



CABINET – 2ND NOVEMBER 2016

SUBJECT: ADDITIONAL CAR PARKING – PENALLTA HOUSE

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND S151 OFFICER

1. PURPOSE OF REPORT

- 1.1 To recommend to Cabinet that they approve extending car parking facilities at Penallta House using Corporate Service reserves to fund the cost of the works.

2. SUMMARY

- 2.1 The closure of Pontllanfraith House together with the forthcoming sale of Dyffryn House has/will result in increased occupation rates at both Penallta House and Tredomen House. Consequently demand on staff car parking is high and has reached the point where on occasions demand exceeds availability. On completion of the sale of Dyffryn House the situation will worsen. This report proposes to extend existing car parking facilities within the curtilage of Penallta House by providing circa 85 additional car parking spaces.

3. LINKS TO STRATEGY

- 3.1 Office rationalisation forms part of the Council's Asset Management (Land & Buildings) Strategy and is directly linked to the Council's Medium Term Financial Plan.
- 3.2 The Proposal links to the Strategic Equality Plan's 7 Strategic Equality Objectives in particular Equality Objective 3 – Physical Access
- 3.3 The Proposal contributes to the following Well-being Goals within the Well-being of Future Generations Act (Wales) 2016:
- A prosperous Wales
 - A globally responsible Wales.

4. THE REPORT

- 4.1 On the 20th January 2015 Policy & Resources Scrutiny supported a proposal to close Pontllanfraith House and consequently that proposal was incorporated into the Council's Medium Term Financial Plan, which was subsequently approved by Council. At that time it was proposed that staff located in Pontllanfraith House would be re-located to Dyffryn House, Tir-y-Berth, Penallta House and Tredomen Business Park.
- 4.2 Pontllanfraith House was closed on the 31st March 2016 and generally staff were re-located as described in paragraph 4.1, the exception being that Cabinet later accepted an offer for the sale of Dyffryn House which meant that the services who were scheduled to be re-located there were, in part, re-located to Tredomen House. At this moment in time Highways and Transportation are operating from Dyffryn House on a temporary basis and will re-locate to

Tredomen House on completion of the sale of Dyffryn House, which is anticipated to be on or around the 31st March 2017.

- 4.3 When opened in 2008 Penallta House had 650 workstations with 486 car parking spaces allocated for Members and Officers. It now has 960 workstations with an additional 22 officer car parking spaces provided at the adjacent Innovation Centre. Additionally the proposed increased utilisation of Tredomen House will put pressure on staff car parking on both sites. Increasing car parking provision will not resolve these pressures on its own but coupled with the Council's move towards a more flexible approach to working practices as part of its office rationalisation programme officers consider that the car parking problems currently being faced will be overcome. The State of the Estate Report (March 2016) highlighted that insufficient car parking is one of the barriers to achieving 100% occupation rates at our corporate offices.
- 4.4 The plan attached at Appendix 1 shows the proposed additional parking area. This area is within the curtilage of the Penallta House site and appropriate ecology assessments are currently being undertaken in advance of a Planning application.

5. WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

- 5.1 This report results from the council's corporate office rationalisation programme which in turn contributes to the following national well-being goals:

More Prosperous Wales: Savings in office running costs are utilised to protect jobs and maintain service delivery.

A Globally Responsible Wales: Savings in energy use from the closure of surplus offices contributes to the sustainability of the planet.

6. EQUALITIES IMPLICATIONS

- 6.1 All corporate offices have designated disabled car parking spaces for improving physical access. A car park extension will protect the current provision, which is adequate.
- 6.2 An EIA screening has been completed in accordance with the Council's Strategic equality Plan and supplementary guidance. No potential for unlawful discrimination has been identified therefore a full EIA has not been carried out.

7. FINANCIAL IMPLICATIONS

- 7.1 The Engineering Projects Group estimate the cost of the works to be between £395,000 - £438,500 depending on the type of drainage system designed and agreed with Planning Services/NRW.
- 7.2 The above figures should be read in context with the revenue savings of £1.3m already secured from office rationalisation together with additional savings that are programmed to be made in the future.
- 7.3 It is proposed that the above capital cost is funded from Corporate Service reserves. At 31st March 2016 Corporate Service reserves were £1.605m.

8. PERSONNEL IMPLICATIONS

- 8.1 This proposal will have a positive impact on staff welfare as it improves car parking facilities.

9. CONSULTATIONS

9.1 The report reflects the views of the consultees.

10. RECOMMENDATIONS

10.1 It is recommended that Cabinet approve the proposal to increase car parking facilities at Penallta House and allocate funding from Corporate Service reserves.

11. REASONS FOR THE RECOMMENDATIONS

11.1 To react positively to the increased occupation of Penallta House and Tredomen House.

12. STATUTORY POWER

12.1 Local Government Acts 1974 – 2000. This is a Cabinet function.

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Consultees: Corporate Management Team
S. Harris, Acting Head of Corporate Finance
L. Donovan, Acting Head of HR
Cllr D. Hardacre, Cabinet Member for Performance, Property and Asset Management.

Background Papers:

20th January 2015: Pontllanfraith House: P&R Scrutiny

20th January 2016: Disposal of Dyffryn House (Ty Dyffryn): Cabinet

13th July 2016: Property Services-State of the Estate Report, 31st March 2016: Cabinet

Appendices:

Appendix 1: Site Plan

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Location Plan

scale	date	drawn	checked
1:2000@A3	Oct '16	KB	
project ref.	drawing no.	rev.	
TH1167	01		
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