

**EXECUTIVE COMMITTEE**

Date \_\_\_\_\_

**CAPITAL PROJECT - IMPROVED PARKING SCHEMES**

Relevant Portfolio Holder	Councillor Greg Chance
Portfolio Holder Consulted	✓
Relevant Head of Service	Head of Environmental Services
Ward(s) Affected	All Wards
Ward Councillor(s) Consulted	N/A
Key Decision	No

**1. SUMMARY OF PROPOSALS**

The Report enables Members to consider the virement of unused Capital monies from two Estate Enhancement Projects to allow the completion of the Woodrow Schemes A, B, C and D, as detailed in 3.8. Also to consider additional Schemes for inclusion within the Capital Programmes for 2015/16 and 2016/17.

**2. RECOMMENDATIONS**

**2.1 The Committee is asked to RECOMMEND:-**

- 1) that a virement of £139,000 be made from the Woodrow and Lodge Park Estate Enhancement Capital budgets to fund the completion of Schemes in Crophthorne Close, Bushley Close and Doverdale Close Woodrow;**
- 2) that as part of the future capital bidding processes for 2015/16 and 2016/17 Members consider funding future 'Improved Parking Schemes' in Exhall Close, Church Hill South; Drayton Close, Matchborough West; Astley Close, Woodrow; Mainstone Close, Winyates East; Fulbrook Close Church Hill South; Garway Close, Matchborough East and Felton Close, Matchborough East.**

**3. KEY ISSUES**

**Financial Implications**

- 3.1 The current Improved Parking Schemes' budget for the current year (2014/15) is set at £250,000 and will partially finance Schemes A, B, C and D, as detailed in 3.8. To date, £134,700 has been spent and Eckington Close has been completed**
- 3.2 In addition, a virement is necessary, to provide a total of £139,000 from the Woodrow and Lodge Park Estate Enhancement Capital budgets, to complete the finance required for Schemes B, C and D. Winyates Estate Enhancement Capital**

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budget is to remain, to cover works within Mordiford Close, should the ownership of the existing storage outhouses be established.

- 3.3 The reason for the budget underspend in the Woodrow and Lodge Park Estate Enhancement Capital Schemes, is due to the fact, that primarily associated with the latter scheme, there were a number of private garages that were sold as part of the Right to Buy legislation, that prevented the removal of many of the garage blocks. The location of these private garages meant that adjacent structures could not be removed without having an adverse effect on the retained garages' structural integrity.
- 3.4 Should Members wish to complete the remaining schemes listed within 3.8 for 2015/16 and 2016/17 then additional new capital funding will need to be considered and agreed.
- 3.5 Schemes E, F and G would require a new capital investment of £255,000 plus borrowing costs in 2015/16.
- 3.6 Schemes H, I, J and K would require a new capital investment of £210,000 plus borrowing costs in 2016/17.
- 3.7 The demolition of the garages and removal of resulting material to an approved tip, has been financed to date by the Housing Revenue Account (HRA). Consultation with the Head of Housing has confirmed that this practice will remain in place for all future Schemes.

3.8

Scheme	Reference	Undertaken within Financial Year
Eckington Close, Woodrow	A	2014/15
Cropthorne Close, Woodrow	B	2014/15
Bushley Close, Woodrow	C	2014/15
Doverdale Close, Woodrow	D	2014/15
Exhall Close, Church Hill South	E	2015/16
Drayton Close, Matchborough West	F	2015/16
Astley Close, Woodrow	G	2015/16
Mainstone Close, Winyates East	H	2016/17
Fulbrook Close Church Hill South	I	2016/17
Garway Close, Matchborough East	J	2016/17
Felton Close, Matchborough East	K	2016/17

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**Legal Implications**

- 3.9 Under Section 151 of the Local Government Act 1972, the Local Authority must make arrangements for the proper administration of its financial affairs.
- 3.10 The legislation governing capital finance is set out in the Local Government Act 2003. The detail is provided in the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003. This legislation introduced the new Prudential Capital Finance System which commenced on 1 April 2004.
- 3.11 The Prudential Capital Finance System allows Local Authorities to finance capital expenditure by borrowing without Government consent, to the extent that they can afford to.

