

**Report To:** **STRATEGIC PLANNING AND CAPITAL MONITORING PANEL**

**Date:** 13 March 2017

**Reporting Officer:** Ian Saxon - Assistant Executive Director for Environmental Services

**Subject:** **FORMALISATION & CREATION OF c.500 CAR PARKING SPACES IN AND AROUND T&GICFT (TAMESIDE & GLOSSOP INTEGRATED CARE FOUNDATION TRUST)**

**Report Summary:** This report outlines the proposal to introduce five new car parks in and around the hospital. The Council and Tameside & Glossop Integrated Care Foundation Trust are willing to enter into an agreement to increase the car parking provision in and around the hospital.

The report details the costs and pay-back period and proposes a phased introduction of the new car parks on a programmed basis.

- Recommendations:**
1. Approval be given to the Council's s151 officer to agree the financial arrangements with Tameside & Glossop Integrated Care Foundation Trust and the Executive Director (Place) in formalising all other arrangements with the Trust to ensure that the Council achieves the necessary returns, which will ensure it meets the legal test of delivering value for money, efficient and effective use of resources.
  2. To note the indicative figures within the report, which are still under consideration in respect of sharing the costs and the proceeds of the investment.
  3. Approval be given to the inclusion of £950,000 (£930,380 plus contingencies) in the Council's capital investment programme to enable the construction of the car parks as outlined in the report.

**Links to Community Strategy:** The formalisation and creation of new car parking spaces in and around the Hospital will allow easy access to both Stamford Park and the Hospital, creating a safe environment for people to park their cars. Helping to elevate the existing issues with on street parking in the surrounding residential side streets.

**Policy Implications:** None directly arising from this report

**Financial Implications:** An affordability evaluation has been undertaken to show that the development of five additional sites for car parking both within the Hospital grounds and surrounding area can be constructed for a sum of £930,380 plus £19,620 contingency. Thus an investment of £950,000 is requested. Following the initial investment the scheme would achieve pay back within two years. Potentially generating a net sum of £440,673 a year on year thereafter. It must be noted that these figures are indicative and agreement is still needed with the Hospital Trust regarding the sharing of costs and proceeds of investment.

**(Authorised by the Section 151 Officer)**

Area	Ownership	Proposed No. of Spaces	Cost of Works	Expected income (net)	Life Time Pay Back
Area 1	T&GICF T	28	£71,903	£28,173*	2 ½ Years
Area 2	Shared TMBC / T&GICF T	135	£211,680	£141,640	1 ½ Years
Area 3	Shared TMBC / T&GICF T	42	£148,795	£43,609	3 ½ Years
Area 4	Shared TMBC / T&GICF T	60	£149,950	£62,815	2 ½ Years
Area 5	TMBC	233	£348,052	£164,436	2 Years
<b>Total</b>		<b>498</b>	<b>£930,380</b>	<b>£440,673</b>	<b>2 Years</b>

The approval of capital monies will enable the project to commence.

**Legal Implications:  
(Authorised by the  
Borough Solicitor)**

If requested to do so by the land owner, or if it owns the land, the Council has power under section 32 of the Road Traffic Regulation Act 1984 to introduce off street car parks for the purpose of relieving or preventing the congestion of traffic, and to make orders controlling their use under section 35 of the Act. To introduce the car park it will be necessary to consult with statutory consultees and advertise the Council's intention to make an Order amending the Tameside MBC (Off Street Parking Places) Order 2009. Any representations received must be considered.

If any of the land involved is held as part of Stamford Park, then care needs to be taken to secure that its use for car parking is not in breach of the provisions under which the Council holds the land and suitable accountancy arrangements are put in place. Any risk sharing arrangement must represent value for money for the Council to ensure it meets its statutory duty.

**Governance  
Arrangements:  
(If applicable, the intended  
governance arrangements  
e.g. Key Decision,  
Executive Decision)**

All procurement activities undertaken as a result of this report will be done in accordance with the Council's financial standing orders in line with public procurement regulations.

The Council's in house Engineering Design and Delivery section will carry out the works.


**Risk Management:**

Formal agreements between TMBC and Tameside & Glossop Integrated Care Foundation Trust to construct additional car parks, manage and operate on a day to day basis and details potential income sharing.

Other risks are set out in the report - see section 5

**Access to Information:**

The background papers can be obtained from the author of the report, by Alan Jackson, Head of Environmental Services (Highwas and Transport)

 Telephone: 0161 342 2818

 e-mail: [alan.jackson@tameside.gov.uk](mailto:alan.jackson@tameside.gov.uk)

## **1. INTRODUCTION AND SUMMARY**

- 1.1 The Council is currently looking to further partnership arrangements and this report explores the possibility of TMBC and Tameside & Glossop Integrated Care Foundation Trust (T&GICFT) entering into an agreement to increase car parking capacity in and around the Hospital.
- 1.2 Tameside & Glossop Integrated Care Foundation Trust currently has two main car parks located within the Hospital grounds a large flat level car park accessed via a barrier system and a multi-storey car park accessed via a barrier system via a pay on foot system.
- 1.3 Demand for parking in and around the Hospital has been an issue for many years with demand for spaces far exceeding supply, this has led to historical on street parking issues within the area combined with the expansion of Ashton 6<sup>th</sup> form collage and the redevelopment of Stamford Park.
- 1.4 As a result of this the Council has introduced several residents parking schemes mainly to the north of the hospital, however, the demand for parking in the area is increasing year on year with on street parking now being an issue to the residential streets to the south of Darnton Road.
- 1.5 The proposal has identified five areas for consideration; two of the areas are wholly within the grounds of Hospital, two areas which are on land owned by both TMBC and T&GICFT and one area within land owned wholly by TMBC.
- 1.6 Two of the areas are currently well used by people visiting the Hospital, these are currently unsurfaced and unregulated, the proposals will maximise the available areas and formalise pay and display parking.
- 1.7 The remaining three areas under consideration are currently undeveloped areas which are to be converted to pay and display car parks.
- 1.8 The scheme provides an additional 325 car parking spaces and will deliver the revenue from a total of 500 car parking spaces.

## **2. PROCUREMENT METHOD**

- 2.1 The works are to be designed and delivered in house by Tameside MBC's Environmental Services, Design and Delivery Section.
- 2.2 Estimated prices for the delivery of the car parks has been carried out using current market rates based on the engineering requirements of each location.
- 2.3 A detailed financial summary exercise is included below.

## **3. FINANCIAL SUMMARY**

### **Financial Model**

- 3.1 The estimated costs of developing the car parks are detailed in **Table 1**, below, and plans of the areas and estimates of costs included as **Appendix 1**.

