

PORTFOLIO HOLDER FOR LEISURE & PUBLIC REALM

2 JANUARY 2026

REPORT OF CORPORATE DIRECTOR - OPERATIONS AND DELIVERY

A.1 Prioritised Maintenance of key Council car parks

(Report prepared by Andy Nepean)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

The purpose of this report is to seek approval to prioritise maintenance works at a number of car park locations: Bathhouse Meadow overflow car park in Walton-on-the-Naze, Wellesley Road car park in Clacton, Church Road car park in Walton-on-the-Naze and Station Yard car park in Walton-on-the-Naze.

EXECUTIVE SUMMARY

Following recent inspections, a number of sites have been identified that require priority attention. These sites require prioritised attention to address issues that could impact operational safety, accessibility, and service standards, if left unaddressed.

Action is required to maintain the safety and functionality of a number of critical car parks within the District. Recent inspections by Parking Services and Health and Safety Officers have confirmed that a number of actions are required to ensure the continued safe use for the public. Please see attached list for the detailed, prioritised work.

In respect of the Bathhouse Meadow proposed works, technical investigations revealed a complex drainage system beneath the grid and gravel top layer, necessitating specialist works. A detailed specification has been prepared and following a competitive tender process managed by the ECC Procurement Team, the most cost-effective bid of **£95,000** was secured.

Similarly, Wellesley Road car park, one of the main facilities serving Clacton Town Centre, has been identified as requiring resurfacing to prevent safety risks and avoid significantly higher costs in the future. Currently this car park is highly used by residents and visitors to Clacton Town Centre and is also a through route to popular supermarkets and businesses in the area. The estimated cost for these works is **£120,000**.

Church Road Car Park Walton on the Naze is a highly used seasonal car park that serves visitors to the beach, pier, and local businesses. This land was formally a gas works site and as such some areas are classed as contaminated land. The surface has subsided in some areas and produced large cracks in the concrete slabs. These drops and cracks are significant, and parking services have closed areas of the car park for safety reasons, this will be necessary in other areas should works not take place resulting in lower capacity of the car park and reduced income. As areas of contaminated land are identified we will need to engage with specialist structural engineers to produce a specification for resurfacing with estimated costs of **£200,000**.

Station Yard car park, Walton-on-the-Naze requires trees bordering Network Rail land to be urgently cut back as they are overhanging power lines and train tracks. Should these stress damage power lines and/or rail tracks there will be a significant financial claim on the Council for their repair. To carry this out Network Rail will need to turn off power to the power lines causing disruption to their train services.

Reported costs could be in the region of **£60,000** depending on the work involved and length of time taken.

The overall cost of the proposed works set out in the attached document is £490,000 and can be met from the existing car park maintenance budget that was supported by an approved carry forward from 2024/25 of £495,750. This carry forward amount reflects the surplus on the off-street parking account, that is being reinvested back into the car park estate, as demonstrating a cost recovery basis for the annual settlement fees and charges process.

RECOMMENDATION(S)

It is recommended that the schedule of prioritised works, as set out in the attached, and funded by the existing car park maintenance budget.

REASON(S) FOR THE RECOMMENDATION(S)

To undertake a prioritised schedule of works, and to maintain the safety and functionality of a number of car parks within the District.

ALTERNATIVE OPTIONS CONSIDERED

Not proceeding with the prioritised maintenance would raise a number of significant risks for the Council, including reputational, loss of income and potential legal liabilities.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The projects contribute to several themes within the Corporate Plan 2024-28, including:

- **Pride in our area and services to residents**
- **Championing our local environment**
- **Working with partners to improve quality of life**
- **Financial Sustainability and openness**

OUTCOME OF CONSULTATION AND ENGAGEMENT (including with the relevant Overview and Scrutiny Committee and other stakeholders where the item concerns proposals relating to the Budget and Policy Framework)

Not directly applicable.

LEGAL REQUIREMENTS (including legislation & constitutional powers)

Is the recommendation a Key Decision (see the criteria stated here)	YES	If Yes, indicate which by which criteria it is a Key Decision	☐ Significant effect on two or more wards ☒ Involves £100,000 expenditure/income ☐ Is otherwise significant for the service budget
---	-----	---	--

