

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No.

meeting date: 13 March 2011
title: DUNSOP BRIDGE CAR PARK – UPDATE
submitted by: JOHN C HEAP, DIRECTOR OF COMMUNITY SERVICES
Principal author: TERRY LONGDEN

1. PURPOSE

1.1 To update members on the progress in establishing the pay and display car park at Dunsop Bridge.

1.2 Relevance to the Council's ambitions and priorities:

- Mission Statement & Vision shared by the local Strategic Partnership
 - An area with an exceptional environment and quality of life for all sustained by vital and vibrant market towns and villages acting as thriving service centres meeting the needs of residents, businesses and visitors.
- Council Ambitions
 - To be a well managed Council providing efficient services based on identified customer needs.
 - To protect and enhance the existing environmental quality of our area
- Council Objectives.
 - To conserve our countryside, the natural beauty of the area and enhance our built environment.
- Citizens Charter
 - We will carry out the enforcement of our pay and display car parks
- Council Priorities 2011/12
 - None

2. BACKGROUND

2.1 The November meeting of this committee reaffirmed the previous decision to enter into a new lease for the car park at Dunsop Bridge, subject to appropriate lease terms. An earlier decision to introduce charging for parking on the car park by way of pay and display at a date to be approved following the completion of the lease agreement is also valid.

3.0 ISSUES

3.1 The surveyors acting on behalf of the Duchy estate have instructed the estate's solicitors to proceed with the formation of a 20 year lease based on previously agreed heads of terms. Some progress towards confirming an acceptable lease have been made but the details of the lease are still awaited. It is estimated that the lease should be available for completion in April.

3.2 Whilst the design and limited on-site preparation works for the surfacing of the car park have been undertaken, no further works will be carried out until an acceptable lease has been completed. The necessary quotations for the actual resurfacing, white lining and signage of the car park to bring it to an acceptable standard, and for the provision and installation of the pay and display equipment have all been obtained and can be placed as soon as the lease is completed.

3.4 The effect is that the works will not be finished until May 2012 (dependant upon the lease), with the resultant slippage in the Capital Programme expenditure .

4. RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources
 - The capital funding for the works provided in the current financial year will need to be reported as slippage in order to fund the completion of the works in the forthcoming year (£29,000).
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- Technical, Environmental and Legal
 - If the new lease is not completed the Council will still need to undertake limited further works, (less than £1,000) in order to meet its obligations under the lease that terminated in 2010.
- Political
 - There are no specific political issues arising out of this report.
- Reputation
 - The Council's reputation may be affected if it is unable to complete a new lease for the car park as it will be unable to improve its condition and undertake regular maintenance on it, which has a bearing on the overall appearance of the area.

5. RECOMMENDEDATION

5.1 Members are requested to note this report

JOHN C HEAP
DIRECTOR OF COMMUNITY SERVICES

Background Papers

- Lease dated 23rd March 1989
- File ref 7/24/3 – Dunsop Bridge Car Park
- Report to Community Services Committee 18 May 2010, & resultant Minute No.22
- Report to Community Services Committee 7 September 2010 & resultant Minute No. 256
- Report to Community Services Committee 8 November 2010 & resultant Minute No. 439

For further information please contact Terry Longden on 01200 414523.