**Table 1 – Estimated Design and Delivery Costs**

Area	Proposed No. of Spaces	Cost of Works
Area 1	28	£71,903
Area 2	135	£211,680
Area 3	42	£148,795
Area 4	60	£149,950
Area 5	233	£348,052
<b>Total</b>	<b>498</b>	<b>£930,380</b>

- 3.5 T&GICFT currently averages £1,000 per parking space per annum within the Hospital grounds. However, this includes income from the large number of pass holders belonging to workers at the Hospital.
- 3.6 TMBC controls the car park off Darnton Road adjacent to the Hospital, the car park currently has 157 parking spaces and generates annual income of £215,000 per year. This can be broken down to a yearly average of £1,370 per space, this figure also does not take into account the sales of monthly passes, of which there have been several over the past year to employees of the hospital.
- 3.7 It has been assumed that the average income per space for the majority of the spaces to be created should be assumed to be in the region of £1,350 per space.
- 3.8 The creation of the new car park within Stamford Park, off Darnton Road, could be deemed to have some seasonality over 3 to 4 months of the year, due to activities within the park. It is anticipated the majority of the income on this car park will be 40% to the Hospital and 60% to the park due to its location. Taking this into account the annual income generated from this car park is expected to be potentially lower than the other car parks proposed and that a figure of £1000 per space be used.
- 3.9 **Table 2**, below, details the potential income per space / per car park.

**Table 2 - Potential Income per Space / per Car Park**

Area	Proposed No. of Spaces	Estimated Income (Based on £1,350)	Est Income (Based on £1,000)	Total Estimated Income
Area 1	28	£37,800		
Area 2	135	£182,250		
Area 3	42	£56,700		
Area 4	60	£81,000		
Area 5	233		£233,000	
<b>Sub Total</b>	<b>498</b>	<b>£357,750</b>	<b>£233,000</b>	
<b>Total</b>	<b>498</b>	<b>-</b>	<b>-</b>	<b>£590,750</b>
Less: allowance for additional costs				<b>£(150,077)</b>
<b>Net additional income</b>				<b>£440,673</b>

3.10 Table 3, below, details the cost versus income and estimated payback.

**Table 3 - Cost versus Income & Estimated Payback.**

Area	Ownership	Proposed No. of Spaces	Cost of Works	Expected income (net)	Life Time Pay Back
Area 1	T&GICFT	28	£71,903	£28,173*	2 ½ Years
Area 2	Shared TMBC / T&GICFT	135	£211,680	£141,640	1 ½ Years
Area 3	Shared TMBC / T&GICFT	42	£148,795	£43,609	3 ½ Years
Area 4	Shared TMBC / T&GICFT	60	£149,950	£62,815	2 ½ Years
Area 5	TMBC	233	£348,052	£164,436	2 Year
<b>Total</b>		<b>498</b>	<b>£930,380</b>	<b>£440,673</b>	<b>2 Years</b>

\* this site will need a risk assessment to determine whether use by existing permit holders would have an impact on the level of new income to be generated.

3.11 Any agreement entered into needs to consider the arrangement for paying back the capital investment required to develop the car parks.

#### **4. AFFORDABILITY/FINANCIAL IMPACT**

4.1 Based on the information provided, it has been confirmed that with the proposed scheme to install all five sites will require an initial investment of £930,380 and that in simple payback terms, the investment would be recouped in just over two years of the initial outlay.

4.2 The Council will provide the initial funding to allow the car parks to come into operation. Agreement will need to be reached with T&GICFT on how the Council's investment should be recovered and over what period.

#### **5. PROGRAMMING WORKS & PROJECT PLANNING**

5.1 A programme of works in the form of an outline project plan has been included as **Appendix 2**.

5.2 This programme will provide a phased approach to the construction and introduction of new car parking, whilst still dealing with all governance (planning applications, traffic regulation orders etc.) in one stage.

5.3 A Project Initiation Document has been completed and an initial Project Team identified to enable the efficient implementation of the project, subject to appropriate approvals.

5.4 This will have two major benefits in terms of restricting construction works to specific sites and thus improving safety and also avoiding a 'flooding' of the number of car parking spaces available.

#### **6. RISK MANAGEMENT**

The main risks associated with the proposal are:

- 6.1 There needs to be a comprehensive legal agreement between TMBC and T&GICFT to enter into an agreement detailing permissions to carry out work on the land, long term maintenance, day to day management of the car parks, details of revenue sharing and a decision on the type of operating system (pay & display or barriers)
- 6.2 There will be a need to submit for formal planning approval on all of the sites for change of use and new development, and subject to this the outcome of this process some of the schemes may vary in size and layout having an impact of the potential numbers of spaces and subsequent revenue generation.
- 6.3 Some ecological considerations will have to be given to the construction of some the options due to their location either within the park or next to neighbouring features, this could impact on the timescales for construction and could require some preliminary works.
- 6.4 Further investigation in to determine if the land involved in held as part of Stamford Park. If this is the case care needs to be taken to secure that its use for car parking is not in breach of the provisions under which the Council holds the land.
- 6.5 That the assumed level of income is not realised. Further reviews will be carried out jointly with T&GICFT as part of due diligence ahead of agreements being entered into.

## **7. RECOMMENDATIONS**

- 7.1 As set out at the front of the report

# APPENDIX 1

## Tameside Hospital Car Parking Strategy

### Brief

Tameside MBC Engineering Design Section have been asked to assess five parcels of land in and around Tameside Hospital off Darnton Road, the five sites are shown on the attached location plan HSS600\_EST\_056\_001.

