

---

Cabinet Member for Jobs, Regeneration and Climate Change

15 June, 2023

**Name of Cabinet Member:**

Councillor J O'Boyle

**Director Approving Submission of the report:**

Director of Transportation and Highways

**Ward(s) affected:**

St Michael's

**Title:**

The Proposed Demolition of New Union St Multi Storey Car Park and Construction of a Surface Car Park on the Site

---

**Is this a key decision?**

No

---

**Executive Summary:**

In January 2017, Cabinet approved a report to construct a new multi-storey car park (MSCP) in Salt Lane. The report included a second phase of work to explore the possible redevelopment of the existing New Union Street and Cheylesmore car parks. This work was halted due to uncertainty caused by the COVID-19 pandemic which also resulted in demand for parking to plummet. This in turn led to the decommissioning of five car parks in 2021, including New Union Street and Cheylesmore car parks. Since then, two more car parks have closed, and the Station MSCP has opened. Overall, there has been a net reduction of 304 off-street parking spaces in the city centre since 2019.

Demand for parking has steadily increased during the past two years although occupancy levels are less than 50% of total capacity on a typical day.

The City Centre South (CCS) redevelopment, which is due to start in 2023/24, will result in the closure of Barracks and City Arcade car parks and the loss of 691 parking spaces. Inevitably, this means that users of the car parks will be displaced to other facilities. Although some displacement can be met through existing provision, there is potential that demand for parking will outstrip supply during peak periods. To ease the pressure, it is proposed that the former New Union Street MSCP is demolished, and a temporary surface car park is constructed on the site which would include circa 150 spaces.

This report is seeking approval to progress with the demolition of the former New Union St car park structure and to construct a new car park on the site. Subsequently, the Council will consider how to operate the new facility.

**Recommendations:**

The Cabinet Member for Jobs, Regeneration and Climate Change is recommended to:

1. Approve the demolition of the former New Union Street multi-storey car park and the construction of a temporary surface car park on the site.
2. Approve that the scheme is added to the 2023/2024 capital programme and approve funding of £971k using available capital receipts to deliver it.

**List of Appendices included:**

None

**Background papers:**

None

**Other useful documents:**

None

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel, or other body?**

No

**Will this report go to Council?**

No

**Report title:**

The Proposed Demolition of New Union St Multi Storey Car Park and Construction of a Surface Car Park on the Site

**1. Context (or background)**

- 1.1 In January 2017, Cabinet approved a report to construct a new multi-storey car park in Salt Lane which opened to the public in October 2019. The Cabinet report included a second phase of work to explore the possible redevelopment of the existing New Union Street and Cheylesmore car parks. However, this was deferred due to the pandemic.

During COVID-19 demand for city centre parking plummeted and a review of the car park estate showed that the Council had a large surplus of parking spaces which was financially unsustainable. Subsequently, the Cabinet Member for City Services approved the decommissioning and closure of five car parks which were underused or earmarked for other uses, which included New Union Street MSCP and Cheylesmore surface car parks. These two car parks are next to each other on the same site which is close to junction five of the ring road.

An intrusive structural and conditions survey of the New Union Street MSCP car park was carried out in 2018 when it was found that a significant level of capital investment of circa £1million would be needed to upgrade and improve the car park to modern day standards. The figure is likely to have increased significantly since then.

- 1.2 Two more city centre car parks having a total of 299 spaces closed in 2022, and the Station MSCP which includes 638 spaces, was opened. Ultimately there has been a net reduction of 304 city centre parking spaces since 2019.
- 1.3 The City Centre South development is due to start in 2023/24. The scheme is the Council's key regeneration priority for the city. It includes the closure of Barracks and City Arcade car parks, and the removal of a further 691 parking spaces which will increase the net reduction of city centre parking spaces since 2019, to 995 spaces.

There is a risk that demand for parking will exceed supply due to the CCS development and so it is proposed that the New Union Street multi-storey car park is demolished, and a surface car park is constructed on the site to ease the pressure on city centre parking.

- 1.4 The new car park will include about 150 parking spaces. Officers, in conjunction with the Cabinet Member for City Services, will consider the options on how to operate the new facility as part of a wider review of parking provision. If required, the outcome of this will be the subject of a further report to the Cabinet Member for City Services in due course.

**2. Options considered and recommended proposal****Option 1 - Do nothing – Not recommended**

The site of the former car parks would remain redundant, dilapidated and undeveloped pending future redevelopment opportunities.

**Option 2 – Re-open and refurbish New Union St and Cheylesmore car parks – Not recommended**

Both New Union Street and Cheylesmore car parks are out-dated and need a significant amount of repair work. They will continue to deteriorate over time without investment. An intrusive structural and conditions survey of New Union Street MSCP car park was completed in 2018. It showed that a significant level of capital investment of circa £1million

is needed to upgrade and improve the car parks to modern day standards, including the provision of a lift to enable customers with limited mobility to access the upper levels. Suffice to say, the quality of the two car parks is sub-standard and not conducive to the surrounding area, the aspirations for a vibrant local economy, or as a 'car park of choice' for potential customers.

**Option 3 – Demolish the existing New Union St car park and construct a temporary surface car park on the site pending a review of the city centre parking strategy Recommended**

The site is a key corridor to the city centre and an ideal location for other uses, but opportunities are being stymied by the redundant multi-storey car park structure. Even so, any future re-purposing of the site will inevitably result in the demolition of the structure and so it is proposed that the demolition work is accelerated, and a new surface car park be constructed on the site to ease the expected pressure on car park parking brought about by the City Centre South development and the closure of nearby Barracks and City Arcade car parks.

