

Discussion document on the financially “negative” car parks:

1. Maer Road long stay car park, Exmouth



This is Exmouth’s largest car park with around 300 spaces including large spaces for several coaches and larger motorhomes.

Although still underused, the car park has recently been refurbished and we have already seen use increasing as Exmouth’s visitor numbers swell with good summer weather. We anticipate further increases in visitor numbers and therefore revenue as Exmouth’s visitor offer further improves with the completion of Queens Drive Regeneration phases 2 and 3.

The methodology we used to account for our non-specific costs (and agreed as reasonable at the first TAFF) will apportion relatively large sums to larger car parks such as this one so the bottom line cost of £25,244 should be (a) not as concerning as it would appear at first glance and (b) improving year on year from now on. The car park generated over £22,000 in revenue last year.

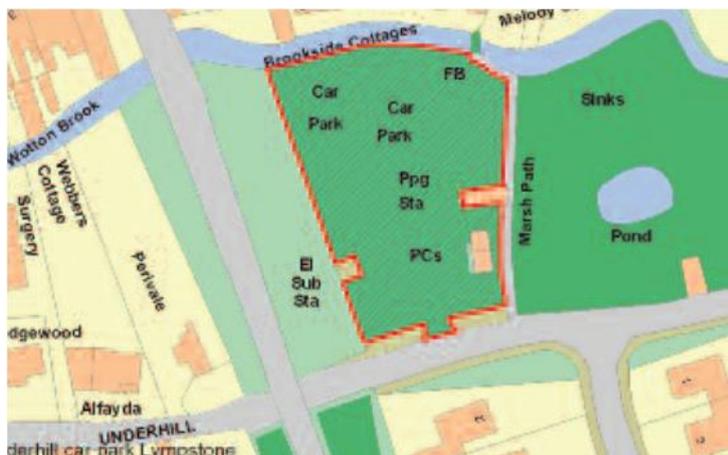
2 Cliff Top long stay car park, Beer



This is another large car park that generated a little over £15,000 last year but again, due to its size, with our “per space” accounting model it carries a large proportion of the services general costs.

The car park is an important facility for visitors wishing to access the Southwest coast path and acts as an important summer overflow car park for the village.

3 Underhill long stay car park Lymstone



This is a busy car park and although pay and display transactions increase significantly during the summer, many of the spaces are occupied by permit holding residents and second-home owners/ Revenue is therefore relatively poor at just over £12,000 last year. The tariff here was increased in April 2019 and although this is currently our only public car here, we are currently exploring the possibility of offering an alternative car park for permit holders.

4 Dolphin Street long stay car park Colyton



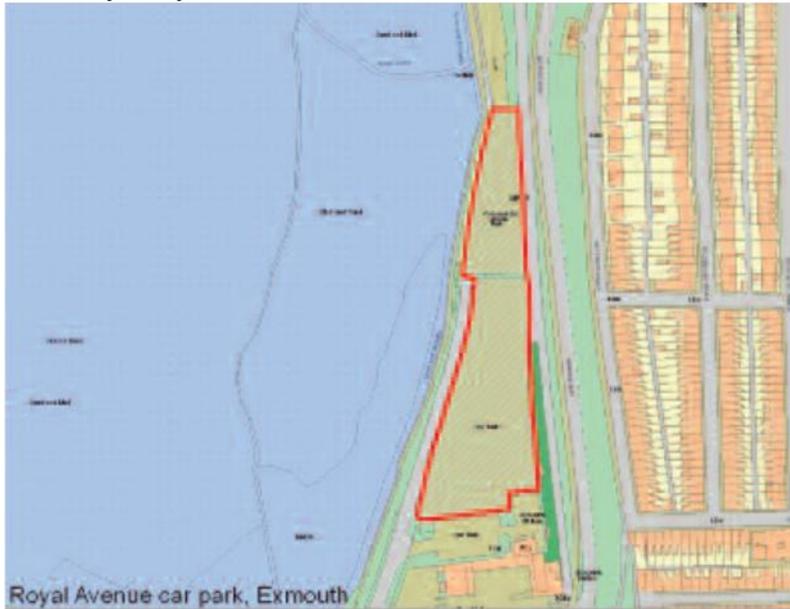
This car park is well used and we consider it to be an important facility for the town helping to reduce on street parking stress and congestion. However it has historically been operated on a very low tariff (40p per hour) that we only increased to £1 per hour in April of this year so last year it produced less than £10,000 gross revenue but that may improve in the coming year.