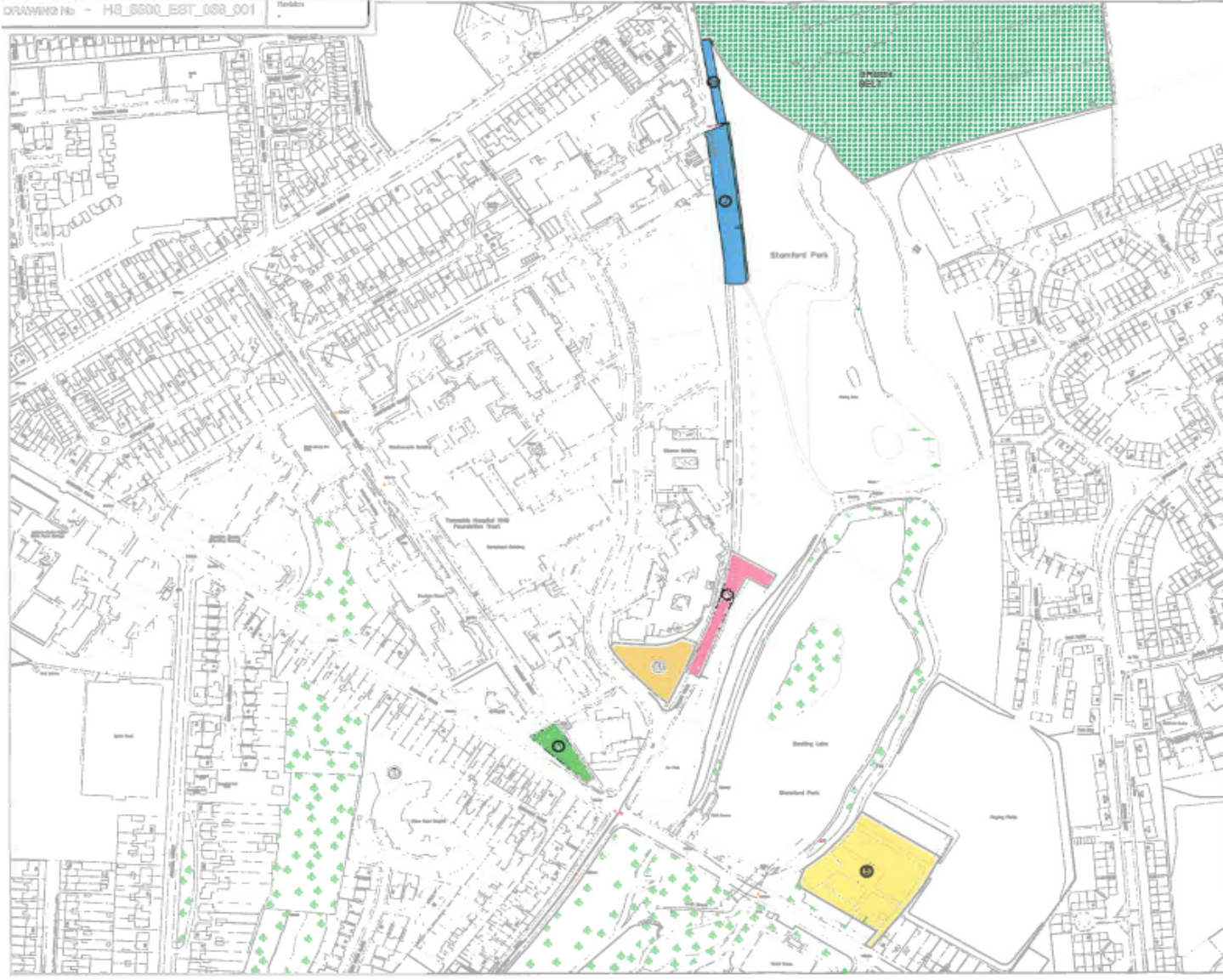
A. Dawson.  
2/9/16.



Area	Proposed No. Of Spaces	Cost of Works	Proposed Income based on £1,350	Life Time Pay Back
Area 1	28	£71,903.00	£37,800.00	2 Years
	33	£26,000.00	£44,550.00	½ Year
Area 2	105	£158,355.00	£141,750.00	1 ½ Years
	135	£211,680.00	£182,250.00	1 ½ Years
Area 3	42	£148,795.00	£56,700.00	3 Years
Area 4	60	£149,950.00	£81,000.00	2 Years
Area 5	233	£348,052.00	£233,000.00#	2 years
Total	498	£930,380.00	£590,750	1 ½ Years

# Income based on £1,000 per space due to seasonal demand.

Figures not used in the final analysis



Ref.	Date	Details	Initials
Revisions			



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Title  
**TAMESIDE HOSPITAL  
 PROPOSED PARKING STRATEGY**

Scale	Drawn	Checked	Scheme ID
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	Date	Date	Drawing Status

**Area 1 –Triangular patch adjacent to Fountain Street**

This area of land is located with the grounds of Tameside Hospital and is accessed off Fountain Street, it is bounded to the south by a wooded margin parallel with Darnton and a footway to the north. The area is currently surfaced with cold planning's and is in good condition falling from Fountain Street towards Darnton Road, it is used as a storage ground area and unofficial car park, it has five lighting columns and a CCTV camera all assumed to be working and supplied via the hospital.

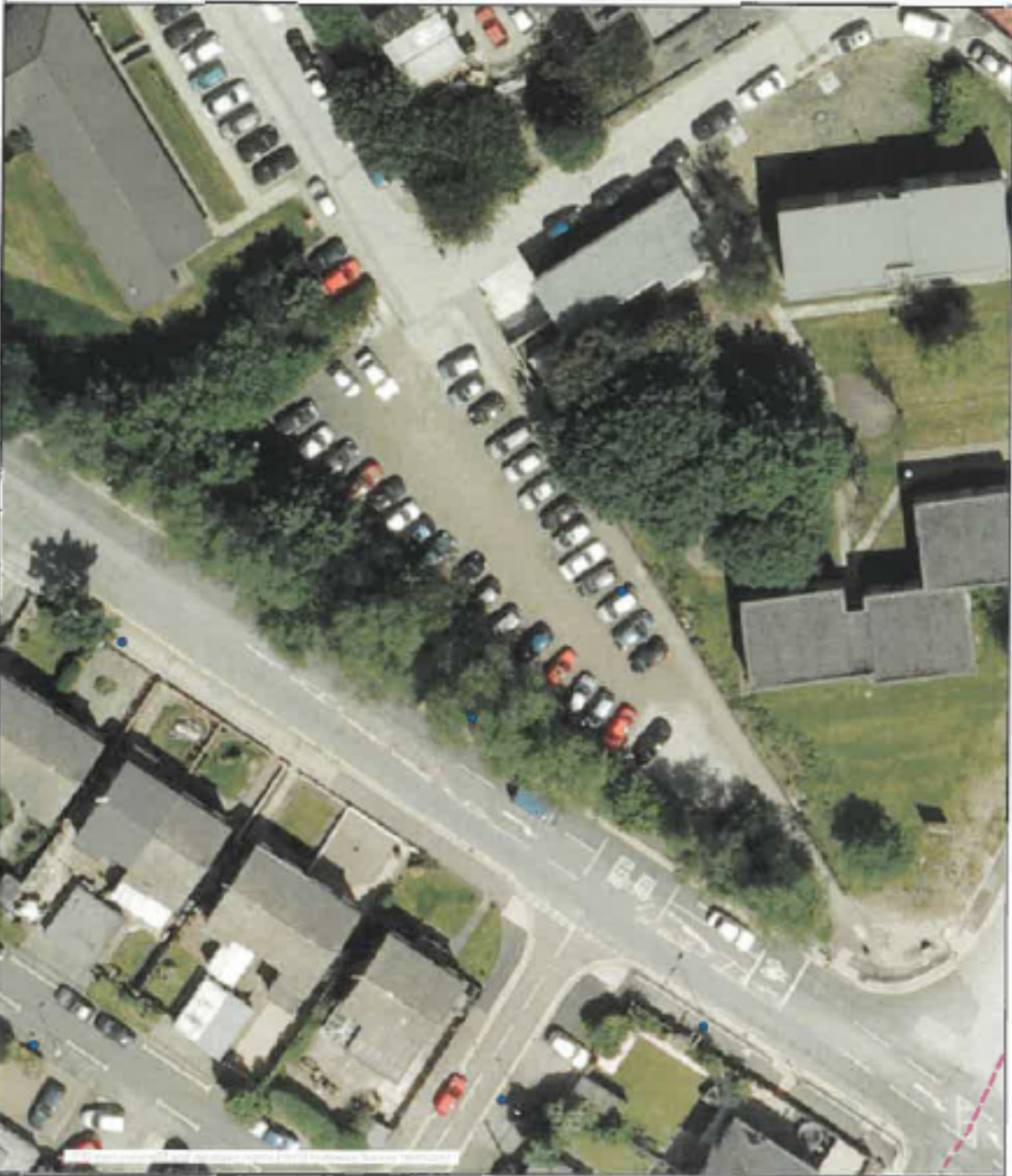
The site is an awkward shape, aerial photographs of the area show that that up to 33 vehicles can park in the area although not to car parking standards, the proposed layout for the area shows that possibly 29 vehicles could park.

