

REPORT TO:	Executive Board
DATE:	6 th July 2022
SUBJECT:	Sutton on Sea Broadway Car Park Surfacing
PURPOSE:	To approve an addition to the Council's Capital Programme to re-surface and line the Broadway Car Park in Sutton on Sea as an Invest to Save bid.
KEY DECISION:	Yes
PORTFOLIO HOLDER:	Councillor Richard Fry (Finance)
REPORT OF:	Adrian Sibley, Deputy Chief Executive for Delivery
REPORT AUTHOR:	Jon Burgess Economic Development Manager
WARD(S) AFFECTED:	Sutton on Sea
EXEMPT REPORT?	No

SUMMARY

This report sets out the request to allocate a budget of £500,000 within the Capital Programme to commission hard surfacing works and new lined bays within the Broadway Car Park at Sutton-on-Sea. The proposed investment will increase off street car parking capacity linked to the increased demand anticipated from the scheduled £6.2m Towns Fund/Council capital investment to redevelop the adjacent Colonnade and Pleasure Gardens, which is due for completion by Easter 2024. It will complement the overall setting of the adjacent uplift in the local built environment, ensure a greater sense of welcome, arrival and civic pride within Sutton-on-Sea and generate an additional revenue return of £60,000 per annum.

RECOMMENDATIONS

That Executive Board recommend to Council that a £500,000 allocation is added to the Capital Programme to commission the installation of new hard surfacing and vehicle bay lining within the Broadway Car Park in Sutton-on-Sea.

REASONS FOR RECOMMENDATIONS

The proposed investment will accommodate an anticipated increase in demand for off-street parking in Sutton-on-Sea linked to the Towns Fund Investment Plan project to redevelop the adjacent Colonnade and Pleasure Gardens area, as well as providing better serviced infrastructure to support local high street businesses.

OTHER OPTIONS CONSIDERED

The Council could decide to do nothing or delay the proposed investment into future years. However, the benefits of progressing the scheme would then not be realised.

1. BACKGROUND

- 1.1 The approved Sutton on Sea Colonnade scheme within the Mablethorpe Town Investment Plan provides £6.2million of new capital funding to deliver:
- A new landmark multi-use building providing café/restaurant, gallery/exhibition space and external viewing decks.
 - New ice cream kiosk, plant room, shower/changing facilities, and public toilets (incl. disabled and Changing Places) adjacent to paddling pool/play area.
 - 16 new modern day let beach huts (year-round operation).
 - Six luxury overnight holiday lodges (seasonally restricted overnight use from 15th March to early November. Day use all year round).
 - Enhanced Pleasure Gardens setting with new planting, enhanced open spaces and additional play/leisure facilities.
 - Up to 21 undercroft spaces overlooking Pleasure Gardens for leisure concessions, pop-up craft/performance areas, storage, and sheltered seating.
- 1.2 The project milestones are currently programmed to mobilise the construction site in November 2022, with completion of all building works and fully operational facilities available by Easter 2024.
- 1.3 The Stage 2 Towns Fund Business Case provides an estimated 75,000 visitors per annum to the new Colonnade facilities, with scope to increase this further through additional bespoke events. This is expected to significantly increase demand for local parking from 2021/22 figures by providing new markets and new reasons for residents and visitors to access local facilities all year round. As such, there is a realistic prospect that during peak periods the current off-street car parking provision in Sutton on Sea will become increasingly insufficient to meet demand without additional investment to increase capacity.
- 1.4 This provides the Council with an appropriate opportunity for the Council to upgrade the current car park off-street car parking provision in Sutton on Sea, through the provision of hard standing, lined bays and better traffic movement within the Broadway car park. It is estimated that the provision of a hard surface and lined bays would increase capacity from approximately 120 spaces to 150 spaces within the main car park. A return on investment would be realised through increased transactions, alongside the opportunity to review the current tariff structure at both Council parking locations within Sutton on Sea to reflect the increased demand anticipated by the new investment.

