

<b>CONVENTION AVENUE CAR PARK, PORTSTEWART – LEASE</b>	<b>21 February 2017</b>
<b>CORPORATE POLICY AND RESOURCES COMMITTEE For Decision</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Innovation & Transformation
<b>Outcome</b>	The Council will continuously examine and introduce ways to provide services in a more accessible and efficient ways
<b>Lead Officer</b>	John Richardson
<b>Cost: (If applicable)</b>	Annual Cost £15,500

## **1.0 Background**

The transfer of the Off Street Parking functions from the DRD (now Transport NI) to local councils occurred on the 1<sup>st</sup> of April 2015 by virtue of the Off Street Parking (Functions of District Councils) Act 2015.

Portstewart parking provision is provided by Convention Avenue car park (currently leased for the sum of £14,000 since 2008, from the Convention Society in Portstewart). It was transferred to Council during 2015 process described above. The lease expired on December 31<sup>st</sup> 2016.

### **Existing current parking provision in Portstewart**

Officers have investigated the provision of Convention Avenue car park and can verify (due to occupancy) its necessity to service local & tourism / visitor needs for the Town.

Convention Avenue car park currently has the following allocated spaces:

- 95 x standard parking
- 4 x disabled parking
- 8 x coach parking

See appendix 1 – showing the Convention Avenue car park  
Appendix 2 – shows available off street parking within Portstewart

### **Options – Atlantic Circle**

Council officers have also looked at the only other option within the Portstewart area, Atlantic Circle.

Atlantic Circle currently has spaces for 54 standard cars spaces which are not currently lined and has no coach parking capability or provision.

The extension of Atlantic circle was assessed and budget estimates were calculated for the following:

- Extending the existing carpark by an additional 107 spaces which would accommodate the existing Atlantic Circle allocation and the Convention Avenue allocation. This work would be constructed in a sympathetic manner to replicate the existing layout and costs would be in the region of £160,000.00 with a payback of 10½ years.

See appendix 3

### **Proposal**

Officers have investigated the value of the lease via a valuation carried out by OKT agent regarding the Convention Avenue Car Park at £15,108 per annum on 12<sup>th</sup> October 2016. This is currently a 7.91% rise on the rate set in 2008 (£14,000). The Convention Society has proposed a figure of £15,500 per annum for extending the original lease from 2008. This would equate to an average increase over the last 9 years of 1.07%.

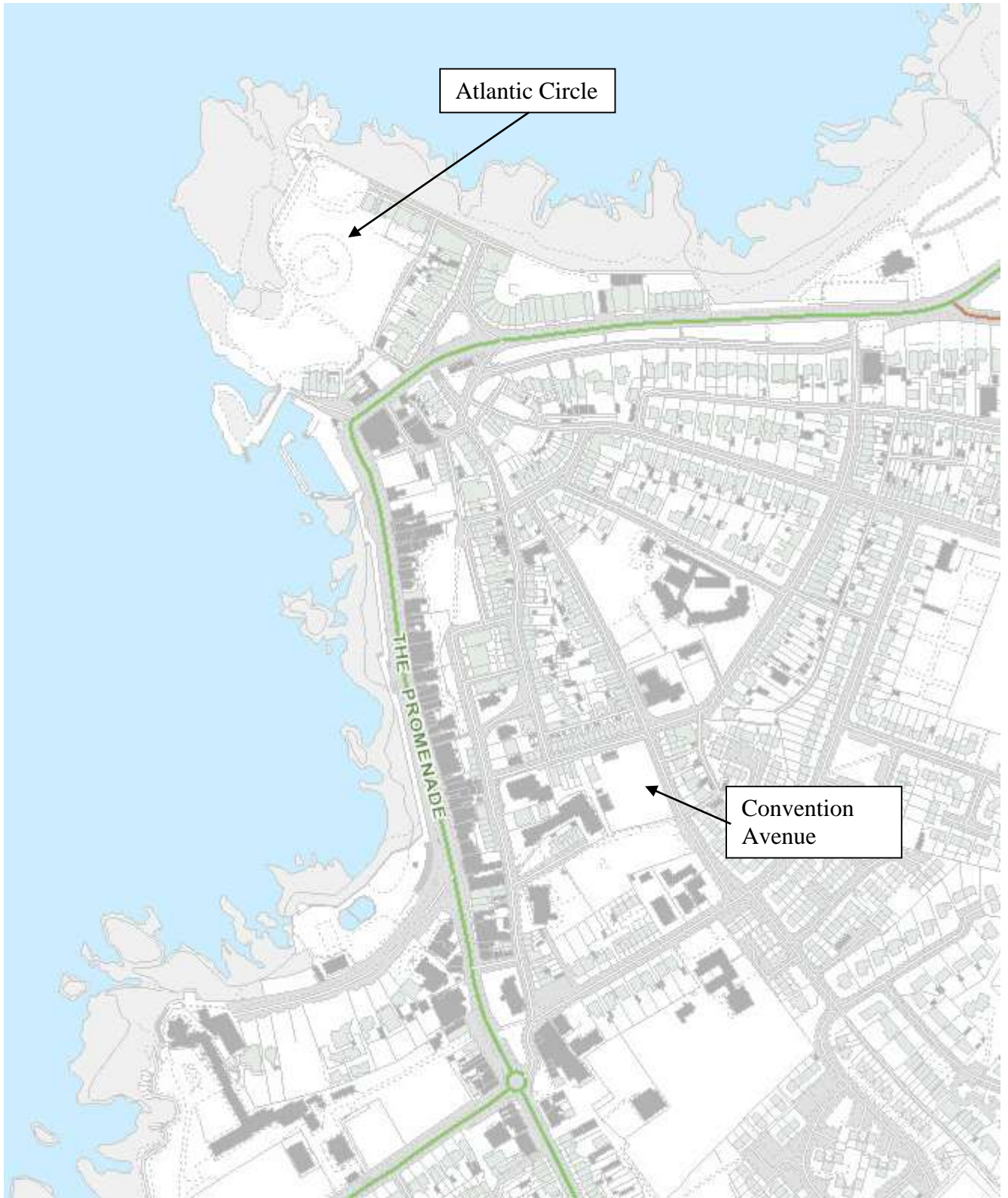
### **Recommendation**

It is recommended that Council approve a new 5 year lease, commencing 1 January 2017, between the Trustees of Portstewart Convention and Causeway Coast and Glens for the car park at Convention Avenue, Portstewart in the sum of £15,500 to continue to provide a parking facility within Portstewart, subject to legal approval.

**Appendix 1**



**Appendix 2**



**Appendix 3**

