

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

CORPORATE LEADERSHIP TEAM'S
REPORT TO CABINET

14th October 2025

Report Title: **Asset Disposals and Off-street Parking Places Order 2025**

Submitted by: **Deputy Chief Executive**

Portfolios: **Finance, Town Centres and Growth, Sustainable Environment**

Ward(s) affected: **All**

<u>Purpose of the Report</u>	<u>Key Decision</u>	Yes ☒	No ☐
To outline to Cabinet the following issues:			
(i) the comments received from the public following the consultation in respect of the disposal of the following car parks: • Blackfriars Road, Newcastle • King Street (part), Newcastle • Garden Street/ Bankside, Newcastle			
(ii) to seek approval to demolish the former Browns Service Garage, King Street, Kidsgrove and subsequently dispose of the site.			
(iii) to seek approval to consult in line with the Asset Management Strategy 2023-2028 on the disposal of two car parks on Heathcote Street, Kidsgrove			
(iv) to advise members of the creation of a new Off-street Parking Places Order 2025 which replaces the 2017 Order			
<u>Recommendation</u>			
That Cabinet:			
1. Following consideration of the public consultation approve the disposal of the car parks listed in this report.			
2. Approves the demolition of the former Browns Service, King Street, Kidsgrove, exploration of options in respect of developing or disposing of the site and giving delegated powers to the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth to implement the proposal;			
3. Approves the start of the consultation process as set out in the with the Asset Management Strategy in respect of disposal of two car parks on Heathcote Street, Kidsgrove;			
4. Adopts the Borough Council of Newcastle-under-Lyme 'Off-street Parking Places' Order 2025, with delegated authorisation given to the Deputy Chief			

Executive in consultation with the Portfolio Holder for Finance, Town Centres and Growth to agree the Goose Street car park boundary plan and implementation date for this specific car park.

Reasons

The Asset Management Strategy identifies that Cabinet will review disposal opportunities and Cabinet are required to consider the Traffic Regulation Order consultation and recommendations to adopt.

1. Background

1.1 The Asset Management Strategy 2023-2028 sets out assets to be considered for disposal. The Strategy contained the car parks at Blackfriars Road, King Street (part) and Garden Street/Bankside which would be considered surplus once the new Castle Car Park multi-storey facility in the town centre was opened. In accordance with the Strategy a public consultation was held for the disposal of the car parks and a commitment made to report the results to Cabinet.

1.2 On 7th July 2025 Ward Councillors for the car parks identified within the consultation were written to advising them of the consultation. The public was then consulted through letters being sent to all owners/occupiers whose properties were adjacent to the site (when footpaths and roads were excluded) and a site notice being placed on site. The consultation closed on 25th August 2025.

1.3 In December 2024, Cabinet considered a report which set out the usage of the car parks listed in paragraph 1.1 along with the car parks at Goose Street (part), Hassell Street (part) and Cherry Orchard. This demonstrated that if these car parks were closed, with the new Castle car park these would still be sufficient car parking within the town:

- Blackfriars Car Park

The land forming the Blackfriars car park is adjacent to a larger area of land also owned by the Borough Council. This land was leased to an adjacent owner but has been vacant since 2017. The 22-space car park is significantly underused and in conjunction with the adjacent land forms a suitable area for development.

- King Street Car Park (part)

This car park is underused, and the recommendation is for 60 spaces to remain.

- Garden Street

This 13-space car park is barely used. Following comments received during the consultation, the car park has been surveyed morning and afternoon from 1st to 5th September 2025 and no cars were parked on the car park.

1.4 When the Asset Management Strategy was written, Brown Service Garage, King Street, Kidsgrove was let by way of a commercial lease. The company which occupied the property has since been liquidated and the property has been returned to the Council. The building is in a poor state of repair and money has been allocated from the Kidsgrove Town Deal funding to demolish the building. It is proposed that the site will be used temporarily as a car park whilst public realm works are being carried out in the centre of Kidsgrove, following which options will be explored in respect of developing or disposing of the site.