5 Brook Street long stay car park, Ottery St Mary



This car park is well used by permit holding customers and to a lesser extent by visitors on a pay and display basis. The car park produced just under £5,000 resulting in a small operating loss of just over £1,000 last year.

6 Estuary Lorry Park



The lorry park is currently being used as the main compound for the Exmouth Tidal Defence Works. I will be suggesting that an alternative use for this land could, subject to further consideration by Members (and subject to formal consideration by Development Management Committee in due course) be development of a properly designed motorhome and campervan facility.

7 Seaton Town Hall long stay car park



This small car park is well used, primarily by permit holders. It is conveniently situated for the town centre but its pay and display transaction revenue is very low (less than £2,500 last year). Consideration could be given to making this a short stay car park. This would prevent local workers and residents using permits to park here all day. This in turn would free up spaces for visitors and shoppers which could see a significant upturn in revenue.

1974. The car park has 109 spaces. The current rent is £500 per annum and BSTC are responsible for all repairs and maintenance of the car park, including the boundary hedges and fences. At the moment, the Town Council are holding over on their lease but there is a provision in the lease that it may be determined at any time by either party giving to the other party not less than six months' notice in writing to that effect.

BSTC offer the car park as a free service to its residents. There is no provision in the existing lease to prevent BSTC charging car parking fees. The car park is primarily used by those who work in the town and shoppers.

The title is subject to restrictive covenants limiting use of the land to public car parking. In 2007, Officers identified that there was a potential to create a pay and display car park if the lease to BSTC was not renewed. At the time, concern was raised by both BSTC and Clinton Devon Estates (who benefit from restrictive covenants applicable to the site) as to the legality of EDDC considering the introduction of pay and display to the car park. Subsequently, the Council sought Counsel's opinion on the matter.

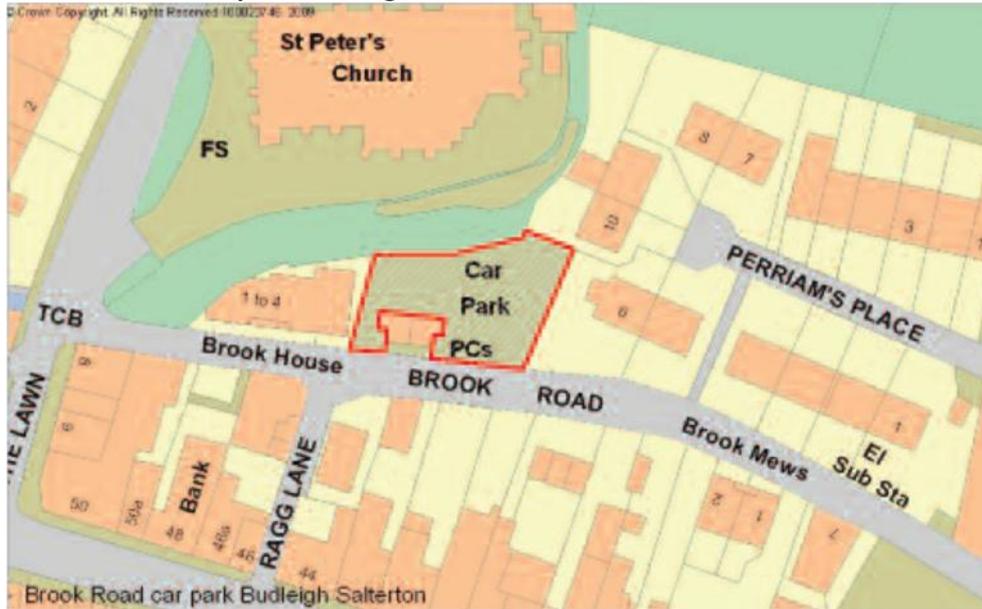
Counsel was of the opinion that EDDC could charge a reasonable sum for the use of the car park by the public and that there was no reason to suppose that standard car parking charges would not be considered reasonable.

The lease to BSTC could be terminated with six months' notice. Under the Landlord & Tenant Act 1954, the Council can refuse to renew a lease under certain circumstances. One reason for being able to refuse a new tenancy is that the Landlord wishes to occupy the premises. Compensation would be payable to BSTC equal to two times the rateable value totalling £11,400.

If the Council were to terminate the lease to use for their own purposes as a pay and display car park, the initial equipment set up costs are estimated at £4,500. The car park, based on the annual revenue returns for the Rolle Mews car park in the town, is estimated to have a revenue producing capacity of between £30,000 and £50,000 per annum.