- 1.5 There is also an opportunity to introduce street charging points and solar power, although these options have not yet been fully explored. Furthermore, there is the opportunity to provide facilities for campavans as part of a wider strategy to promote the area and encourage visitors to use local shops and amenities

2. REPORT

- 2.1 The current Broadway car park is unsurfaced and does not provide any lined bays to regulate or direct off-street car parking. It is anticipated that the current informal layout provides a maximum capacity of 120 spaces. It is the largest town/village centre car park within the Council's current car park portfolio which is unsurfaced. The Council operates one other hard-surfaced car park within Sutton on Sea at Marine Avenue, which provides an additional 25 car parking spaces. Additional on-street car parking within Sutton-on-Sea is available and regulated by Lincolnshire County Council.
- 2.2 The expected level of additional income generated from both the additional number of spaces and the increase in demand is expected to be at least £60,000 per annum. This will allow the capital investment to be repaid over 9 years and create an effective annual revenue budget saving.
- 2.3 The detailed design and cost plan for the new Colonnade buildings and Pleasure Gardens is still being finalised. However, as part of the gardens enhancement it is proposed that any areas of hard standing are kept to a minimum to provide dedicated car parking for the overnight accommodation and a dedicated service bay for associated goods/service vehicles only. As such, the scope to include additional car parking provision in this area is limited and would detract from the ability to maximise leisure/recreational participation and the overall setting of the new Towns Fund investment in this area.
- 2.4 The contracted works will be procured via a construction services framework (such as SCAPE or Pagabo) with client side (ELDC) contract management from within the Assets Directorate.
- 2.5 As part of our commitment towards a carbon reduction agenda, part of project will include the potential supply of Electric Vehicle (EV) charging points and solar car ports. Demand for EV charge points is set to increase with the 2021 Greater Lincolnshire Ultra-Low Emissions Strategy identifying a need to increase current public charge point provision across the district from the existing 47 to 254 by 2025 and to 468 by 2030. EV charge points also have an important role to play in the coast's 'green tourism' offer and there is a need to provide confidence for visitors that there is sufficient charging infrastructure in place for them to use when coming to the area.
- 2.6 Solar car ports could be used to reduce the current carbon footprint of the Council. Costs have been reducing rapidly in this area and they are becoming a more viable option as there is no loss of car parking spaces whilst generating income from the solar array at the same time. The additional power could also be utilised to support the demands at the Colonnade.

- 2.7 There is also the ability to designate spaces for Campavans as part of a wider strategy to encourage visitors to the area and in turn generate further revenue opportunities for the local area.

3. CONCLUSION

- 3.1 It is proposed that the Executive Board recommend to Full Council that a budget of £500,000 is committed within the Council's capital programme for 2022/23 to deliver a new project for Broadway Car Park surfacing works.
- 3.2 The proposed investment will:
- Increase off street car parking capacity and income in Sutton on Sea in future years.
 - Support and complement the scheduled Towns Fund Investment Plan project for the Sutton on Sea Colonnade redevelopment.
 - Ensure a greater sense of arrival, welcome and civic pride in Sutton-on-Sea.
 - Support adjacent high street businesses.

EXPECTED BENEFITS TO THE PARTNERSHIP

The proposed investment will increase car parking income generated within Sutton on Sea, linked to the anticipated increase in demand for off street car parking resulting from the scheduled new investment into the adjacent Pleasure Gardens and Colonnade redevelopment via the Connected Coast Towns Fund Investment Plan for the Mablethorpe Area.

IMPLICATIONS

SOUTH AND EAST LINCOLNSHIRE COUNCILS PARTNERSHIP

These are detailed in section 4.2 above

CORPORATE PRIORITIES

Installation of Changing Places Toilets contributes towards the well-being and equality priorities of the Partnership.

STAFFING

Council officer input will be required to scope, appoint, manage, and monitor the capital works contract on behalf of the client (ELDC). This will require dedicated officer capacity to be assigned from within the Assets directorate and will form part of a wider programme of annually planned works to be delivered by existing finite staff resources within this section.

CONSTITUTIONAL AND LEGAL IMPLICATIONS

None. Capital works to be procured, commissioned, and managed in line with Financial and Contract procedure rules.

