

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL
EXECUTIVE MANAGEMENT TEAM'S REPORT TO THE
CABINET

4th January 2018

1. **REPORT TITLE** Potential disposal of Blackfriars car park
- Submitted by:** Engineering Manager – Graham Williams
- Portfolio:** Finance and Resources
- Ward(s) affected:** Town

Purpose of the Report

To seek authority for the Blackfriars car park off street parking order to be confirmed if required.

Recommendations

That members approve that the confirmation of the Blackfriars car park off street parking order be delegated to the Executive Director (Regeneration and Development), following consultation with the relevant Cabinet member, as required.

Reasons

The land forming the Blackfriars car park is adjacent to a larger area of land, also owned by the Borough Council.

The adjacent area of land was leased to a third party which expired in July 2017 and was not renewed by the tenant. The 22-space car park is significantly underused and in conjunction with the adjacent NBC land provides a suitable area of land for redevelopment.

To enable this potential redevelopment of the land it is necessary to be able to remove the off street parking order relating to this piece of land thereby allowing the land to be offered for sale.

1. **Background**

- 1.1. The area of land currently known as Blackfriars car park was formed when the larger area was split into two areas one of which was leased to an adjoining property and the remainder formed the current car park.

2. **Issues**

- 2.1. Over recent years (since closure of the former Cattle Market) the usage of the car park has significantly reduced from being nearly full during most parts of the working day to only half a dozen or so cars using the car park per day.
- 2.2. The effect of the low occupancy levels and the rising running costs affects the viability of the car park.

2.3. The tenant did not wish to extend the lease on the Newcastle Borough Council land adjacent to the car park and the lease expired in July 2017.

3. **Proposal**

- 3.1. The collective area of the car park and the previously leased area provides a viable piece of land for redevelopment either alone or in conjunction with other adjoining land owned by a third party.
- 3.2. To enable redevelopment of the car park the town centre Off Street Parking Order (Order) which covers the car parks in the town centre needs to be amended by deleting the car from the order.
- 3.3. The statutory consultation period ended on the 20th November and no objections were received.
- 3.4. It is proposed that the authority to make the order is delegated to the Executive Director – Regeneration and Development, following consultation with the relevant Cabinet member, should the need arise to complete the removal of the Blackfriars car park from the Order. This will allow the car park to operate in the current manner until the redevelopment is finalised.

4. **Outcomes Linked to Sustainable Community Strategy and Corporate Priorities**

The removal of Blackfriars car park would facilitate the redevelopment of the area thereby contributing to the Council's priority of creating a Borough of opportunity.

5. **Legal and Statutory Implications**

The removal of the car park from the Off Street Parking Order is controlled by the Road Traffic Act 1984 and the associated legislation.

6. **Financial and Resource Implications**

Since the cessation of the lease for part of the overall site the Council received annual income from car parking of about £3k per annum with running costs amounting to a similar figure (excluding any maintenance and repair costs).

The Council could attempt to lease out the land or would have the opportunity to dispose of the overall site thereby generating a capital receipt.

7. **Major Risks**

Any objections could delay the removal of the car park from the Off Street Parking Order, which would delay and potential sale and redevelopment of the land.