**Service/Operational Implications**

- 3.12 Since 2009/10, the Council has allocated Capital Finance to enable Improved Parking Schemes to be undertaken, within various residential areas across the Borough. The majority of these Schemes are within Council owned estates, and include for the removal of blocks of garage structures, that were initially constructed by the then Development Corporation, before these assets were transferred to this Authority.
- 3.13 These garage structures, in the main, are used by residents for storage purposes, and are not utilised for their original purpose for garaging vehicles. The structures themselves require ongoing maintenance, such as replacement of roofs and doors, together with rectification of various minor constructional faults.
- 3.14 The blocks of garages are unsightly and viewed by some residents as providing an environment for vandalism and anti-social behaviour.
- 3.15 The benefits of incorporating the removal of these structures into the Improved Parking Schemes are as follows:
- 1) The unsightly blocks of garages are removed, providing a much more open and visually acceptable area for residents;
  - 2) Financial savings are made by the removal of the need for maintenance;
  - 3) The areas remaining from the removal of these structures are then converted to parking spaces for residents and visitors. As the former structures were rarely used for garaging vehicles, the new parking areas substantially increase the available numbers of car parking spaces the residential area;
  - 4) The risk of vandalism and anti-social behaviour around the garages would be removed.

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3.16 Where the current waste collection and recycling systems, particularly those affecting blocks of flats, are considered to be unsatisfactory, the opportunity is taken to install improved facilities, which benefits both residents and the Council's collection service alike. The relevant costs for such installations are met from other approved budgets.

3.17 The Schemes completed to date are as follows:

1. Frankton Close, Matchborough West
2. Langley Close, Matchborough West
3. Eathorpe Close, Matchborough West
4. Kinton Close, Matchborough West
5. Grendon Close, Matchborough West
6. Pedmore Close, Woodrow
7. Treville Close, Winyates East
8. Winyates Centre, Winyates East
9. Wishaw Close, Greenlands
10. Ladygrove Close, Greenlands
11. Winstone Close, Lakeside
12. Nos.144-156 Evesham Road, Headless Cross
13. Nos.170-190 Evesham Road, Headless Cross
14. Linton Close, Winyates East
15. Upper Field Close, Church Hill North
16. Aldington Close, Lodge Park
17. Belbroughton Close, Lodge Park
18. Chaddersley Close, Lodge Park
19. Evenlode Close, Lodge Park
20. Cyprus Avenue, Astwood Bank
21. Gorse Close, Astwood Bank

**Customer/Equalities and Diversity Implications**

3.18 Detailed consultations are undertaken before and after the construction works, with all residents of the area affected by such proposals. Where possible, suggestions received from residents which prove to be acceptable are included within the works. Overall, as the consultation exercise has confirmed, residents are extremely happy with these works.

3.19 During the initial consultation procedure, a number of residents do express a wish to continue to park their car in a garage. This can be secured by the retention of a small block of garages, that are in a structurally sound condition, and do not have a detrimental effect on our proposals.

**4. RISK MANAGEMENT**

4.1 The lack of availability of adequate numbers of car parking spaces is a common problem affecting a large number of areas. These Schemes not only remove

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unsightly and unused garage structures, but it also provides additional car parking spaces.

- 4.2 In undertaking these Schemes we are also safely removing unsatisfactory garage structures, many of which have asbestos roofs, and other unacceptable construction faults, that require costly maintenance.

**5. APPENDICES**

Parking Improvements' Assessment Matrix

**6. BACKGROUND PAPERS**

Relevant drawings showing past and present Scheme details

**AUTHOR OF REPORT**

Name: Pete Liddington

email: [pete.liddington@bromsgroveandredditch.gov.uk](mailto:pete.liddington@bromsgroveandredditch.gov.uk)

Tel: ext: 3638