**3. Results of consultation undertaken**

During June – July 2020, the Council undertook a public consultation exercise on the City Centre South scheme and the potential closure of the city centre car parks. Most of the respondents agreed with the Council's vision for the scheme. There hasn't been a public consultation regarding the proposed redevelopment of the land currently occupied by New Union Street and Cheylesmore car parks.

The Cabinet Member for City Services has been fully briefed on this issue and has been invited to attend this meeting.

**4. Timetable for implementing this decision**

Subject to the approval of the recommendations contained within this report, the aim is to award the contract for the demolition of the former New Union St multi-storey car park to the preferred contractor during Spring 2023. Thereafter, a contractor will be appointed to undertake the construction of the new car park with the aim of completing it during Winter 2023.

**5. Comments from Interim Chief Executive (Chief Operating Officer) (Section 151 Officer) and Chief Legal Officer**

**5.1 Financial implications**

All car park operators, including the Council, must run their car parks as commercial operations for them to be workable.

The estimated cost of the demolition of the former New Union St multi-storey car park, together with any incidentals and contingency sum, is £796k, whilst the estimated cost of the construction of the temporary car park on the site is £175k. Therefore, the total expenditure for the scheme is estimated to be £971k.

Subject to approval of this report, the funding needed to complete the scheme will be met using available corporate financial resources in the form of capital receipts from the Cox St car park land disposal.

Based on 150 parking spaces, it is estimated that the new surface car park would generate an annual gross income of circa £120k.

## 5.2 Legal implications

Under sections 32 to 35 and 46A of The Road Traffic Regulation Act 1984 the Council has powers to enable it to provide off-street parking places. The Council can choose to use its land as a car park or can choose to stop doing so. It can also choose whether to regulate the use of that car park through an Off-Street Parking Order which gives the Council charging and enforcement powers. Pursuant to the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996, the introduction of such parking controls is subject to a statutory notice/objection process and consideration of any objections received. Any variation to the existing Off Street Parking Places Order (currently 2005 (as amended)) requires a minimum 21 days' public notice before bringing the changes into effect.

Any objections will be considered at a public meeting chaired by the Cabinet Member for City Services. The outcome of that meeting will decide whether the proposals are implemented as proposed, revised or abandoned.

Any procurement exercises required to secure contractors for the car park demolition and construction works referred to in this report will be undertaken in accordance with the requirements of the Public Contract Regulations 2015 and the Council's Rules for Contract.

## 6 Other implications

### 6.1 How will this contribute to the Council's Plan([www.coventry.gov.uk/councilplan/](http://www.coventry.gov.uk/councilplan/))?

- a. A prosperous Coventry – The review of car parking provision will help to ensure that the demand for parking within Coventry is managed effectively with a sustainable and regular turnover of spaces to support and develop the local economy and regenerate the city centre.
- b. Making Coventry an attractive and enjoyable place to be – In line with the aims of the city centre car parking strategy, the proposed demolition of the former car park structure and the construction of a new temporary car park on the site will ensure that parking within the city centre is accessible and caters for all users and activities.
- c. Making places and services easily accessible to Coventry People – The construction of the temporary car park will help to ensure there is a sustainable provision of parking and that residents, commuters and visitors are able to access services and places within the city.

### 6.2 How is risk being managed?

The availability of parking is important in supporting the economic vitality of the city centre. Achieving the right balance between the amount of parking and the demand for it is a difficult challenge to get right as there are many factors involved. Officers will conduct regular monthly monitoring and reviews of car park usage and occupancy data to identify the impacts that the proposed changes are having.

The risks associated with the proposed demolition will be managed by appointed specialist contractors who will work in accordance with the relevant Code of Practice, Health and Safety Executive Guidelines and all applicable legislation.

### 6.3 What is the impact on the organisation?

None

#### **6.4 Equalities / EIA**

The proposed construction of a new surface car park will result in the creation of circa fifteen additional disabled parking spaces which are free to use by Blue Badge holders. Blue Badge holders can also park for free in other Council operated car parks and in designated marked bays on-street within the city centre.

It is proposed that the new surface car park in New Union Street will operate as a long stay car park on the same tariff structure as other long stay car parks. This will ensure there is no detrimental financial impact to customers arising from the opening of the facility.

#### **6.5 Implications for (or impact on) the environment**

None

#### **6.6 Implications for partner organisations?**

No specific implications have been identified at this stage.

**Report author(s):****Name and job title:**

Paul Bowman  
Team Manager (Parking Services)

**Service:**

Transportation and Highways

**Tel and email contact:**

Tel: 024 76972200

Email: [Paul.bowman@coventry.gov.uk](mailto:Paul.bowman@coventry.gov.uk)

Enquiries should be directed to the above person.

<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Suzanne Bennett	Governance Services Officer	Law and Governance	24 May 2023	24 May 2023
<b>Names of approvers for submission: (Officers and Members)</b>				
Emma Kirby	Place Team Leader, Legal Services	Law and Governance	24 May 2023	24 May 2023
Tina Pinks	Finance Manager	Finance	20 April 2023	21 April 2023
Colin Knight	Director of Transportation and Highways	Transportation and Highways	20 April 2023	25 April 2023
Richard Moon	Director of Property Services and Development	Property Services and Development	20 April 2023	24 April 2023
Councillor J O'Boyle	Cabinet Member for Jobs, Regeneration and Climate Change	-	5 June 2023	5 June 2023

This report is published on the council's website: [www.coventry.gov.uk/councilmeetings](http://www.coventry.gov.uk/councilmeetings)