



To: Economy and Jobs Policy Board

On: 3rd February 2016

Report by: Director of Development and Housing Services

Heading: Piazza Multi-Storey Car Park

1. Summary

- 1.1 This Report updates Members on the latest position regarding the proposed refurbishment on the Piazza shopping centre car park.
 - 1.2 Following authority in February 2012 from Board to contribute approximately £166,300 (Euros 200,000)) to the proposed refurbishment, the shopping centre owners have now revised their plans. It is therefore proposed to revise the Council's contribution to reflect this.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Agree to the revised offer of contribution to New River Retail Ltd for £80,000 to assist the cost of the car park refurbishment at the Piazza Shopping Centre, Paisley
-

3. Background

- 3.1. In 2012 Renfrewshire Council approved an offer of grant towards the refurbishment of the Piazza shopping centre multi-storey car park. At the time the cost of the proposed refurbishment was approx. £2.5 million and the Council agreed at that time to contribute approx. £166,000 from the Paisley Town Centre Project Fund.
- 3.2. This work was never carried out as the owners concentrated firstly on improvements to the internals of the shopping centre and letting available retail and office space in the Piazza Centre.
- 3.3. New River Retail Ltd approached the Council's officers in 2015 to say that their refurbishment plans for the car park were part of their investment plans

for 2016. The funding has been confirmed as still being available from the Council's capital budget for Paisley Town Centre. Discussions took place on the proposed expenditure and specification and officers suggested a revised financial offer of £80,000 based on a lower rate of expenditure by the owners on the refurbishment (approximately £1.2 million compared to the previous £2.5 million).

- 3.4. The shopping centre owner has now confirmed their start date for the refurbishment of February 2016. The works are programmed to take approximately 20 weeks.
- 3.5. The Piazza car park is one of the largest in Paisley Town Centre. It provides approximately 360 spaces. However, despite its prime location, it is underutilised because of issues surrounding poor security, circulation and a generally dated appearance. Improvements of the kind proposed by New River Retail Ltd will enhance the wider car parking offer within the town centre and contribute to an important environmental upgrade to a key entrance point. Good quality car parking in and around Paisley Town Centre will be important to its future success.
- 3.6. The proposed refurbishment specification is broadly similar to that proposed in 2012, albeit at a lower overall cost, including:
 - improving the car park entrances,
 - lighting, surfacing and external appearance,
 - lifts and circulation space,
 - CCTV;
- 3.7. During the refurbishment the car park will be closed to the public in its entirety. The car park owners (New River Retail Ltd) have requested that the Council support the use of car parking spaces at the Council's Moncrieff Street car park for their office tenants who are season ticket holders at the Piazza car park. The Director of Community Services has approved the principle of using available spaces at Moncrieff Street.
- 3.8. As with the 2012 decision no funds will be released by the Council by way of contribution until the car park refurbishment works are completed.

Implications of the Report

1. **Financial** –as set out in the body of the report, the Council will be making a significant financial contribution to these proposed works, albeit at a lower level than previously agreed by the Council.
2. **HR & Organisational Development** – None.
3. **Community Planning – Jobs and the Economy** - the project contributes significantly to the regeneration of Paisley Town Centre.

4. **Legal** – Legal have been consulted regarding the proposed contribution.
 5. **Property/Assets** – the use of Moncrieff Street Car Park by season ticket holders at the Piazza Centre car park has been accepted by the Council's Director of Community Services.
 6. **Information Technology** - None.
 7. **Equality & Human Rights** - None
 8. **Health & Safety** – None.
 9. **Procurement** – None at present.
 10. **Risk** – the owners of the car park will have to offer written acceptance of the Council's financial contribution and this will be subject to the works being completed according to the agreed specification and the agreed capital expenditure.
 11. **Privacy Impact** – None.
-

List of Background Papers

- (a) Planning and Economic Development Policy Board; Piazza Shopping Centre; 28 February 2012

Author: Alasdair Morrison, Head of Regeneration, 0141 618 4664,
alasdair.morrison@renfrewshire.gcsx.gov.uk