



Notes of evidence

Name of meeting	POLICY COMMISSION FOR BUSINESS AND INFRASTRUCTURE
Date and time	WEDNESDAY, 3 APRIL 2008 AT 6.00 PM
Venue	COMMITTEE ROOM 1, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Commission	Cllrs Jonathan Fitzgerald-Bond (Commissioner), Henry Adams, William Burt, Charles Hancock, John Hobart, Peter Humber
Cabinet	None
Other Councillors	None
Officers Present	Mr Jonathan Baker - Committee Services Miss Andrea Lisseter - Overview and Scrutiny Team Mr Stuart Love - Director of Environment and Neighbourhood Services
Stakeholders	None
Apologies	None

1. **Notes of Evidence**

1.1 The notes of evidence from the previous meeting on the [13 February 2008](#) were agreed.

2. **Declarations of Interest**

2.1 There were no declarations given.

3. **Multi Storey Car Parks**

3.1 The Commission was given a presentation on the following three main companies contacted with regards to constructing and managing a Multi Storey Car Park on the Isle of Wight:

- National Car Parks (NCP)
- Euro Car Parks (ECP)
- Airport Parking Corporation of America (APCOA)

3.2 Founded in 1931, NCP operate over 800 car parks in the UK and set up their first joint venture with a Local Authority (Manchester City Council) in 1999.

3.3 A meeting between NCP and the Isle of Wight Council was held on 18 February 2008 and it was established that the cost of the venture

would be in the region of £8-9,000 per space to build depending on external detail.

- 3.4 Provisions to pay for non cash carrying members of the public would be put in place. This would also include the option to pay by phone.
- 3.5 NCP currently operate the multi-storey car park at Somerfield in Newport.
- 3.6 ECP was founded approximately 30 years ago and manage over 500 Car Parks across the UK and Ireland. They also manage on and off street parking for local and public authorities as well as shopping centres, hospitals, airports and railway stations.
- 3.7 A meeting between ECP and the Isle of Wight Council was held on 15 February 2008 and it was established that the cost of the venture would be in the region of £8,500 per space to build which would exclude land acquisition and fees.
- 3.8 Building insurance for a 500 space car park would cost approximately £15,000 – 20,000. Building maintenance would cost in the region of £10,000 – 15,000 per annum.
- 3.9 A mixed development could help to make a multi-storey car park financially viable and underground car parks could be an option but can be costly
- 3.10 ECP currently operate the car park at Marks and Spencer's on the Island and stated that traffic management systems would need to be considered in when constructing multi-storey car parks.
- 3.11 Flexible methods of payment include pay and display, pay at exit, and pay on foot.
- 3.12 APCOA was founded in the USA and initially specialised in the setting up and managing of car parks at airports, but now own and manage car parks across the UK from short stay car parks in town centres to large airport park and ride services.
- 3.13 APCOA's customer base includes other Local Authorities, Town and City Councils, Airport Authorities, Rail Companies, Shopping Centres, Department Stores, Ferry Companies, Port Authorities, and NHS trusts
- 3.14 A meeting between APCOA and the Isle of Wight Council was held on 18 January 2008 and it was established that the cost of the venture would be between £8,000 and £15,000 per space to build.
- 3.15 A multi-storey car park with less than 500 spaces is unlikely to be financially viable as is the inclusion of spaces for Island Resident Permit holders, although this could be explored more at a later date. A mixed use development, in conjunction with shops or a health centre could also be a possibility as well as renting existing land from the Council to run a multi-storey car park.

- 3.16 Technology would allow customers to pay by various methods including phone as well as using automatic number plate recognition and pre booking options on the APCOA website
- 3.17 All three companies would commission specialists to carry out the construction work and would manage the car parks affairs themselves.
- 3.18 The Commission noted the following information with regards to the three main car parks that were highlighted in a recent Isle of Wight Council study:
- Cross Street Car Park, Cowes
70 pay and display bays
34,796 users in 2007/0
 - St Thomas' Upper Car Park, Ryde
150 pay and display bays
Approximately 25,000 users in 2007/08
 - Park Road Car Park, Cowes
154 pay and display bays
24,947 users in 2007/08
- 3.19 It was noted that the user figures given may be a conservative figure when projecting numbers for 2008 as 2007 was largely a poor summer in terms of the weather.
- 3.20 It was also noted that Investigations were underway into new and existing park and ride facilities to ease congestion in commuter towns such as Ryde and Cowes.
- 3.21 The demand for park and ride is likely to increase following the 100% rise in the Island Residents supplementary parking permit for one nominated long stay car park. The charge was £50 for a standard permit plus £50 for one nominated long stay car park and had since increased to £75 for a standard permit plus £125 for one nominated long stay car park.
- 3.22 Once all three companies have received the relevant information from Highways, they would then come back to the Council with more figures and plans.
- 3.23 It was reported that Southern Vectis had expressed an interest in attending a Commission meeting to put forward their views on the park and ride schemes on the Island.
- 3.24 It was noted that the Commission wanted to clarify that the current level of parking spaces would still be available to permit holders and that the intention was to look at alternative options for the paying public.

- 3.25 It was noted that a car park such as Cross Street in Cowes that currently has 70 spaces could be developed with the ground floor remaining at 70 spaces purely for Council Permit Holders.
- 3.26 The Director of Environment and Neighbourhood Services stated that the recent rise in permit prices may encourage some Island residents to not renew their permits.
- 3.27 Whilst APCOA intimated that building a car park with less than 500 spaces would not be financially viable, both NCP and EPC did not stipulate such a limit.
- 3.28 The Commission stated that Car Parking in Newport would be addressed in due course but the initial concern was to address the issues of Commuter Parking raised in Cowes and Ryde.
- 3.29 It was noted that concerns had been raised by some residents of Brigstocke Terrace in Ryde in relation to the recent discussions at the previous Commission meeting relating to developing St Thomas's Street Car Park. The Commission stated that these enquiries were only at the very early stages of investigation and that options were just being considered. No planning application had been submitted and if this were to be the case, the considerations of all residents around the area would be taken into account. The Commission also wished to remind the residents that they had the right to object if any application is made.

4. **Island Abattoir Feasibility Study**

- 4.1 The Chairman reported to the Commission that there was not a lot more to add from previous meetings but it was noted that Mr Tuffrey was still interested in helping with the finances of a potential abattoir on the Island.
- 4.2 It was noted that Mr Colin England had not followed up on previous interest shown in an abattoir for the Island and that unless the Commission was to hear otherwise; this opportunity could be considered closed.
- 4.3 It was reported that members of the Commission and Council Officers met with representatives of the Co-op and were told that they were keen to market Island meat products with dedicated packaging. It was hoped that this initiative could help fuel the demand further for an island abattoir.
- 4.4 The Commission reiterated its commitment to help secure as much funding from SEEDA as possible to contribute towards an abattoir.

The Meeting closed at 6.40pm

Chairman.....Date.....