



Car Parking Working Party 3 July 2023

Working Party Members:

Councillors Bean, Dorey, Johnson, Wright

Terms of Reference/Mandate:

The owner of this document is Box Parish Council

This summary describes the options for the maintenance and operation of the Box Market Place, Box Common, and Box Recreation Ground car parks.

The scope includes two smaller car parks, the first is the disabled car park for two vehicles adjacent to the Pavilion, the second, the original car park for four vehicles located on Box Hill upper common. For completeness, the car park adjacent to the Selwyn Hall has been included in this analysis

The analysis is designed to achieve Value for Money (VfM) on a whole life cost basis, whilst seeking to identify the reputational risks to Box PC.

The Working Party will report back to the Highways Committee.

Provision of Car Parks by Box Parish Council:

The purpose of the Box PC car parks is to provide parking for visitors to Box Parish in order to promote health and wellbeing and encourage income generation for the local business community.

Background:

Box PC operates three car parks in the Parish but only owns two of them (Box Common and Box Recreation Ground). The third (Market Place) is leased from Wiltshire Council. This analysis will also consider two smaller car parks, one adjacent to the Pavilion and the second located on Box Hill upper Common

The current lease for Market Place will expire on April 1st, 2024. In light of this Box PC is reviewing its options for the Market Place car park and the wider implications of the provision of car parks in the Parish.

Locations, dimensions & capacities:

Box Market Place

The Box Market Place car park is at Point A here:

<https://gridreferencefinder.com?gr=ST8266868547|Point s A|1&v=r&labels=1>

Capacity - approximately 24 vehicles

Dimensions - approximately 150 square metres.

Box Hill Common

The Box Hill Common car park is at Point A here:

<https://gridreferencefinder.com?gr=ST8336269185|Point s A|1&v=r&labels=1>

Capacity - approximately 10 vehicles

Dimensions - approximately 50 square metres.

The Box Recreation Ground car park is at Point A here:

<https://gridreferencefinder.com?gr=ST8237768639|Point s A|1&v=r&labels=1>

Capacity - approximately 87 vehicles

Dimensions - approximately 1650 square metres.

Maintenance assumptions:

Current estimate for tarmac resurfacing is £45 per square metre:

<https://www.lcsurfacing.co.uk/tarmac-car-parks/>

Current estimate for restoring/repairing a 1 metre high stone wall is £500 per metre (including labour costs):.

<https://www.homehow.co.uk/costs/garden-wall>

Current estimate for resurfacing with Grade 2 Scalping is £10 per square metres.

Options Analysis:

Box Market Place

The car park is leased by Box PC from Wiltshire Council at an annual recurring cost of £1k. The car park appears to be very busy at most times of the day.

1. Do nothing
 - a. Financial liability - £1k
 - b. Non Domestic Rates NDR - £91per month ?
 - c. Restore boundary wall £5k
 - d. Reputational damage – Low
 - e. Reputational enhancement - High
2. Do maximum – continue the current leasing arrangements and adopt a whole life management approach to maintaining the car park building up a ‘Reserve’ in order to restore the wall and resurface the car park over a ten year lifecycle.
 - a. Financial liability annual recurring cost - £5k
 - b. Non Domestic Rates NDR - £91per month?
 - c. Restore boundary wall £5k
 - d. Reputational damage – Low
 - e. Reputational enhancement – High
3. Do different – Renegotiate lease with Wiltshire to allow Box PC to charge
 - a. Financial liability £?
 - b. Non Domestic Rates NDR - £91per month?
 - c. Restore boundary wall £5k
 - d. Reputational damage – Low
 - e. Reputational enhancement - High
4. Do radical – Hand back the Wiltshire Council lease
 - a. Financial liability annual recurring cost – Nil
 - b. Non Domestic Rates NDR - Nil
 - c. Reputational damage – Very High
 - d. Reputational enhancement – Very Low
5. Expression of interest in acquiring the Car Park from Wiltshire Council
6. Charge ‘Peppercorn Rent’ for long stay visitors or residents

Box Recreation Ground

The car park is managed by Box PC and is used by visitors to the Recreation Ground and the associated sport and leisure facilities.

The car park is accessed via Valance Terrace and is busy throughout the day.

1. Do nothing

- a. Financial liability - Nil
 - b. Non Domestic Rates NDR -Included in overall charge
 - c. Reputational damage – Low
 - d. Reputational enhancement - High
2. Do maximum – Adopt a whole life management approach to maintaining the car park building up a ‘Reserve’ in order to restore the wall and resurface the car park over a ten year lifecycle.
 - a. Financial liability annual recurring cost - £20k
 - b. Non Domestic Rates NDR – Included in overall charge
 - c. Reputational damage – Low
 - d. Reputational enhancement - High
 3. Do radical – Invite a car parking charging company to manage the car park in order to generate income for the restoration/repair of the car park.
 - a. Financial liability annual recurring cost - Nil
 - b. Reputational damage – Very High
 - c. Reputational enhancement – Very Low
 4. Sell the Car Park

Box Hill Common

The car park is managed by Box PC and is used by visitors to the Common. It is also used by local residents on a regular basis.

1. Do nothing
 - a. Financial liability - nil
 - b. Reputational damage – Low
 - c. Reputational enhancement - High
2. Do maximum –adopt a whole life management approach to maintaining the car park building up a ‘Reserve’ in order to resurface the car park over a ten year lifecycle.
 - a. Financial liability annual recurring cost - £200
 - b. Reputational damage – Low
 - c. Reputational enhancement - High
3. Do radical - Create a bylaw prohibiting local residents from using the visitors car park
 - a. Financial liability annual recurring cost - Nil
 - b. Reputational damage – Very High
 - c. Reputational enhancement – Very Low

Box Hill Upper Common car park

This small car park is managed by Box PC and is used by local residents

4. Do nothing
 - a. Financial liability - nil
 - b. Reputational damage – Low
 - c. Reputational enhancement - High

5. Do maximum –adopt a whole life management approach to maintaining the car park building up a ‘Reserve’ in order to resurface the car park over a ten year lifecycle.
 - a. Financial liability annual recurring cost - £200
 - b. Reputational damage – Low
 - c. Reputational enhancement - High
6. Do radical - Create a bylaw prohibiting local residents from using the visitors car park
 - a. Financial liability annual recurring cost - Nil
 - b. Reputational damage – Very High
 - c. Reputational enhancement – Very Low

Pavillion Parking

This small two bay disabled car park is used by visitors to the Pavillion.

1. Do nothing
 - a. Financial liability - nil
 - b. Reputational damage – Low
 - c. Reputational enhancement - High
2. Do maximum –adopt a whole life management approach to maintaining the car park building up a ‘Reserve’ in order to resurface the car park over a ten year lifecycle.
 - a. Financial liability annual recurring cost - £200
 - b. Reputational damage – Low
 - c. Reputational enhancement - High
3. Do radical - Create a bylaw prohibiting local residents from using the visitors car park
 - a. Financial liability annual recurring cost - Nil
 - b. Reputational damage – Very High
 - c. Reputational enhancement – Very Low