

Cinema Parking Agreement Brief

As part of the Community stadium and Leisure build at Monks Cross, a commercial development is planned including a 2400 seat Imax cinema. As part of the commercial agreements for the site, the cinema operator has requested use of the park and ride car park after 7pm for use by customers, in the event the existing free parking spaces across the Vangarde and stadium site are unavailable.

We are therefore asking for this decision to enable contract closure on the commercial agreement to be finalised. This in turn will provide essential funding in the region of c£13m to be released into the stadium and leisure development enabling a 2017 start on site for the main build.

The key principles outlined in the agreement are as follows:

- We are signing a contract to grant a concession agreement provided conditionality is met.
- The concession agreement will only be granted and signed once conditionality has been met i.e. the build is at practical completion, appropriate travel conditions have been discharged, there is a cinema in occupation and operation of the premises on site.
- The concession agreement, once granted, is only effective once the cinema give us notice they wish to implement it.
- The concession agreement contains the user rights allowing use of the park and ride from 7pm onwards on non match days for customers of the site to use. The cinema takes responsibility to lock up if after normal park and ride closing hours.
- There is no provision or access on match days planned when the park and ride site is already subject to an agreement for the use of up to 400 spaces for the use of the sports clubs.
- CYC have the ability to charge customers for the use of the parking facilities on a night with an initial £2 charge being levied to park from 7pm onwards until a maximum of 3am. This being an additional source of revenue for CYC.
- There is no financial transaction for parking between CYC and the cinema operator.
- The cinema operator has agreed to share the cost of the implementation of a token/ ticketing solution to enable this to happen.
- After park and ride operating hours CYC take responsibility for the park and ride for insurance purposes.
- Spaces are available in the park and ride on a first come first served basis. There is no reservation of spaces or guaranteed number simply use of what is available out of hours when otherwise the park and ride would be empty and generating no revenue.
- Transport officers will need to be aware of the repair and provision obligations but these do not appear onerous recognising the strategic nature of the site for its day time use as a Park and Ride facility.
- Bus operators are aware of this arrangement and it forms part of the new contract for the park and ride operation across the City.

York Community Stadium Project

The parking agreement with the Cinema operator is a key part of the Cinema commercial contract. This anchor tenant is crucial to the development portfolio of the commercial development which is providing significant funding, c£13m, into the leisure and stadium build. Without this funding we cannot deliver the project build.

The cinema development is also the main, non sporting draw to the site and is supported by all tenants including the owners and tenants of the Vangarde retail development next door. It is also a major employer in the new development scheme.

Colleagues in the CYC transport team have confirmed there is nothing within this agreement which impedes, or has detrimental impact to, the operating lease and contract granted to First transport for the operation of the park and ride contracts.