- 1.5 These public realm works involve a redesign of the car parks on King Street and Heathcote Street, Kidsgrove. There are currently 4 small car parks on King Street/ Heathcote Street which total 74 car parking spaces. Following the design there will be 57 spaces on King Street and the remaining two car parks. The car parks have been surveyed between 7th August 2025 - 2nd September 2025. The number of cars and vans varied between 28 to 56 in number. It is therefore considered that the top two car parks should be considered for disposal in accordance with the Asset Management Strategy.
- 1.6 The new Off-Street Car Parking Order 2025 revokes the 2017 Order and makes the following amendments:
- Amends articles which are no longer relevant in the previous off street parking places order, including the removal of the need to display of ticket when using mobile APP payment.
 - Updated Parking Places Schedule
 - Removes the car park provision at Blackfriars, Garden Street/Bankside and part of King Street.
 - Removal of Windsor Street and Hassell Street school parent permits and both Windsor Street and Silverdale Road residents permits.
 - Changes of dual permits for named bays on High Street (rear of) car park to open access permits.
 - Creation of School Street and Barracks Road as one car park
 - Addition of High Street South
 - Renaming of rear of High Street to High Street
 - Addition of Heathcote Street, Kidsgrove, The Parade Silverdale and Lyme Valley A34
 - Other minor changes to the permit times and operation restrictions on all surface level car parks

On 4th August 2025 notices were place in the car parks affected by the Car Parking Order asking users to make comments by 25th August 2025

2. Issues

- 2.1 The Council needs to more proactively manage its land and property assets to:
- Reduce the costs of looking after Council owned land and property
 - To raise funds to support the Council's Capital programme
 - To use enforcement where necessary to ensure car parks are effectively used
- 2.2 The consultations on the Traffic Regulation Order and the Asset Management disposals are technically different consultations, however they were purposefully run at the same time and consultees were told they could respond under either heading and their comments would be accepted. This was because the consultations covered some of the same sites and it would have been unrealistic to expect consultees to understand the difference between parking comments and land disposal comments.

3. Recommendation

- 3.1 That Cabinet:
- 3.1.1 Following consideration of the public consultation approve the disposal of the car parks listed in this report.

- 3.1.2 Approve the exploration of options in respect of developing or disposing of the site of the former Browns Service, King Street, Kidsgrove and give delegated powers to the Deputy Chief Executive to implement the proposal
- 3.1.3 Approve the start of the consultation as set out in the with the Asset Management Strategy in respect of disposal of two car parks on Heathcote Street, Kidsgrove.
- 3.1.4 Adopt The Borough Council Of Newcastle-under-Lyme 'Off-street Parking Places' Order 2025, with delegated authorisation given to the Deputy Chief Executive in consultation with the Portfolio Holder for Finance, Town Centres and Growth to agree the Goose Street car park boundary plan and implementation date for this specific car park.

4. Reasons

- 4.1 It is recommended that in each case disposal be approved the assets identified are considered to have better alternative uses and no longer serve any purpose to the Council therefore if any of these assets are retained in their current use then there will be an ongoing maintenance liability to the Council.

5. Options Considered

- 5.1 Blackfriars Road, King Street (part) and Garden Street/Bankside car parks are retained within the Council's asset portfolio.

If the Council retain these assets, then there will be an ongoing maintenance cost associated with these sites and an excess of car parking spaces within the town. In addition, neither capital receipts nor best consideration will be achieved thereby undermining the Council's ability to fund the works in the Capital Strategy.

- 5.2 Dispose of Blackfriars Road, King Street (part) and Garden Street / Bankside car parks.

If the sites are disposed of, then a capital receipt will be realised to fund the work/schemes identified in the Capital Strategy.

- 5.3 Retain Browns Service Garage

If the Council retains this asset, substantial capital monies will need to be spent to bring this asset into repair, and the mostly likely use would be for the site to remain as a car repair garage which does not fit with the aspirations of the public realm work.

