

**Agenda Item No:**

**Report to:** Charity Committee

**Date of Meeting:** 2 July 2012

**Report Title:** Foreshore Trust Car Parks

**Report By:** Virginia Gilbert  
Head of Amenities & Leisure

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**Purpose of Report**

To seek agreement to resurfacing and expansion of Pelham Place car park, subject to receipt of satisfactory tenders.

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**Recommendation(s)**

- 1. That tenders are sought for resurfacing and expansion of Pelham Place car park.**
- 2. That the results of tendering are reported to your September meeting.**
- 3. That a further report on proposals for Rock a Nore car park and signage be brought to a future meeting.**

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**Reasons for Recommendations**

Pelham Place car park is in need of full resurfacing as the present surface has been in place well beyond its expected life and patch repairs are no longer practical.

The seafront car parks, Pelham Place and Rock a Nore, are the primary source of the Foreshore Trust's income. Preliminary designs for increasing the number of spaces at Pelham Place have been produced. The Charity Committee is asked to consider whether it is sensible to construct additional spaces at the same time as resurfacing Pelham Place, to contain disruption and to maximise income.

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## Introduction

1. The two seafront car parks at Rock a Nore and Pelham Place provide the Foreshore Trust with over 80% of its annual income. The opening of the Jerwood Gallery, the Hastings to Bexhill seafront cycle route, the new seafront play area at Pelham and other plans for activities are expected to increase the demand for parking at or near the seafront. The construction at the Stade has resulted in the loss of 59 spaces with the closure of the Fishmarket car park.
2. Officers are investigating a number of options for both car parks, including new surfacing, creation of additional spaces, replacing pay and display systems with pay on foot, and interactive signage showing available spaces to be located along the A259.
3. At this stage, the options for Pelham resurfacing and additional spaces have been sufficiently developed to proceed to public tendering of construction contracts.
4. All cost estimates are provisional subject to the results of tendering.

### Pelham Place

5. The Pelham Place car park surface was constructed 25 years ago and expected to last 15 years. It has performed very well until now but the increasing appearance of potholes indicates that resurfacing is necessary now.
6. The Pelham Place car park will require resurfacing in the near future at an estimated cost of £65,000. A new surface will have a life of 15 to 20 years.
7. Preliminary designs indicate that it would also be possible to add 22 spaces at Pelham Place, subject to consultations and permissions, for a cost of £135,000. A sample layout is attached as Appendix 1. Other configurations, possibly creating additional spaces, are still in development.
8. Pelham Place car park is used reasonably consistently on a year-round basis (60% of annual usage from April to September contrasted to 70% of Rock a Nore usage in the same high season period).
9. 22 additional spaces at the current average annual income per space of £1900 produces £42,000 additional income for a payback on the investment in just over 3 years. Alternatively, considering that income from the extra spaces is generated only on days when the car park is full, a more realistic estimate of additional income might be £10,000-£15,000 initially, growing as the year-round usage of the car park increases.

### Summary and Assessment of Options

10. Resurfacing Pelham Place is considered essential periodic maintenance and should be done.
11. Extending Pelham Place should be considered.

12. Further reports on Pay on Foot systems, intelligent signage and further surfacing of Rock a Nore car park will be brought to the Charity Committee in the autumn.

### **Financial Implications**

13. The Foreshore Trust business plan allocated £205,000 for resurfacing and expansion of Pelham Place car park in 2013-14. This allocation is included in the 5 year forward plan and can be brought forward into 2012-13 if works are completed during the current financial year.

### **Recommendations**

14. That tenders are sought for resurfacing and expansion of Pelham Place car park.

15. That the results of tendering are reported to your September meeting.

16. That a further report on proposals for Rock a Nore car park and signage be brought to a future meeting.

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### **Wards Affected**

None

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### **Area(s) Affected**

None

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### **Policy Implications**

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	Yes
Environmental Issues	No
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No

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### **Background Information**

Appendix 1 - current and proposed configurations of Pelham Place car park

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### **Officer to Contact**

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Note.

The appended plans could not be published on the Council's website. Copies may be obtained for Elaine Wood, Principal Committee Administrator, email [ewood@hastings.gov.uk](mailto:ewood@hastings.gov.uk) or tel. 01424 451717.