DATA PROTECTION

NONE

FINANCIAL

The proposed capital cost for the project is expected to be around £500,000. This would generate an additional revenue income of around £60,000 per annum.

RISK MANAGEMENT

The budget estimate is based on current industry estimates for associated tarmacking works. The construction industry and supply chain are currently experiencing high levels of demand for material and labour and significant rates of inflation which may increase the final contract sum. The final tender price may be subject to further ground investigation works to determine the final scope of works and hard standing materials required. The works do not require planning permission and are relatively simple in terms of required works. The adjacent construction compound which has already been established for the Colonnade development could be utilised for staff welfare and site logistics to reduce project specific overheads.

STAKEHOLDER / CONSULTATION / TIMESCALES

The opportunity to provide a hard standing surface and lined bays on the Broadway Car Park has been discussed with local Ward Members, who are supportive of the proposal. It is considered that the proposal will be well received by local communities within Sutton on Sea ahead of the main works for the new Colonnade scheme being completed. It has also been raised and supported via the Connected Coast Board and subgroup in endorsing the Stage 2 Towns Fund Business Case for the Sutton on Sea Colonnade scheme as providing an important opportunity to enhance the adjacent facilities within the town over the winter season this year.

REPUTATION

The Broadway car park is currently unsurfaced and provides an inefficient layout to maximise parking income during periods of peak demand. Without the proposed investment, there is a risk of increased local congestion and on-street car parking within adjacent residential areas where the demand for off-street car parking during peak periods cannot be met. This may result in an increased risk of adverse public perception that the investment into the Colonnade and Pleasure Gardens is seen as being undermined by a lack of investment in supporting local infrastructure or appropriate maintenance of associated Council assets. The increased capacity to be realised through the resurfacing works would also support residents and visitors accessing the adjacent high street and other local businesses. It would also support a wider sense of arrival, renewal, and civic pride on the back of the confirmed Towns Fund and Council investment into the new Colonnade and Pleasure Gardens.

CONTRACTS

In line with the Council's constitution the capital works will be procured via an existing construction services framework, if available. The procurement and contract management will be delivered in accordance with the Council's financial and contract procedure rules. The works would be scheduled to commence in November 2022 when the loss of associated parking income would be lower, and tariffs revert to the winter rate. This would also ensure that the car park remains available during the summer season throughout 2022.

CRIME AND DISORDER

None

EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

None

HEALTH AND WELL BEING

None

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

These are referred to in sections 2.10 and 2.11 above.

LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER

MISSIONS	
This paper contributes to the follow Missions outlined in the Government's Levelling Up White paper.	
Pride in Place	By 2030, pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.

ACRONYMS

None

APPENDICES
None

BACKGROUND PAPERS
No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.

CHRONOLOGICAL HISTORY OF THIS REPORT
A report on this item has not been previously considered by a Council body.

REPORT APPROVAL	
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Signed off by:	Adrian Sibley Deputy Chief Executive (Programme Delivery) Tel: 01507 613458
Approved for publication:	Cllr Richard Fry

FINANCE PROFORMA

PROFORMA FOR APPROVAL OF THE RELEASE OF RESOURCES

(CAPITAL AND REVENUE BUDGETS)

FROM:

THIS PROFORMA PROVIDES THE FINANCIAL IMPLICATIONS
IN RESPECT OF THE ATTACHED

REPORT:

REPORT DATE:

OPTION 1	£ Year 1 2023/24	£ Year 2 2024/25	£ Year 3 2025/26	£ Year 4 2026/27	£ Year 5 2027/28
Revenue	(£60,000)	(£60,000)	(£60,000)	(£60,000)	(£60,000)
Total Revenue Cost/(Income)	(£60,000)	(£60,000)	(£60,000)	(£60,000)	(£60,000)

Funding required:

Total capital cost £500,000

Revenue (£60,000)
cost/(Income)

Considered by:

Enter committee here

Enter Council or
Cabinet/Executive here

Date:

Financial Services Comments

Risk

Procurement

Value for Money Efficiency