

Kampus Parking Management Strategy

November 2021

Parking Management Strategy

This Parking Management Strategy addresses planning condition 19 of application number 115570/FO/2017, Minshull House and Minto & Turner Building, Former Manchester Metropolitan University Aytoun Campus, Chorlton Street, Manchester M1 3DT, otherwise referred to in this document as “Kampus”.

Planning Condition 19

No part of the development shall be occupied unless and until details of a parking management strategy for residents including identification of the location of the 24 contract spaces has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or carpool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

Background

The following approved documents describe the agreed car parking provision:

- *Transport Statement, Kampus Listed Buildings (Minshull House and Minto and Turner Building), Manchester by AECOM (final revision, dated 03.01.17)*
- *Framework Travel Plan, Kampus Listed Buildings (Minto and Turner Building and Minshull House), Aytoun Street by AECOM (revision final, dated 25.05.15)*

In summary:

The following was agreed in line with pre-application discussions:

- As per the wider Kampus development (application reference 112034/FO/2016/C2) a 40% car parking provision for site residents was agreed.
- This equates to a requirement for 24 spaces for the 59 apartments in Minshull House and Minto & Turner.
- There will be no dedicated on-site parking for Minshull House and Minto & Turner, this requirement will be met either on or off-site.
- The level of car parking provision is supported by the site’s highly accessible location, allowing for convenient access to bus, train and Metrolink services and encouraging a modal shift away from the private car.
- The Kampus development includes a total of 69 on-site car parking spaces, located on the ground floor and first floor and accesses via a dedicated vehicular entrance on Chorlton Street.

On-site car parking

- There are 69 on-site parking spaces distributed over two floors, ground and first.
- Access and egress of the car park is via roller shutter leading onto Chorlton Street using a secure, remote transmitter fob allocated to car park users only.
- 2no motorcycle bays are available within the demised area.
- 4no bays on ground level and on first floor level 01 are provisioned for accessible users.
- 2no bays are marked as use for Electric Vehicles; the infrastructure of the car park allows for additional conversions to EV bays in the future.

Allocation of on-site car parking

- Parking will be allocated on a first-come-first-served basis for the whole of the development.
- Fobs will be issued to residents of Kampus who have request a parking space as part of their rental package.
- As a principle, car parking spaces will not be directly connected to the apartments - car parking will be an add-on service for those residents who wish to have a car and therefore considered under a separate car parking lease agreement. Residents can hand back their car parking spaces at any time.
- 10% of the total bays will be retained for residents with children.
- Accessible bays will be retained solely for the use of blue badge holders residing at Kampus.
- EV bays will be allocated for the sole use of Electric Vehicles.

Management of on-site car parking

- Native will ensure the car park is managed in a fair and reasonable manner.
- Daily safety and security patrols will take place within the car park to prevent unauthorised access.
- Height restriction signs will be visible at the point of entry and egress of the car park.
- Native will ensure all access and egress points are tested daily, and that recommended servicing contracts are implemented.
- Native will ensure registration details are retained for all authorized vehicles, therefore in the unlikely event there is a fault with the car parking gates, an accurate record can be retained ensuring anti-social parking is kept to a minimum
- Should it be deemed appropriate as a result of anti-social parking, and or misuse of the car parking area, Native may consider appointing a British Parking Federation approved contractor to manage the car park on their behalf.
- Where an approved BPF contractor is appointed:
 - they will be done so under a Master Services Agreement directly with Native.
 - enforcement signs will be displayed throughout the car park.
 - all users will be notified in writing no less than 1 month prior to the change.

Off-site Parking Provision

The requirement to provide 24 off-site parking bays for residents in Minto & Turner and Minshull House will be met as follows:

- Native will facilitate off-site parking with a local provider to ensure that residents have access with close proximity to Kampus.

- The nearest off-site car park with sufficient capacity is Q-Park located at Piccadilly Place on Whitworth Street, with a capacity of 583 spaces.
- Native has agreed a preferential fixed rate, aligned to competitive “Resident Season Tickets” which are readily available within the market.
- Where off-site parking is required by a resident; an appropriately termed season ticket agreement will be entered directly between resident and provider at the preferential rate.

Copies of correspondence with QPark and NCP are included as an appendix to this paper.

Car Club

In addition to the on-site and off-site parking provision, Native has partnered with a car club to run an electric car club from Kampus. In summary:

- Two electric vehicles will be provided accessible solely to residents of Kampus.
- The vehicles will occupy 2 car bays on site.
- Native have agreed with the Provider that annual membership fees for the electric car clubs will not be applicable therefore making vehicles more accessible to encourage usage.
- Native will agree a preferential usage rate for residents.
- Residents will be able to access vehicles via the Kampus “Residents App”, and book their requirements accordingly through the Operators integrated API.

