

Investing in car parks at Golden Acre, Middleton Park, Otley Chevin Forest Park, Roundhay Park and Temple Newsam

## Capital Scheme Number NNNNN/XXX

Date: 21 November 2024

Report of: Chief Officer, Climate, Energy and Green Spaces

Report to: Director of Communities, Housing and Environment and Interim Assistant Chief Executive.

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

## Brief summary

A report to the Chief Officer, Climate Energy and Green Spaces; Chief Officer Highways and Transportation; and Chief Officer, Elections and Regulatory on 19 July 2024, approved the introduction of parking charges at car parks in 5 public parks in Leeds (D57556).

It also approved commencement of the regulatory process to put in place a Parking Places Order (PPO) at these locations which was followed by a decision after the statutory consultation, to implement the order (D57791) on 12 Nov 2024.

The introduction of the charges enables a capital programme to be developed, via prudential borrowing, for investment in improvements to the car parks and related site infrastructure. The details of this are set out below.

## Recommendations

The Interim Assistant Chief Executive is recommended to approve:

- a) The injection of £1.9 million from Capital for implementing the required infrastructure to deliver car parking charges and improving the car parks at Golden Acre park, Middleton park, Otley Chevin Forest park, Roundhay park and Temple Newsam.

The Director of Communities, Housing and Environment is recommended to:

- Grant authority to spend £1.9 million for provision of the parking charges infrastructure and improvements..
- Delegate the implementation of the scheme to the Chief Officer Climate, Energy and Green Spaces.

## What is this report about?

- 1 A report to the Chief Officer, Climate Energy and Green Spaces; Chief Officer Highways and Transportation; and Chief Officer, Elections and Regulatory on 19 July 2024, approved the introduction of parking charges at car parks in 5 public parks (D57556).
- 2 It also approved commencement of the regulatory process to put in place a Parking Places Order (PPO) at these locations which was followed by a decision, after the statutory consultation, to implement the order (D57791) on 12 Nov 2024.
- 3 The introduction of the parking charges enables a capital programme to be developed, via prudential borrowing, to finance improvements to the car parks and related infrastructure at the sites.
- 4 This report seeks approval for the investment of £1.9 million for the infrastructure required to implement parking charges (such as ticket machines) and for improving the car parks and related facilities by line/bay marking, re-surfacing and adding cycle stands, directional signage, fencing, pedestrian routes etc, as required.

## What impact will this proposal have?

- 5 Capital funding will facilitate a programme of investment in car parks and related facilities in Golden Acre park, Middleton park (cycle hub car park), Otley Chevin Forest park, Roundhay park, and Temple Newsam. The aim of this investment is to make the sites more welcoming, accessible, safer and easier to navigate and park in.
- 6 In total, 25 car parks at 5 sites are included in the scheme, with the exact investment allocated to each car park depending on its current state (i.e. car parks with a poor surface, which lack bay markings and clear routes for cars, pedestrians and other users, will be prioritised for investment over those that already have a good solid surface, clear parking bays and obvious routes for users).
- 7 Particular benefits anticipated from the scheme are as follows:
  - a) General improvements to car parks in busy parks, including re-surfacing, directional signage and bay marking.
  - b) Improved safety for car park users through the addition of directional signage, clear parking bays, no parking/waiting areas as required, and clear pedestrian routes.
  - c) Increasing capacity of the car parks by marking out parking bays.
  - d) Improving access by creating free parking spaces for blue badge holders (marked bays for blue badge holders are not currently available in some of the car parks) and better car park surfaces.
  - e) Improvements to infrastructure which supports active travel such as pedestrian entrances to the parks and bike stands.

## How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 8 The proposal supports health and wellbeing by:
  - a) Nudging people towards using free, active travel options such as walking and cycling to get to parks, rather than cars (through introducing charges, funding improved pedestrian access and installing bike stands). The reduction in car use that could result as an outcome of this proposal would also contribute to cleaner, healthier air in the city.

- b) Improving disabled access to the parks by designating parking spaces for blue badge holders in car parks where they don't exist already (parking for blue badge holders will remain free of charge) and making the surfaces of the car parks more even and level.
  - c) Improving safety at and around the car parks by marking out the recommended direction of travel, parking bays, 'no parking' areas and pedestrian routes.
- 9 The proposal supports Zero Carbon by encouraging people to use sustainable transport options such as walking, cycling and taking the bus for journeys to the park instead of cars. There will be investment in pedestrian access and cycle parking, and electric vehicle charging infrastructure will be considered and implemented where viable. The new ticket machines will be solar powered.

**What consultation and engagement has taken place?**

Wards affected - The sites are located in: Adel and Wharfedale, Guiseley and Rawdon, Middleton Park, Otley and Yeadon, Roundhay and Temple Newsam.