		And when was the proposed decision published in the Notice of forthcoming decisions for the Council (must be 28 days at the latest prior to the meeting date)	26 November 2025
Yes	The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:		
The decision being sought is to ensure the risks highlighted with regards to the maintenance of the car parks are mitigated, it is important however that the Council does give consideration to a wider strategic approach to the future use of its car parks, especially in light of LGR.			
FINANCE AND OTHER RESOURCE IMPLICATIONS			
The total cost of the schedule of prioritised work is £490,000. Which can be met from the Annual Maintenance and project expenses budget supported by the carry forward of £495,750.			
YES	The Section 151 Officer confirms they have been made aware of the above and any additional comments from them are below:		
No additional comments over and above those set out in this report.			
USE OF RESOURCES AND VALUE FOR MONEY			
The following are submitted in respect of the indicated use of resources and value for money indicators:			
A) Financial sustainability: how the body plans and manages its resources to ensure it can continue to deliver its services;		By investing in these projects allows TDC to protect income from off street parking and avoiding significant decommissioning costs if the sites could not be maintained as operational.	
B) Governance: how the body ensures that it makes informed decisions and properly manages its risks, including; and		Drawing on advice from specialised contractors, benchmarking against neighbouring authorities, and utilising ECC procurement processes ensures access to the information needed for well-informed decision-making.	
C) Improving economy, efficiency and effectiveness: how the body uses information about its costs and performance to improve the way it manages and delivers its services.		Investing in these sites not only guarantees uninterrupted service but also transforms them into valuable assets that deliver sustainable income for the council.	
MILESTONES AND DELIVERY			
Subject to the recommendations in this report and subject to the necessary procurement processes and / or other associated arrangements to ensure the necessary prioritised work is completed as early as possible in 2026.			

ASSOCIATED RISKS AND MITIGATION	
As set out in the report the inspection has identified a number of risks and issues which include the following: • Safety Risks: • Revenue Loss: • Escalating Costs: • Operational Disruption: • Reputational Impact:	
EQUALITY IMPLICATIONS	
Maintaining safe, stable surfaces is essential to prevent slips, trips, and falls, ensuring that all customers—including those with mobility challenges—can access and use the facilities safely and confidently.	
SOCIAL VALUE CONSIDERATIONS	
Any associated matters will be addressed via the procurement process.	
IMPLICATIONS RELATED TO DEVOLUTION AND/OR LOCAL GOVERNMENT REORGANISATION	
No direct implications all though it is acknowledged that investing in our assets will support any associated responsibilities and obligations leading into LGR.	
IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2050	
No direct implications.	
OTHER RELEVANT CONSIDERATIONS OR IMPLICATIONS	
Consideration has been given to the implications of the proposed decision in respect of the following, and any significant issues are set out below.	
Crime and Disorder	Car park owners and operators are encouraged to achieve Park Mark status, an award granted to facilities that pass a risk assessment by trained police assessors and meet high security standards. TDC currently has 30 car parks that have been awarded this status. Regular maintenance forms a key part of achieving and sustaining this awarded status.
Health Inequalities	Not directly applicable.
Subsidy Control (the requirements of the Subsidy Control Act 2022 and the related Statutory Guidance)	Not directly applicable
Area or Ward affected	Various

PART 3 – SUPPORTING INFORMATION

BACKGROUND

Comprehensive surveys of all Tendring District Council owned car parks have identified several sites requiring priorities maintenance. Among these, Bathhouse Meadow overflow, Wellesley Road, Church Road and Station Yard car parks have been assessed as the most urgent priorities for intervention.

Set out below is a more detailed description of the works to be undertaken at a number of car parks within the District.

Bathhouse Meadow Overflow Car Park

Bathhouse Meadow overflow car park provides essential parking for visitors to Bathhouse Meadow throughout the year and becomes the sole parking facility during winter months when the main car park is closed due to its unmade surface and susceptibility to flooding. The site supports access to the open space, play area, and event parking at the Columbine Centre.

This car park is currently closed because of the condition of the surface and is unsafe for use. This has meant the main car park remaining open to the public over the winter months resulting in damage to the unmade surface which now needs prioritised remedial works.

Both the main car park and the overflow car park produce an income of approximately £80k per year.

Wellesley Road Car Park

Wellesley Road car park serves businesses in Clacton Town Centre and surrounding areas. The required works currently involve a straightforward resurfacing, provided they are carried out in a timely manner. Prioritisation is important due to the upcoming Carnarvon Terrace redevelopment, which will close the main town centre car park and Wellesley Road will see increased usage.

Church Road Car Park

This site was formally a gas works and the resulting land contamination after decommissioning was capped with concrete to provide a surface suitable for car parking. Over the years the land underneath has moved causing cracks and slumps, and which is now an uneven surface for users.

Areas are already closed after health and safety inspections reported danger to users with other areas regularly monitored.

Station Yard car park.

Trees located on this car park are overhanging Network Rail land and more importantly power cables and rail tracks. Any damage to these cables or tracks could result in the liability falling to Tendring District Council. The works costs are estimated as of up to £60k.

PREVIOUS RELEVANT DECISIONS

None

BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL

None

APPENDICES

Car Park schedule of prioritised work

REPORT CONTACT OFFICER(S)	
Name	Andy Nepean
Job Title	Public Realm manager
Email/Telephone	anepean@tendringdc.gov.uk 01255 686772