

Framework for a Lease

Band 4 Car Parks Framework for a Lease

This document has been prepared to set a framework for a lease should the Cabinet agree to offer delegation of Band 4 car parks to the relevant Town and Parish Councils as an alternative to car parking charges. The recipient may be the Town or Parish Council or a Charity where the Council is the sole Trustee. It is expected that the term of the lease will be initially for a two year period renewable annually.

The recipient will:

1. Pay Wiltshire Council for electricity and insurance for (car park description) as shown on the attachment, escalated by the increase in the level of Council Tax annually.
2. Pay any other costs directly, including non domestic rates and third party insurance cover.
3. Not apply car parking charges, but can lease parking places to local business as they wish and at a cost determined locally.
4. Allow Wiltshire Council employees reasonable access.
5. Carry out litter picking, leave removal and other tasks that are required to keep the car park in a tidy condition.
6. Keep the surface of the car park and the boundary walls in a safe condition.

Should the recipient wish to return the car park to Wiltshire Council at some time in the future it will be passed back in the same condition as when handed over at the start of the lease.

Wiltshire Council will:

1. Provide a condition survey at the time of handover to be agreed with the recipient before the lease is signed.
2. Remove any signs denoting that the car park is operated by Wiltshire Council and any other fixtures and fittings.
3. Provide technical advice on request and at no cost to the recipient.
4. Not enforce the car park or be responsible for it in any way.
5. Not salt during bad weather but will supply 1 tonne bags of salt on request.

In the case of Box:

Wiltshire Council will maintain the conduit under the car park.

In the case of Mere and Tisbury:

Wiltshire Council will continue to be responsible for the public toilets and pay all associated costs.

Existing Costs for Band 4 Car Parks (per annum)

Town	Car Park	Band	Spaces	NNDR	Lease costs	Electricity	Insurance @ £3.00 per space	Annual Total	Per Space
Box	Market Place	4	24	£715.38		£155.67	£72.00	£943.05	£39.29
Cricklade	Town Hall	4	34	£424.38	£375.00	£220.53	£102.00	£1,121.91	£33.00
Mere	Castle Street	4	35	£1,114.45		£227.02	£105.00	£1,446.47	£41.33
Mere	Salisbury Street	4	67	£3,519.00		£434.58	£201.00	£4,154.58	£62.01
Pewsey	Hallgate House	4	21	£606.00		£136.21	£63.00	£805.21	£38.34
Pewsey	North Street	4	83	£1,818.00		£538.36	£249.00	£2,605.36	£31.39
Tisbury	The Avenue	4	46	£1,407.00		£298.37	£138.00	£1,843.37	£40.07
Wilton	Market Place	4	49	£3,187.80		£317.83	£147.00	£3,652.63	£74.54
Wilton	South Street	4	64	£1,863.00	£4,650.00	£415.12	£192.00	£7,120.12	£111.25