Appendix

Relevant correspondence

Confirmation from NCP of parking availability

From: Duerdin, Ian [<mailto:ian.Duerdin@ncp.co.uk>]
Sent: 01 October 2020 11:27
To: Emma Baxter <emma.baxter@kampus-mcr.co.uk>
Subject: RE: NCP price quote subject to head of sales approval

Hi Emma,

Thank you for your time today,

Following our call I can confirm that we do currently have 146 season tickets available at Manchester Chorlton Street.

I can issue you the passes either through the company or by the individual coming to me directly at the following rates:

Manchester Chorlton Street (inc VAT):
Annual - **£1200** – usually £1500
Quarterly - **£330** – usually £413

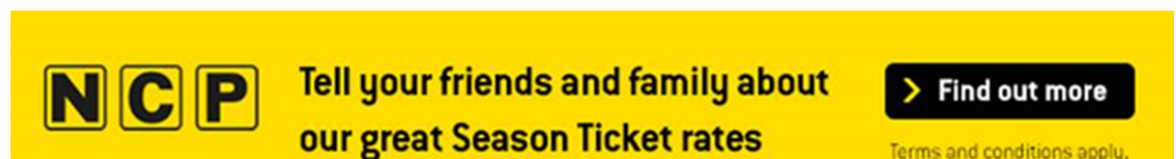
Any questions please do not hesitate to ping me an email,

Thank you,

Kind regards,

Ian Duerdin
Telesales Account Manager
National Car Parks Ltd
NML House, 61 High Street, Manchester, M4 1AZ

Telephone: 0161 817 8960 (Extension - 5303)
Email: ian.duerdin@ncp.co.uk



NCP Tell your friends and family about
our great Season Ticket rates [Find out more](#)
Terms and conditions apply.

From: Matthew Smith [<mailto:Matthew.Smith@q-park.co.uk>]
Sent: 01 October 2020 15:53
To: Emma Baxter <emma.baxter@kampus-mcr.co.uk>
Subject: Q-Park Residents Manchester & Kampus
Importance: High

Hi Emma,

Thank you for your time earlier today, good speaking with you. Always great to hear about exciting new developments in the Northern Cities!

Firstly, I would like to offer assurance that this enquiry is appreciated and welcomed, I will say now that as a business Q-Park would love to partner with such a high profile project.

After our conversation I have been thinking, and consulting with the Sales and Operations Directors, on the best way forward in terms of an offer to Kampus and their tenants.

NATIVE

The Aytoun address is 2 mins walk from Q-Park Piccadilly Place and 7 mins from Q-Park Piazza. These in our experience are very manageable for daily commutes etc. So we will only focus on these 2 sites moving forward;

<https://www.q-park.co.uk/en-gb/results/?l=Aytoun%20Street,%20Manchester,%20UK>

<https://www.q-park.co.uk/en-gb/cities/manchester/piccadilly-place/>

<https://www.q-park.co.uk/en-gb/cities/manchester/piazza/>

Key Benefits of Resident Season Tickets

Enhanced Discount beyond any other Product

Use the ticket as often as you like

No need to visit the pay station - simply enter and exit the facility!

Credit Card style Pass swiped at the Barrier

<https://www.q-park.co.uk/en-gb/all-season-tickets/season-ticket/resident/>

As you will see attached I have confirmed prices for Resident Season Tickets for the tenant themselves. Alongside this is a Quotation aimed and trying to mirror those prices for Kampus to purchase and then offer to residents.

If Kampus were to purchase 146 tickets (either all 146 at Piccadilly Place or 100 there and the remaining 46 at Piazza) then the same rate would be given as per a residents ticket @ 50% off the Season Ticket Pricelist.

Due to demand and capacity, alongside the need to guarantee access for residents at all times-We would limit the number going into Piazza, hence the incentive above being for no more than 46 into that facility.

Another threat to this offer would be the length of lead time before the Tickets were needed due to completion March 2021, the potential opportunity cost of turning away similar revenue to ensure capacity etc.

The Scheme below shows what we would look to lock in the discount from Kampus for a company purchase and secure any deal until March 21;

All Example Price below Exclude VAT

Piccadilly Place £1240.00 x 100 @ £124,000.00

Piazza £945.00 x 46 @ £43,470.00

Total Purchase Price **£167,470.00 Ex VAT Due Via Invoice March 2021**

Interim Holding Amount;

£167,470.00 / 12 months @ £13955.83 per month

10% of £13,955.83 @ £1395.58 per month.

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October 20 to February 21 £1395.58 x 5

Total @ £6977.90 Ex VAT

The 2 facilities mentioned in all quotes are popular and have regularly been enquired about regarding long term high volume Reserved Ticket and Season Ticket requests. However for the £1395.58EX VAT per month amount it would ensure that Kampus and this enquiry would take priority and other enquires refused of such size to ensure capacity for Residents etc.

Again thanks for the enquiry and we really appreciate you bringing this opportunity to the table. We would also welcome your feedback and insight into what has been put forward and will consider amendments if commercially viable.

Look forward to hearing back from you soon

Matthew Smith
Commercial Manager

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