

Information requested on the provision of new / additional car parking spaces

Dear Mr Fox,

I write to you to provide commentary on behalf of the Seafront Traders Association on the above submission made by SBC which was published on the SBC website 16th June 17.

“The proposals for the demolition and reconstruction of the library car park in Victoria Avenue to provide 334 spaces in a modern multi-storey structure equating to approximately £16.5k/space.”

The above is taken from the construction costs section of document 12. The total cost of building this multi storey car park based on SBC's figures is approx £5.5mn.

Southend council has applied in recent weeks for planning permission to build this car park. It should be noted that this car park is located far to the north of the SCAAP area and to the north of the High Street. It also should be noted that the council's CPS has identified a surplus of parking capacity in the north of the SCAAP area, and a shortage in the South near the seafront. The CPS goes on to suggest that it may be necessary to address this imbalance by moving capacity to the south.

It would appear that SBC is happy to ignore the results of its own CPS study when it suits, maybe SBC also has doubts over the findings of its own report??

“Financing the capital investment and the operational and maintenance costs requires an income. Optimising parking and fully utilising the existing capacity more is a prime consideration. Seasonal variations and limited use out of peak times and dates will affect income, this would be modelled in the Business Case approach.”

166 of the spaces in the new car park will replace an existing staff car park for SBC officers (Civic centre car park East). Reality is so many of SBC's staff drive to work and park for free due to the subsidised parking arrangement for officers that the likelihood is the majority of the 334 spaces will be used by officers. It is a brand new staff car park. Shoppers will not park here as there are spaces available closer to the shops.

Due to this the income from this car park will be extremely low, with revenue per space virtually non-existent.

Attached is an email from Cheryl Hindle, SBC's car parking manager, dated 23rd May 2017. This shows the annual income from the Civic centre east car park which will now be incorporated into the new multi storey, at a miniscule £960. This equates to only £5.78 per space per annum.

The main seafront car parks in Southend earn between £1000 and £2000 per space per annum.

Document 12 paints a picture of nSBC's position yet the council's actions on the library car park proposal contradict this argument. Document 12 implies seafront car parks only earn revenue on a seasonal basis and SBC have argued there is no economic or business case to build more parking spaces near the seafront. Yet they are happy to spend £5.5mn on a new car park in the north of the town that will not earn any significant income whatsoever.

Subsidised free staff parking encourages use of the car as opposed to sustainable travel options. By subsidising staff car parking SBC is making a mockery of its sustainable transport policies.

The council expects visitors, residents and shoppers to come into the SCAAP area by sustainable transport, yet encourage its staff to drive to work? Again SBC is using arguments and policy to suit its own needs when it sees fit.

From: Cheryl Hindle <CherylHindle@southend.gov.uk>
Date: 23 May 2017 at 11:34:36 BST
To: "Paul Thompson" <paul456thompson@btinternet.com>
Subject: figures

Hi Paul

Income for financial year 2016/17

Civic East (weekend only) £960.80

This is gross income

Hope this helps

Kind regards

Cheryl

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Southend-on-Sea Borough Council Creating a Better Southend

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