- 5.4. Dispose of Browns Service Garage

If the building is demolished and the site is either disposed of or the Council redevelops it, a capital receipt or an income stream will be generated for the Council

- 5.5 Don't Consult on alternative uses for car parks on Heathcote Street, Kidsgrove

If this does not take place the Council will retain potentially surplus car parks will be an ongoing maintenance cost and an excess of car parking spaces within Kidsgrove

- 5.6 Consultation on alternative uses on car parks at Heathcote Street, Kidsgrove

If alternative uses are explored, then better use will be made of these potentially surplus assets.

- 5.7 Do no adopt the Off-Street Car Parking Order 2025

If the Order is not adopted, then the Council will be unable to move forward with the proposals in this report.

5.8 Adopt Off-Street Car Parking Order 2025

If the Order is adopted then the Council will be able to move forward the proposals in this report.

6 Legal and Statutory Implications

- 6.1 The Council has a duty, both fiduciary and operationally to utilise its assets for the benefit of the community.
- 6.2 As set out within the Local Government Act 1972 (Section 123), the Council has a duty to achieve best consideration for its assets
- 6.3 As established in the Local Government Act 2000, the Council has powers to promote the economic, social and environmental wellbeing of the Borough

7 Equality Impact Assessment

- 7.1 There are no specific equality impacts arising from this report.

8 Financial and Resource Implications

- 8.1 Capital receipts and or revenue income will be generated.

9 Major Risks & Mitigation

- 9.1 Risks considered possible if the Council does not proceed with enacting the Order may include the following:
 - 9.1.1 Loss of income to the council (capital receipts)
 - 9.1.2 Increased revenue expenditure for the Council in maintaining ageing or unsuitable assets.
 - 9.1.3 Inability to implement the Council's Asset Management Strategy
- 9.2 Risks to be mitigated or managed through the delivery of the programme might include the following.
 - 9.2.1 The need to manage community concerns around loss of provision or new development, which will be managed through appropriate statutory and committee engagement.
 - 9.2.2 The estimated capital values are based on the assumption that there are no significant abnormal costs associated with making the land (sites) developable

10 UN Sustainable Development Goals (UNSDG)



11 **One Council**

Please confirm that consideration has been given to the following programmes of work:

One Commercial Council ☒

We will make investment to diversify our income and think entrepreneurially.

The disposal of these assets will provide capital that will fund the Capital Strategy.

One Digital Council ☒

We will develop and implement a digital approach which makes it easy for all residents and businesses to engage with the Council, with our customers at the heart of every interaction.

The Council is moving towards enhance digital offer for car parking with increased use of parking APP's for the payment of parking periods and with plans for permit purchases. This will give greater flexibility and control to drivers on what and when they purchase parking plus direct updating of car registration details. Thus reducing the need for some customers to liaise with the Council when they change their car. Should there be further changes to the permits and car parking charges then there may be additional development time and charges to implement these for the software.

Where companies purchase 10 or more permits they will be able to consolidate their car registrations and payments into one, with these details uploaded into the back office.

One Sustainable Council ☒

We will deliver on our commitments to a net zero future and make all decisions with sustainability as a driving principle.

We will deliver on our commitments to a net zero future and make all decisions with sustainability as a driving principle. The Council provides Electric Vehicle charging points at a number of its parking facilities.

12 **Key Decision Information**

12.1 This is a key decision as it affects more than two wards.

13 **Earlier Cabinet/Committee Resolutions**

- a. Cabinet Report December 2024
- b. Cabinet Report June 2025
- c. Cabinet Report September 2025

14 **List of Appendices**

14.1 Appendix 1 - The Borough Council of Newcastle-under-Lyme 'Off-street Parking Places' Order 2025

15 **Background Papers**

- a. Asset Management Strategy 2023/28 – available on the Council's website
- b. Plans of the sites showing disposal – available on request from the Property Team