There are several options to be considered for this area:

1. Full reconstruction, drainage, kerbing, fencing, surfacing, Pay and Display and lining.
2. Keep the area as a stone finish with new lighting, fencing and Pay and Display.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£71,903.75	28	£37,800	2 years
2	£26,000.00	33	£44,550	½ year

A copy of the proposed lay out is attached HS5500\_EST\_056\_002

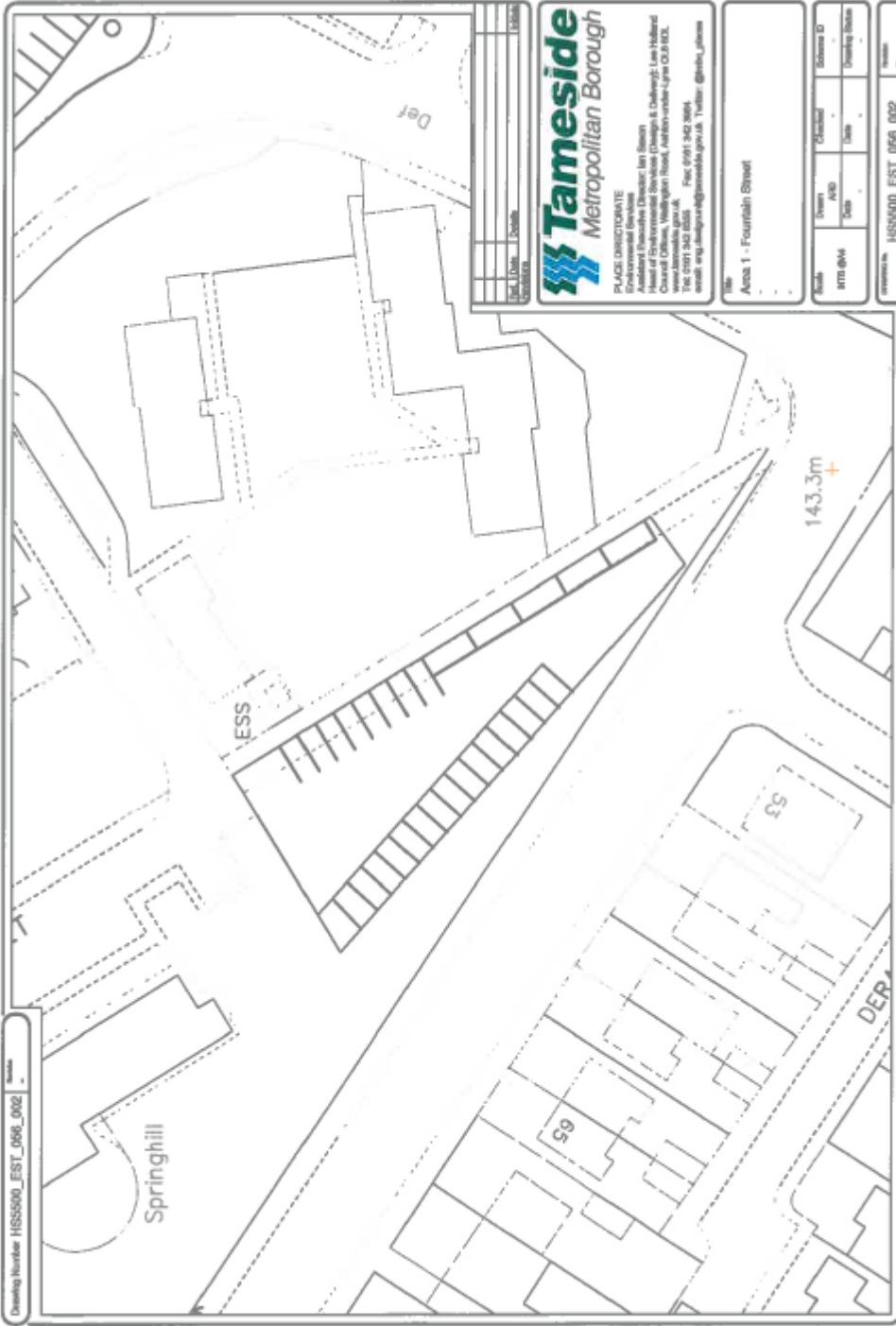


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Scale 1/500 Date 22/9/2016

Centre = 305439 E 366041 N

Drawing Number: HSS5900\_EST\_066\_002



Rev.	Date	Notes	By

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Area 1 - Fountain Street

Scale	Drawn	Checked	Reviewed
1:100			

HSS5900\_EST\_066\_002

**Area 2 – Mellor Road/Mossley Road – this is an extension/formalisation of on street parking**

This area of land is based on parking alongside the old Mellor Road accessed off Mossley Road, it spans land owned by both the Hospital and the TMBC, the old road is surfaced to a point and then is unmade ground. The area is currently well used by people parking for free and it is estimated that there are approximately 65 car parking spaces, an aerial photograph of the area is attached, and the cars park to the east of the road at 90 degrees to the road and parallel to the hospital to the west.

