking spaces which will also ensure that the existing warranty for the work to create the car parking area covers the new works. The Council will prepare a variation to the contract to cover the additional works and the cost contributions.

## **7. EQUALITY IMPACT NEEDS ASSESSMENT**

- 7.1 An Equality Impact Assessment is not required for this project.

## **8. RISK MANAGEMENT**

- 8.1 There is a risk that the use of the centre will decline if more car parking spaces are not made available.

## **9. CONCLUSION**

- 9.1 The new leisure centre has proved to be exceptionally popular and there is excess demand for car parking. The most cost effective option is to develop additional spaces on the existing site and the proposal within this report will represent a net gain of 31 spaces and will provide best value for the Council in the medium and long term. It is hoped that the extra 31 spaces will satisfy demand; however, the matter will be monitored and reconsidered after 12 months if there is still an issue.

## **10. CONSULTEES**

- 10.1 CLT

## **11. BACKGROUND PAPERS**

- 11.1 Cabinet Report 14<sup>th</sup> March 2017