

STATES OF JERSEY



RED HOUSES CAR PARK: LEASE (P.73/2015) – COMMENTS

Presented to the States on 18th September 2015
by the Council of Ministers

STATES GREFFE

COMMENTS

To answer the general points made by Deputy M. Tadier of St. Brelade in the Report accompanying his Proposition, the Council comments as follows, and in so doing takes the opportunity to correct the report's factual errors:

1. The upper car park at present provides 47 all-day pay-card parking spaces and is not limited to one hour parking as stated in the Deputy's report.
2. The upper car park is poorly used. Typically, only 2 cars park in the upper car park all day, and the car park is generally only 15% full.
3. The lower car park is leased by the Co-op but available to anyone parking for a period of no longer than one hour, which provides availability to those using the local shops and amenities, but ensures a regular turnover of spaces for customers.
4. Typically, only the lower car park enjoys close to full occupancy every day.
5. It is proposed that the upper car park be leased to Waitrose to provide free shopper car parking on the same commercial basis as the lower car park that is leased to the Co-op.
6. The details of the proposed lease of the upper car park to Waitrose are, of course, subject to commercial confidentiality. However, the agreement ensures no loss of parking revenue to Jersey Car Parks, and secures an additional £150,000 of car park infrastructure and pedestrian crossing improvements for the Public.
7. Jersey Car Parks would continue to impartially administer and police the site, as is the case with the lower car park at present.
8. While there may be a parking problem in Clos des Sables, there is no evidence to link this to the presence of Waitrose, which rents and provides sufficient off-site parking for its staff on La Rue du Sud with a dedicated minibus transfer service.

In summary, the Council of Ministers opposes part (a) of the Proposition. The proposal to lease the car park is a positive move that benefits local traders, shoppers and other car park users, and provides the Public with local infrastructure improvements at no cost to the Public purse. The lease of the lower car park to the Co-op has been demonstrably beneficial to the area, and the extension of the arrangements to the upper car park will be similarly beneficial.

In response to part (b) of the Proposition, the Council notes that conclusion of the lease has been placed on hold whilst the Transport and Technical Services Department (TTS) has undertaken the consultation proposed by the Deputy. In effect, part (b) of the Proposition should fall away, as it has already taken place.

There were 9 responses to the consultation, which are detailed in the table below. Of these –

- 5 people were in agreement
- 2 people just made comments about parking, but not specific to the consultation topic
- 2 people said they were against the proposal; however, one of these (response 8) was making comments about the agreement rather than the provision of parking, and the other's (response 9) objection was in fact unfounded, as 7 spaces had been kept by TTS for longer stay pay-card or season ticket parking.

The Council considers that the results of the consultation do not provide any weight to part (a) of the Deputy's Proposition and, indeed, endorses the proposed changes.

Consultation on the upper car park at Red Houses becoming free disc one hour parking via an agreement with Waitrose

Consultation started: 3rd August 2015

Consultation finished: 28th August 2015

<i>Response</i>	<i>Comment</i>	<i>Agree</i>	<i>Disagree</i>	<i>Other comments</i>
1	I think the changes should be allowed as all other parking areas in the vicinity are free for shoppers, Quennevais Precinct has cars parking there most of the day free, so maybe you should introduce disc parking there as well for 3 hours maximum, in case getting hair done. At least Waitrose are willing to improve facilities as well and it will hopefully improve the traffic flow to their store at the weekends.	1		
2	Why not have free parking for one day, Island wide and see what effect it has on local shopping. A town in the UK had its parking meters vandalised and no fees were collectable for a short period. Shopping spending shot up. Just try it.			1
3	Very pleased with proposal. Will be much more usage when free. Concerned re smooth flow of vehicles – may need to change overall layout so there is no gridlock. Perhaps another access point will be required. Planning application should address these points, along with disabled access and improved road crossing.	1		

<i>Response</i>	<i>Comment</i>	<i>Agree</i>	<i>Disagree</i>	<i>Other comments</i>
4	Are there plans to re-instate an official (motor) bike park within the proposed changes to the Red Houses car park? If not, could consideration be given to this as a number of bike users park here and there is limited bike parking around the area.			1
5	A good idea for everyone, the top car park is underused most of the time, by letting it out to Waitrose it will probably be better for all concerned, especially the disabled.	1		
6	Fully support proposals. Spaces are badly needed and will prevent congestion. Encouraging to see Waitrose wanting to provide same service as Co-op.	1		
7	Fully supportive of plan. Win-win situation for customer as Waitrose will improve car park access, allow free parking for an hour and nothing is lost.	1		
8	How much rent is being proposed? Will the tenant take on responsibility/liability for the property? If the property is effectively private parking how can T&TS enforce this seemingly in the role of private parking control contractor? As the Occupier will the supermarket pay Parish Occupier Rates? What use conditions and control will the supermarket be able to impose on users? Without the full terms being known the benefit of any agreement is impossible to judge. As there is no indication of real benefit I can't see a good reason for T&TS to enter into the lease, especially in light of previous examples or poor decisions by T&TS in previous efforts to mix their Public service with private business interests.		1	1
9	Object to car park being changed as there will be nowhere to park if attending an appointment that will take longer than one hour. Waitrose should police their car park more effectively.		1	
	Totals	5	2	3