The proposed works will see cars parked at 90 degrees to both side of the road with the car park extended into TMBC Park Land, approximately 10m. The land is covered with self-seeded trees and shrubs and is currently an under used area of the park.

There are several options to be considered for the area, both of which are shown on the attached drawing H55500\_EST\_056\_003.

1. Full Re-construction of the area with drainage, lighting, kerbing, fencing, surfacing and Pay and Display.
2. Full Reconstruction as per option 1 with an extension solely into the park land north of the current parking area, this could gain an additional 30 car parking spaces.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£158,355.00	105	£141,750	1 ½ years
2	£211,680.00	135	£182,250	1 ½ years

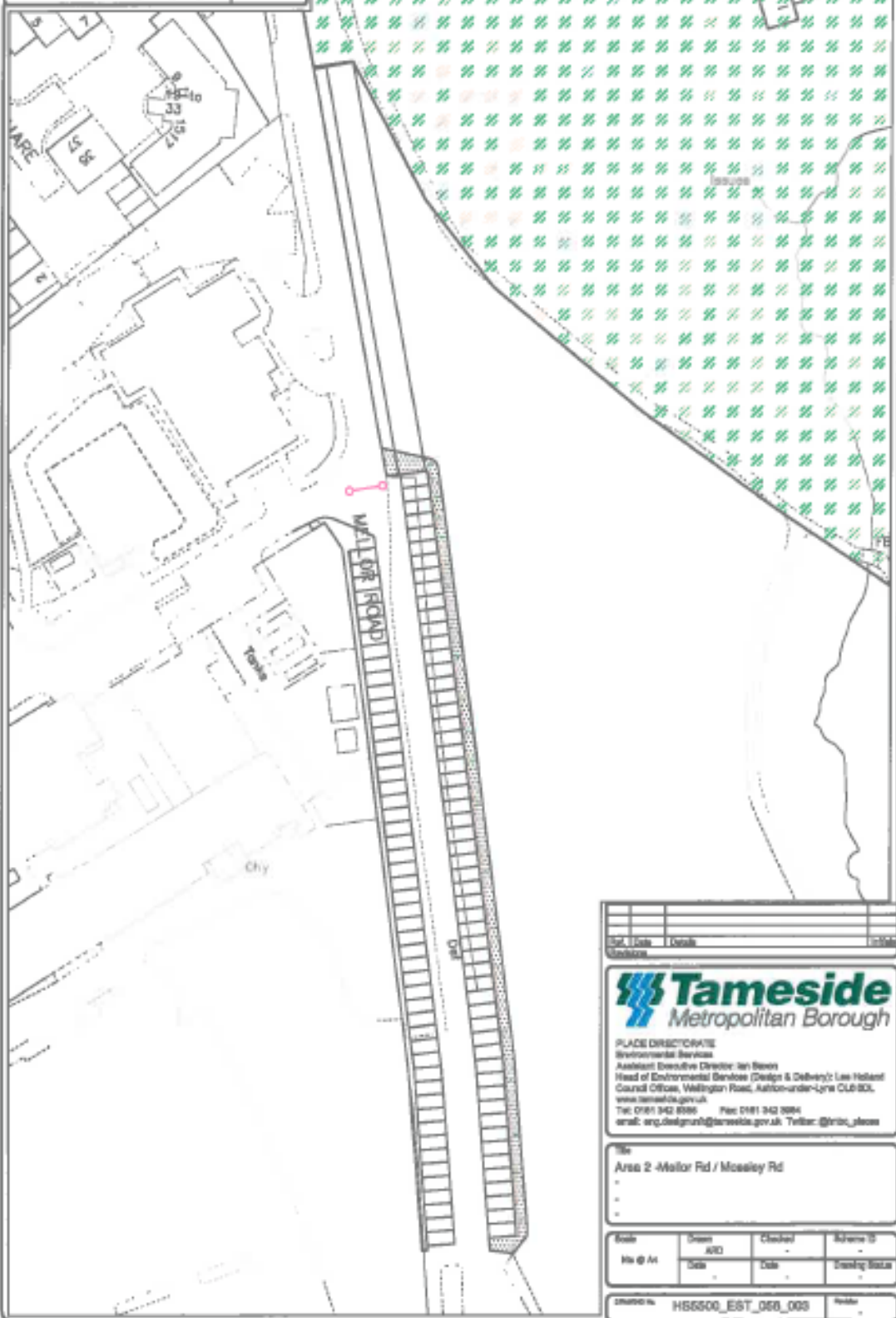


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Scale 1/1250 Date 22/02/2018

Centre = 309548 E 366010 N

Drawing Number H65500\_EST\_060\_000



DATE	DESCRIPTION



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Site:  
Area 2 - Mellor Rd / Mossley Rd

Scale	Drawn	Checked	Approved
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File #	Date	Date	Drawing Status

