

Growth Block (delete as appropriate)	One-off		
<b>Brief Description</b>	<p><b>One off increase to Security Budget (cc4271 0079) from £3,330 to £18,330 to fund the installation of a parking barrier.</b></p> <p>A barrier is required at Dunston Innovation Centre to limit access to the car park to authorised personnel and visitors only.</p> <p>There is presently no restriction and as the surrounding technology park has become busier employees from neighbouring businesses increasingly use the Innovation Centre’s car park meaning that Innovation Centre tenants and conference delegates occasionally struggle to find a parking space.</p> <p>Verbal complaints have been received from tenants and the management are concerned of the negative impact this could have on occupancy, free parking is a key selling point for the building.</p> <p>In addition, we are reaching a point where Dunston Innovation Centre will have tenants for wo large rooms and we need to ensure that we have sufficient car parking spaces to service the tenancies.</p> <p>Having a barrier would also alleviate the other problem of antisocial behaviour in the car park in the evening. The car park is often accessed by groups of youths in their cars at night time, whilst there is no criminal activity just their presence can be intimidating for anyone working at the centres in the evening. Littering by these groups is also a problem. Increased night patrols by security have been arranged to help tackle the issue but a barrier would alleviate the necessity.</p>		
<b>Discretionary</b>			
<b>Links to the Council's Corporate Plan Priorities</b>	<p>Priority – Making Chesterfield a thriving borough</p> <p>Objective– A great place to live, work and visit</p>		
<b>Consultation undertaken to support the request</b>	<p>Kier have been consulted and after a brief initial survey have given a £12,000 budget estimate plus</p>		

	<p>8% for their fees for the work required. Three quotes would need to be obtained upon approval of funding.</p> <p>Senior Managers Lynda Sharp and Neil Johnson have also been consulted and are in support of the request.</p>			
<b>Equalities outcomes</b>				
<b>Impact on performance targets/indicators</b>	<p>Target occupancy for Dunston Innovation Centre is 80%, the centre is currently operating at 83%. Leases on two large rooms are currently being negotiated so the likelihood that they will be let within the next month or two months is high. With these rooms occupied occupancy will rise to 94% each of these businesses will employ around 10 people all of whom will expect to be able to park without difficulty at their new place of work.</p> <p>Just one of these offices presents an annual rental income of £20,000.</p> <p>Furthermore, income from conferencing at Dunston is approx. £30,000 p/a, conference hirers book the venue on the basis that free parking for their delegates will be available.</p>			
<b>Budget Implications:</b>	<b>2019/20</b> £	<b>2020/21</b> £	<b>2021/22</b> £	<b>Future years (£)</b>
<b>Growth request amount</b>	15,000			
<b>Revenue savings (invest to save bids only)</b>				
<b>Risk management considerations if approved</b>	<p>Tapton Innovation Centre already has a barrier with Intercom to the main admin office and this works well.</p> <p>Service costs for the barrier system at Tapton are in the region of £550 p/a which covers two maintenance visits per year plus any additional parts so the same ongoing costs should be budgeted for Dunston.</p> <p>Availability of parking would allow us to continue attracting and supporting new businesses as is the purpose of the building - a 10% increase in occupancy would result in increased rental income of £39,600 p/a</p>			
<b>Risk management considerations if <u>not</u> approved</b>	<p>The main risk as outlined above would be loss of income from conferencing and office occupancy if we are unable to accommodate tenants and conference delegates in the car park.</p> <p>Using the above example a 10% decline in occupancy would result in a reduction of income of £39,600p/a</p>			

**Other Comments**

This is a problem which is likely to worsen in the near future as the top floor of Venture House has now been let to BT Pension Scheme, they are relocating personnel there but do not have adequate parking. They have already approached the manager to ask if their employees can park at Dunston or rent spaces. This has been declined but because there is no restriction to the car park some people are already parking without permission.