

COLCHESTER BOROUGH COUNCIL

RECORD OF DECISIONS TAKEN UNDER DELEGATED POWERS

Explanatory Note

The Leader of the Council has established Delegation Schemes by which certain decisions may be made by the relevant cabinet member or specific officers.

Cabinet member decisions are subject to review under the Call-in Procedure.

From the date the notice of the decision made is published there are five working days during which any five Councillors may sign a request for the decision to be reviewed (called in) and deliver it to the Proper Officer.

If, at the end of the period, no request has been made, the decision may be implemented. If a valid call- in request has been made, the matter will be referred to the Scrutiny Panel

Part A – To be completed by the appropriate Cabinet Member/Officer

Title of Report

Middleborough Car Parking Spaces Lease Surrender
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Delegated Power

Authority delegated to the Portfolio Holder for Communities, Wellbeing and Public Safety to procure the specified service in the provision, implementation, maintenance and management of Operational car parking.
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Decision Taken

To approve the surrender of the lease for 225 parking spaces on the lower levels of Middleborough Car Park for a premium to be paid to the Council.

To delegate power to the Assistant Director Environment to complete the surrender of the lease in accordance with the agreed terms.

Key Decision

No

Forward Plan

N/A

Reasons for the Decision

Retaining the lease will require the Council to pay its agreed percentage of the costs for essential repairs and maintenance. This is a significant unwanted pressure and whilst works could be financed through a bid for capital investment this will have a negative revenue impact on budget and the current MTFF projections.

The Council has recently published a new Parking Strategy which recommends better use is made of existing parking sites and to find ways to reduce peak/commuter journeys into town centre locations.

Covid 19 has had a significant impact on parking income. Whilst actual usage data in the latter part of 2020 shows a steady recovery across the Council's carparking assets the most recent 'lockdown' measures demonstrate that further uncertainty is likely.

In addition to the works set out above, the carpark building fabric is likely to continue to deteriorate, as is the case with a structure of this age and character, which could mean significant additional costs down the line.

Surrendering the lease for a premium will generate a capital receipt to the Council which may be utilised to reinvest in the Capital Programme to avoid additional borrowing costs.

Surrendering the lease will result in a carbon emission reduction of 17.0tCO₂e and contribute to the Councils overall direct footprint reduction.

Alternative Options

To retain the lease and pay the repair costs. The Council will continue to benefit from any car parking income (recognising this continues to be impacted by Covid19 and any income that is received will be subject to further reduction whilst works take place and spaces are reduced). The borrowing costs to fund the repair will erode any net surplus over the period of the MTFF and the Council will continue to incur ongoing annual and periodic costs for the rest of the term.

Conflict of Interest

N/A

Dispensation by Head of Paid Service

N/A

Dispensation by Monitoring Officer

N/A

Approved by Portfolio Holder for Communities, Wellbeing and Public Safety

Signature Councillor Michael Lilley

Date 15 January 2021

(**NB** For Key Decisions the report must be made available to the public for five clear days prior to the period for call-in commencing)

Part B – To be completed by the Proper Officer (Democratic Services)

Portfolio Holder Decision Reference Number

Wel-004-20

Implementation Date

This decision can be implemented if no request for the decision to be reviewed (call-in) has been made **after 5pm on *Friday 22 January 2021***

Call-in Procedure

The Decision Notice for this decision was published on the internet on ***Friday 15 January 2021***

A request for reference to the Scrutiny Panel must be made by **5pm on *Friday 22 January 2021***

Signature of Proper Officer
K Barnard