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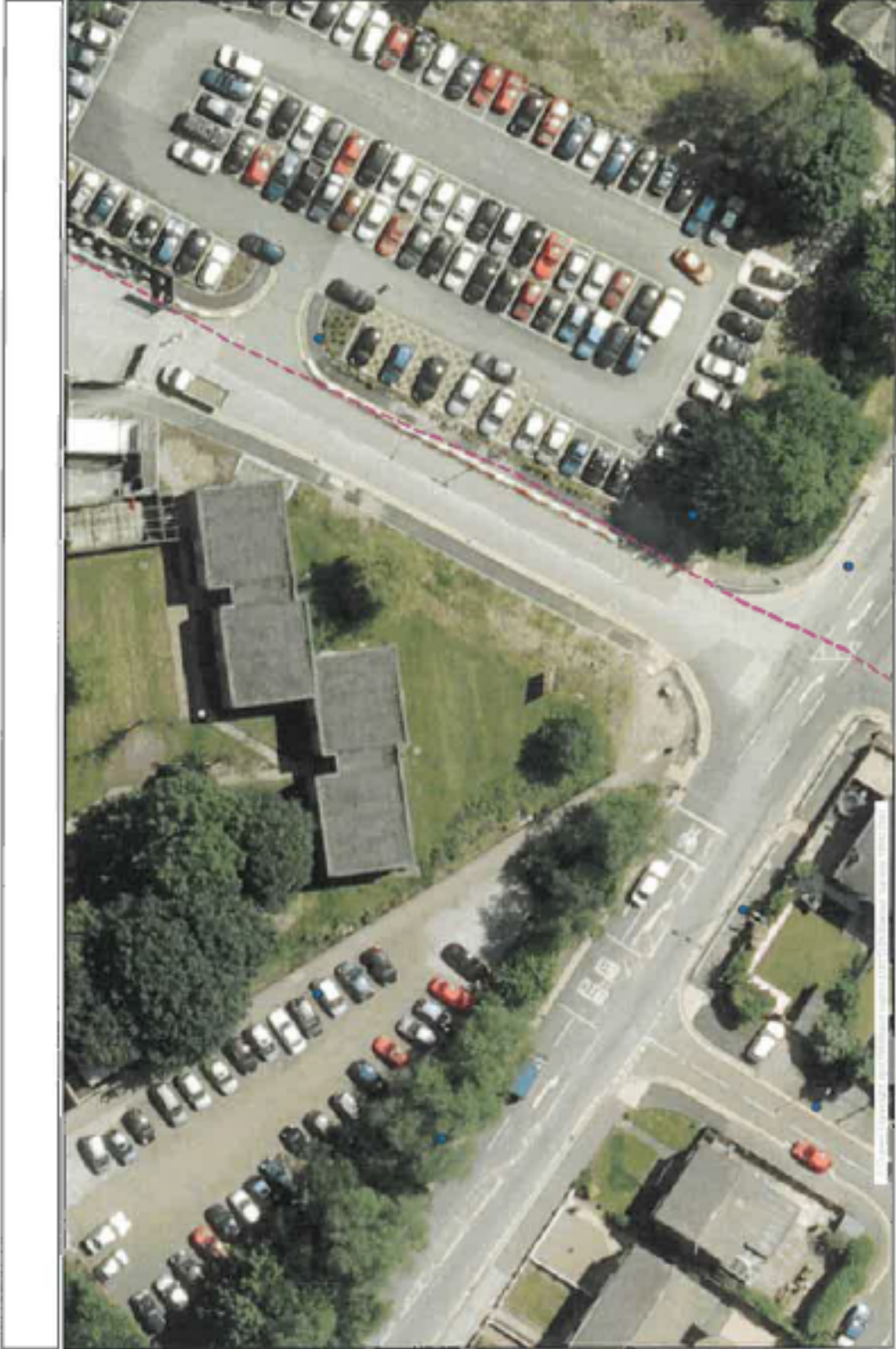
**Area 3 – Mellor Road/Darnton Road – Extension off the existing car park along the old road**

This area of land along the old Mellor Road adjacent to the Hospital and runs parallel with the existing TMBC Pay and Display Car Park, the majority of the land is owned by the Hospital.

There is a long thin section of trees and shrubs that would need to be removed as part of the development all of which are within the councils land, the trees are semi mature and contain numerous Holly and Hawthorn, this would have to be a consideration of replacement planting in the area as part of any planning application, they can be seen on the attached Aerial Photograph.

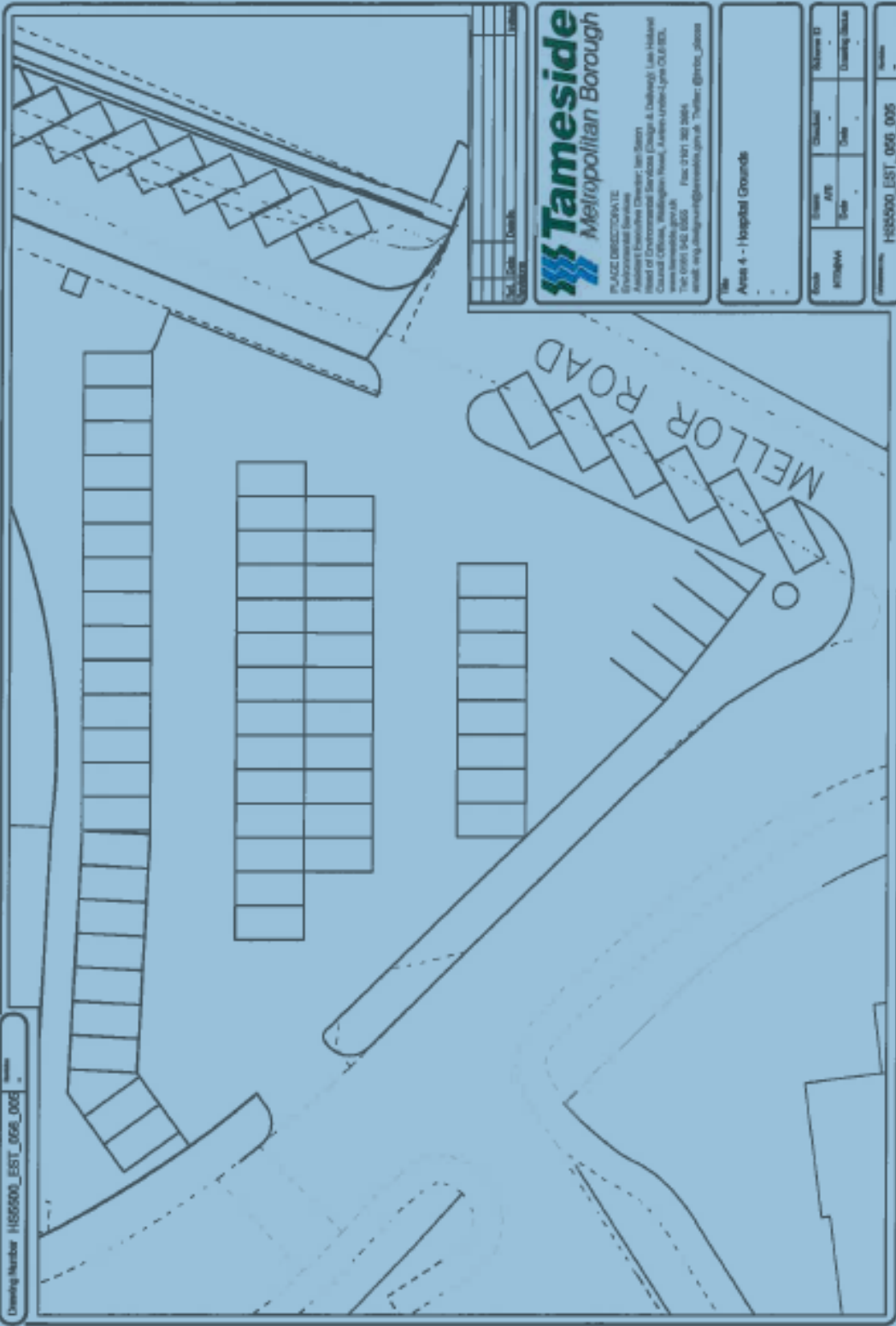
The proposal is to extend the existing car park to the north east and create a new one way access road which will turn back 180 degrees and then run along Mellor Road with Escalon parking to the left hand side and be served by a one way access road, this will then re-join with Mellor Road off the new Hospital access road, as shown of the proposed layout HSS500\_EST\_056\_004.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£148,795	42	£56,700	3 years



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Drawing Number: H56590\_EST\_066\_006



No.	Code	Description	Quantity

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Title: Area 4 - Hospital Grounds

Scale	Drawn	Checked	Reviewed
1:1000			
Date	Date	Date	Date

Drawing Number: H56590\_EST\_066\_006

#### Area 4 – Triangular Patch of land in the Hospital Grounds between Mellor Rd and Access Road

This area of land is owned by the Hospital and is bounded to the north by Hospital buildings, to the east by Mellor Road and to the south west by the new Hospital Access road. The area is currently semi hard paved and is used as a storage area for salt and several steel containers, it has previously been used by contractors at the hospital for site compound and offices.