BSTC have previously requested that the car park be transferred to them at nil consideration".

10 Brook Road car park, Budleigh Salterton



This is a shoppers' car park restricted to two hour maximum stays. There is an opportunity to use pay and display to generate revenue to offset the estimated operating costs which last year were over £5,000.

11 The Green car park, Broadclyst



Again, little has changed here since our 2012 review. At that time we reported the following:

This car park is the only car park owned by the Council in the village. The 0.32 acre site is held by way of freehold interest but is subject to a restrictive covenant, for the benefit of the National Trust, that it shall not be used other than as a public car park and that no buildings are erected on the land. The Parish Council has advised that the 41 spaces are used by visitors to the Victory Hall (owned by the Broadclyst Parish Council) together with patients using the Doctors' surgery and Cyst Caring Day Centre (volunteer staff and car drivers bring/collecting people). In addition, the car park is used by parents taking and collecting young children at the primary and pre-school. The Parish Church has no

parking on site and the car park is therefore used by the congregation. At night, the car park is used by local residents as there is no safe on-road alternative for over-night parking.

The Parish Council estimates that between 150 and 200 cars use the 41 parking spaces weekdays in term time and that between 8.45am and 9.30am it could be filled twice over. At present, in addition to the main car park, there are 7 public spaces in the small National Trust car park which is designated specifically for the village post office/shop and for users of the public toilets. The Parish Council has been working with the National Trust and Devon County Council to look at opportunities for additional car parking spaces at peak school start/finish times, but pedestrian safety issues remain unresolved and these discussions are now on hold.

Although the car park could potentially derive a small revenue income (estimated at £4,961 per annum), at an estimated running cost of £150 per space of £6,150 per annum plus the cost of installing a ticket machine at £4,500, the implementation of pay and display would not provide a net revenue income.

In addition, the Parish Council have looked at the use of the car park in some detail and it is clear that the car park being available for parents picking up and dropping off children at no charge/ without having to spend time buying tickets is of great community benefit in terms of safety for the local residents and the children attending the schools. However, while the Parish Council have put forward a strong case to have the car park remain free of charge, they are not prepared to assist in the running costs. The Parish Council considers that having taken over the maintenance of the public toilets in the village, no further financial burden should be paid for through the precept.

12 School Lane car park, Newton Poppleford



This car park is held by way of the freehold title and offers 33 spaces which are currently provided free of charge. There are various rights of access over the car park. The Parish Council would like the car park to remain free of charge and they advise that it is well used by the Doctor's surgery, Cemetery users, shoppers, the church, school teachers and by night, local residents.

There is no real difference of opinion concerning the importance and value of this car park to the local community. However demand is high and from an asset management point of view, this is potentially a valuable asset that could be effectively managed via a fair and transparent charging regime which could well generate a useful surplus. Alternatively the estimated annual running costs of £4,300 would need to be met from elsewhere.

13 Manor Farm Estate car park, Sidbury



The Manor Estate Yard car park is a small free car park providing 19 parking Spaces. We believe that it serves local residents during the evenings and at weekends and users of the adjacent parish hall and visitors to Sidbury generally during the day.

The estimated running costs of around £2,400 could be met by car park users in the form of permit parking and possibly pay and display. Alternatives might also be available including long term reserved car parking for nearby dwellings with no off street parking space.

14 Jarvis Close car park, Exmouth



This car park is currently managed as a short stay shoppers' car park located at Littleham Cross. It has just 12 spaces and is currently available for use free of charge. The Council is the freehold owner with no abnormal covenants and therefore has potential for alternative uses. However, it may be an important amenity supporting local shopping and therefore the local economy. We estimate its running costs to be a little over £1000 per year and at present we don't appear to be paying business rates on this car park.

15 Blackmore Gardens car park, Sidmouth



This car park is the freehold property of East Devon District Council but has been leased to NHS Property Services on condition that it be maintained for the benefit of users of the library and health centre.

Following complaints about “never being able to find a space” from the health centre’s patients’ group it has become apparent that the car park is not being actively managed and has become a useful free car park for Sidmouth’s residents and commuters.

We have entered into discussions with NHS Property Services staff to ascertain whether they would be interested in working with us to improve this situation. To date no proposals have been forthcoming and we have now opened a dialogue with our property services colleagues about the possibility of reacquiring possession of this car park and managing it on a pay and display tariff with “short stay” restrictions that will maximise the chances of library and health centre users finding a space.