Have ward members been consulted?       Yes                       No

- 10 Public consultation on the proposals to introduce parking charges for the purpose of improving car parks and related facilities at Golden Acre park and Otley Chevin Forest park took place in October/November 2022 with 4,493 people completed the survey for Golden Acre park and 2,964 for Otley Chevin Forest park. Further consultation regarding the proposals for Middleton park, Roundhay park and Temple Newsam took place in December/January with 1,061, 3,126 and 2,398 responses respectively. In total over 14,000 responses were received in respect of all 5 major parks included in the scheme.
- 11 Consultation also took place with multiple local stakeholders including businesses, sports clubs, 'Friends' groups and in the case of Middleton Park, Wades Charity as landowner.
- 12 A statutory consultation was then undertaken between 13 September and 10 October 2024 on the Parking Places order for the scheme. The details of this can be found in the appendices to decision reference D57791 (see background papers below).
- 13 Feedback from these consultations informed decision-making regarding the details of the scheme, for example, following comments from consultees, a decision was made not to charge at the Oakwood Clock car park as it was recognised that it serves local businesses at Oakwood shops rather than visitors to Roundhay park.

**What are the resource implications?**

- 14 The planned car park improvements will be implemented over a 5 year period and have a total capital cost of £1.9 million.
- 15 This will be funded by prudential borrowing which will be paid back over 30 years for the construction capital and 10 years for other elements of the capital (at 5.85% and 5.36% interest respectively) from the income generated through the parking charges.
- 16 The following table outlines the project's capital requirements:

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2024 £000's	FORECAST					
			2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	2028 on £000's	
LAND (1)								
CONSTRUCTION (3)								
FURN & EQPT (5)								
INTERNAL DESIGN FEES (6)								
OTHER FEES / COSTS (7)								
TOTALS	0	0	0	0	0	0	0	0
Authority to Spend required for this Approval								
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2024 £000's	FORECAST					
			2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	2028 on £000's	
LAND (1)	0							
CONSTRUCTION (3)	1237.8		41.8	299.0	299.0	299.0	299.0	299.0
FURN & EQPT (5)	590.7		192.3	99.6	99.6	99.6	99.6	99.6
INTERNAL DESIGN FEES (6)	95.0		11.0	21.0	21.0	21.0	21.0	21.0
OTHER FEES / COSTS (7)	0.0							
TOTALS	1923.5	0.0	245.1	419.6	419.6	419.6	419.6	419.6
Total overall Funding (As per latest Capital Programme)								
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2024 £000's	FORECAST					
			2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	2028 on £000's	
Departmental Borrowing	1923.5		245.1	419.6	419.6	419.6	419.6	419.6
Total Funding	1923.5	0.0	245.1	419.6	419.6	419.6	419.6	419.6
<b>Balance / Shortfall =</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Revenue effects table:

17 The table below shows the full-year revenue effect once established.

18 It includes the pru-borrowing ranging from £58k in the first year to a cost of £179k a year in years 5 to 10. There will be an annual cost of £89k per year for years 15 to 30.

19 The other revenue costs include running and maintaining the ticket machines, the costs of paper for printed tickets and costs of the ongoing maintenance, repair and replacement of general car park infrastructure such as signage, fences and line marking.

REVENUE EFFECTS	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	£000's	£000'S	£000'S	£000'S	£000'S	£000'S	£000'S
SUPPLIES & SERVICES	47	192	229	267	304	304	304
EXTERNAL INCOME GENERATED	-56	-710	-710	-710	-710	-710	-710
<b>Net Revenue effect</b>	<b>-9</b>	<b>-518</b>	<b>-481</b>	<b>-443</b>	<b>-406</b>	<b>-406</b>	<b>-406</b>

### What are the key risks and how are they being managed?

20 There is a risk that income won't be as high as projected but, as the estimates for this figure were conservative, this is unlikely and there are no concerns with regards covering ongoing costs for pru-borrowing and essential maintenance of key car park infrastructure.

21 Planning considerations will be taken into account ahead of any developments and planning permission will be sought as required.

### What are the legal implications?

22 This is a Publishable Admin Decision as it is a direct consequence of the key decision D57556.

23 A Parking Places Order will be put place for the sites in line with statutory provision and guidance.

## **Options, timescales and measuring success**

### **What other options were considered?**

- 24 Consideration was given to the option of not investing in the car parks, but allowing their continued decline due to lack of investment was considered a health and safety risk and, in some locations, has implications for compliance with the Disability Discrimination Act.
- 25 Charging was determined to be the only viable option for funding essential car park works and sustaining funding for maintenance in the medium to long term.

### **How will success be measured?**

- 26 Car parks at the 5 parks will be improved for all users.

### **What is the timetable and who will be responsible for implementation?**

- 27 Parking bay markings (where the current surface allows), parking ticket machines and signage will be installed from December 2024 ahead of the planned introduction of parking charges in early 2025.
- 28 A programme of car park improvement works will commence from that point, subject to planning permission, starting with the car parks where there are most issues (e.g. with pot holes, dangerous parking etc).
- 29 Where major works are required, some car parks will have to be closed, which will cause some disruption, so it is important that the works are staggered to minimise inconvenience to park, and nearby road users. As a result, the programme will run for 5 years with the completion of the capital works programmed for 2028.
- 30 The Chief Officer, Climate, Energy and Green Spaces will be responsible for implementation.

## **Appendices**

- None.

## **Background papers**

- Report approving the introduction of car parking charges at Golden Acre Park, Middleton Park Bike Hub, Otley Chevin Forest Park, Roundhay Park and Temple Newsam and related EDCI screening (Decision number: D57556): [Council and democracy \(leeds.gov.uk\)](https://leeds.gov.uk/council-and-democracy)
- Leeds car park charges objection report (Decision number: D57791): [Council and democracy](https://leeds.gov.uk/council-and-democracy)