There is a strange vent pipe adjacent to Mellor Road, however, on inspection of records from the hospital no tanks or infrastructure are shown here, it could have been from an old tank from the site compound. An aerial photograph of the area is shown.

The proposed car park will form a footway to the north of the boundary to allow existing access to remain to the buildings, a new entrance is to be formed off Mellor Road and the Hospital Access Road, as shown on the attached plan HS5500\_EST\_056\_005. The proposals will create an additional 60 car parking spaces.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£149,950	60	£81,000	2 years



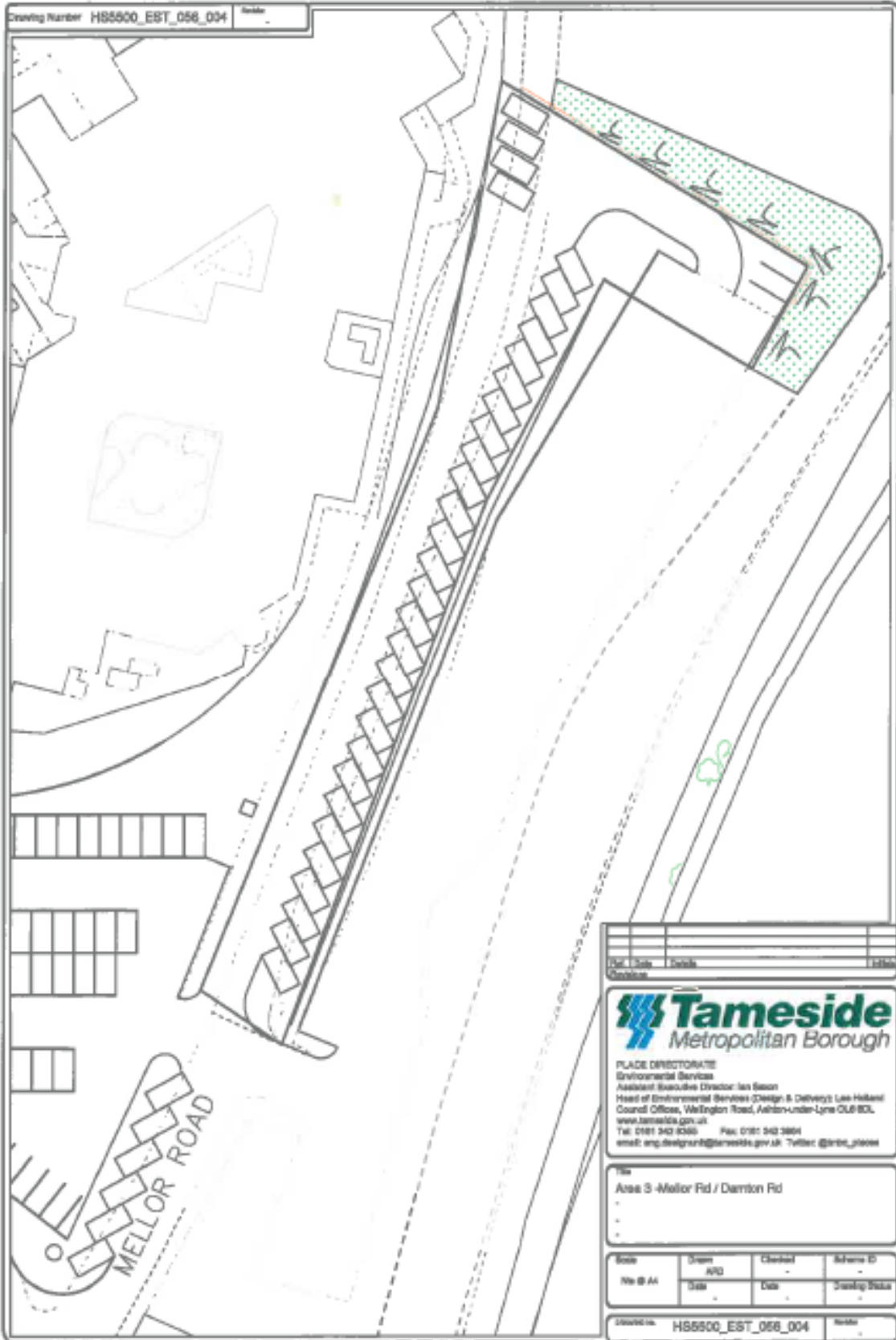
Date 22/02/2016

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Drawing Number HS5500\_EST\_056\_004



Drawn	Checked	Author	
 <p><b>Tameside</b> Metropolitan Borough</p> <p>PLAID DIRECTORATE Environmental Services Assistant Executive Director: Ian Saxon Head of Environmental Services Design &amp; Delivery: Lee Hibbard Council Office, Wellington Road, Ashton-under-Lyne OL6 8DL www.tameside.gov.uk Tel: 0181 342 4040 Fax: 0181 342 3804 email: env.design@tameside.gov.uk Twitter: @tmb_plaid</p>			
<p>Title</p> <p>Area 3 - Mellor Rd / Damton Rd</p>			
Scale	Drawn AND	Checked	Scheme ID
No @ A1	Date	Date	Drawing Status
Drawing No.	HS5500_EST_056_004	Rev	

#### Area 5 – New Car Park off Darnton Road on the Old Café Area

This area of land is accessed off Darnton Road opposite Astley Street and goes up the existing stone track to the football pitches, there is currently an unkempt area of the park with heavy foliage and trees, it also an area of which is often used for antisocial behaviour.

The Land is bounded to the north by the football pitches and to the west by Stamford Park Lake, an access will need to be maintained for TMBC vehicles to access the park. The site falls from North to South and the creation of a new embankment will be required to create a level area for car parking, due to the location within the park and the trees and foliage to be affected a large replacement Landscaping and planting scheme will be required, Willow Wood Hospice have previously been keen to promote a tree for life scheme in the area, this could also be tied in with any works carried out.

Some consideration must also be given to the parks management and upkeep of the area in relation to the recent lottery bid, although it could be argued that the section of the park has not been subject to any lottery funding. Due to the location of this area in relation to the lake some ecological surveys may be considered.

The existing stone access road off Darnton Road will need to be improved to cater for two way traffic and improved site lines, a copy of the proposed layout is shown on H55500\_EST\_056\_006.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,000)	Life Time Pay Back
	£348,052.00	233	233,000	2 years



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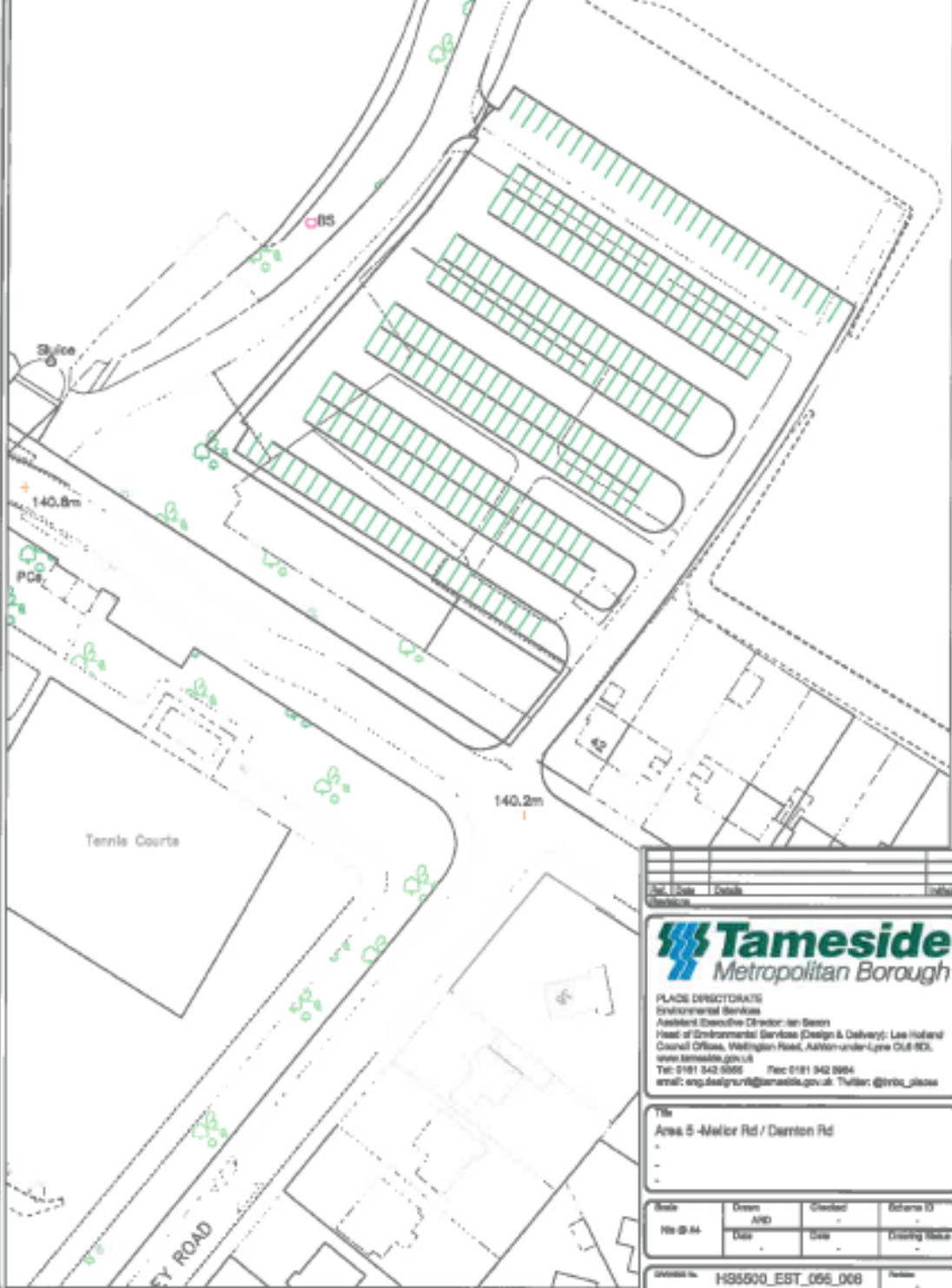
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Date 22/02/2016



Drawing Number: HB5500\_EST\_056\_006

Stamford Park



Rev	Date	By	Check	Notes

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Metropolitan Borough

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Title:  
Area 5 - Melton Rd / Darroton Rd

Scale	Drawn	Checked	Scheme ID
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	Date	Date	Drawing Status
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Drawing No: HB5500\_EST\_056\_006

## APPENDIX 2

### Provisional Project Plan

Below is a provisional Project Plan for discussion by the Project Board and as a working document is subject to change.

The original provisional plan presented to Board indicated a 12 month overall construction period.

Activity	Start date	Completion date	Lead officer	Other parties involved	Inter-dependency	Comments/ notes
Executive Board Report		11/1/17	Ian Saxon			Recommended to support
Strategic Planning & Capital Monitoring Panel	13/1/17		Ian Saxon	SP&*CMP		Seek Approval
Discussions re car parking operations and financial appraisals	19/1/17		Alan Jackson	Trust Staff		
Submission of Planning Application	17/2/17		Steve Oxford			
Detailed Design of car park	17/2/17		Steve Oxford			
Preparation of Public Notice for Off Street Parking Order			Legal Services			
Advertising period (28 days)			Legal Services			
Potential objection report writing			Jody Hawkins / Tracey Johnson			
Meeting to hear objections			Ian Saxon		On approval	The scheme can be approved as reported, withdrawn or amended
Construction work plan			Steve Oxford			
Start of construction			Steve Oxford			
Ordering and delivery of Hardware			Tracey Johnson	External contractor	Manufacturer turnaround time	
Ordering and delivery of software			Tracey Johnson	External contractor	Manufacturer turnaround time	

Ordering lining and producing plans			Steve Oxford			
Erection of signs and posts			Steve Oxford	DSO		Needs to be programmed to guarantee workforce availability
Lining			Steve Oxford	External contractor	Availability of liner	
Second Notice advertised			Legal Services			
Sealing Orders			Legal Services			
Enforcement			NSL			