

<b>MEETING</b>	Environment PAG 20.11.18
<b>SUBJECT</b>	South Bucks Car Parks Review
<b>REPORT OF:</b>	<i>Councillor Luisa Sullivan</i>
<b>RESPONSIBLE OFFICER</b>	Chris Marchant Head of Environment
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<b>WARD/S AFFECTED</b>	<i>All South Bucks</i>

## 1. Purpose of Report

- 1.1 To provide Members with options for consideration to maximise the use of parking facilities across South Bucks and continue to meet the needs of the local towns and villages.
- 1.2 In addition, to ensure management of the car parks adheres to the objectives laid down by the Task and Finish Group following scrutiny of the services provided

## 2. Options

- 2.1 Members are asked to consider the following options and advise the portfolio holder as to which options should be recommended to Cabinet
  - a) Increase short stay parking tariffs (1hr to 4hrs) and the flat Sunday rate across all car parks:
    - i. by 10p, or
    - ii. by 20p
  - b) Increase the 24hr tariff in Burnham and Farnham Common:
    - i. by 20p, or
    - ii. by 30p
  - c) Reduce the long stay tariffs in Gerrards Cross; 9.5hrs and 24hrs to £6.00 and £8.00 respectively.

Current tariffs alongside the above options are provided at Appendix A.

- 2.2 That subject to Cabinet agreeing the recommendations the Head of Environment be authorised to publish the statutory Notice of proposed Amendment to the Off Street Parking Places Order.
- 2.3 That, if no valid objections are received in response to publication of the Notice at 2.2 the Director of Services be authorised to make and publicise the Amendment Order.
- 2.4 That if valid objections are received in response to publication of the Notice at 2.2, the Director of Services be authorised to deal with any such objections after consultation with the Portfolio Holder and to make and publicise the necessary Amendment Order with or without modifications as considered appropriate.

## 3. Reason for Recommendations

To sustain operational needs of the car park and maximise the use of available parking space; providing parking facilities for local workers and all user groups.

## 4. Content of the Report

### Car Park Usage

#### **Beaconsfield**

- 4.1 There are three council car parks in Beaconsfield. These provide a total of 320 parking spaces including 10 disabled bays.
- 4.2 Previously, visitors to the car parks in Beaconsfield were experiencing parking pressures with short stay customers having difficulty trying to find a parking space. This was

addressed in 2017 by introducing an 8 hour tariff to deter commuters, whilst maintaining affordable parking for local workers. More recently (May 2018) the tariff structure was changed to increase the 8 hour tariff band to 9.5 hours. The tariffs were also amended to provide a tariff range from £1.50 for up to one hour, to £8.00 for 12 hours.

- 4.3 Based on April to October 2018 tickets sales across Beaconsfield, 80% of customers purchased short stay parking and 20% purchased long stay. This is a difference of 1% against each group compared to the same period in 2017.

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	78%	79%
Long Stay	22%	21%

- 4.4 The preference for payment; RingGo versus pay and display is summarised below.

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	82%	18%	77%	23%
Long Stay	44%	56%	37%	63%
<b>Overall Split</b>	<b>73%</b>	<b>27%</b>	<b>68%</b>	<b>32%</b>

- 4.5 Current usage is an average 79% occupancy with a peak of 96% in October.

### **Burnham**

- 4.6 There are three council car parks in Burnham. These provide a total of 148 parking spaces including nine disabled bays.
- 4.7 The tariff structure currently ranges from £0.80p for up to 30 minutes, to £2.40 for 24 hours. The one hour tariff in Summers Road car park was reinstated on 4/10/18 following a dispute with the Parish Council over reimbursement of the one hour free parking scheme.
- 4.8 Based on April to October 2018 tickets sales across Burnham, 88% of customers purchased short stay parking and 12% purchased long stay. This is a difference of 2% against each group compared to the same period in 2017. The parking trend for Summers Road car park following withdrawal of the free one hour scheme is too early to assess with the limited data available.

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	86%	88%
Long Stay	14%	12%

- 4.9 The preference for payment; RingGo versus pay and display, is summarised below.

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	96%	4%	93%	7%
Long Stay	72%	28%	65%	35%
<b>Overall Split</b>	<b>93%</b>	<b>7%</b>	<b>89%</b>	<b>11%</b>

- 4.10 Current usage is an average 54% occupancy with Summers Road being the most used car park. The peak occupancy level is for this car park is 89%

## Farnham Common

- 4.11 Farnham Common has just the one car park providing 73 spaces including 3 disabled bays. The car park currently operates at an average occupancy of 54% peaking at 73% on some days with a tariff range of 70p for up to 30 minutes to £1.70 for 24 hours.
- 4.12 The short stay/long stay ticket ratio is the same as the previous years' sales with short stay accounting for 80% of the purchases. Comparable data can be seen in the table below. Preferred payment methods are also provided.

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	80%	80%
Long Stay	20%	20%

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	93%	7%	88%	12%
Long Stay	94%	6%	91%	9%
<b>Overall Split</b>	<b>93%</b>	<b>7%</b>	<b>88%</b>	<b>12%</b>

## Gerrards Cross

- 4.13 There are three council car parks in Gerrards providing a total of 221 spaces including 14 disabled bays. Tariffs range from £1.50 for up to one hour to £10.00 for 24 hours.
- 4.14 To ease parking pressures on a temporary basis 11x one hour only parking bays were introduced in February 2018 in Station Road car park. This helped to create a turnover of available bays for short stay customers. To further address the parking pressures in the interim period (pending a multi storey car park) a 9.5 hour tariff was introduced in the long stay car parks and the long stay tariff (24 hours), was increased to deter commuters. This had the desired effect, the impact of which following close monitoring of the car parks enables the tariffs to be further reviewed to enable some long stay customers to return.
- 4.15 Based on April to October 2018 tickets sales across Gerrards Cross, 81% of customers purchased short stay parking and 19% purchased long stay. In 2017, long stay customers accounted for 22% of ticket sales. This equates to 72% of the bays being in constant use by long stay customers. For Station Road car park this reached 79%

<b>Ticket Sales</b>	<b>2017</b>	<b>2018</b>
Short Stay	78%	81%
Long Stay	22%	19%

- 4.16 The preference for payment; RingGo versus pay and display, is summarised below.

	<b>2017</b>		<b>2018</b>	
	<b>P&amp;D</b>	<b>RingGo</b>	<b>P&amp;D</b>	<b>RingGo</b>
Short Stay	86%	14%	81%	19%
Long Stay	54%	46%	40%	60%
<b>Overall Split</b>	<b>80%</b>	<b>20%</b>	<b>75%</b>	<b>25%</b>

Current usage is an average 63% occupancy with Station Road peaking at 74% in October

## Discussion

- 4.17 The charges are reviewed on an annual basis to ensure the parking provision continues to support the vitality of local towns and villages; providing a balance of long and short stay

parking through a structured payment system; taking into account the needs of all car park user groups.

- 4.18 In addition, the review enables operational requirements to continue to be supported to maintain longevity of the car parks and contribute to improving off street parking in the district.
- 4.19 The options for consideration including the associated additional income stream for each are provided below.

#### **Option 2.1a**

- 4.20 Increase short stay parking tariffs (1hr to 4hrs) including Sundays across all car parks by 10p or 20p.

Increasing the tariffs in small increments will continue to support car park operations whilst maintaining affordable parking for customers. The income stream associated with the two options is:

10p increase - £26,913

20p increase - £52,481

#### **Option 2.1b**

- 4.21 Increase the 24hr tariff in Burnham and Farnham Common by 20p or 30p

Increasing long stay tariffs at a higher rate than short stay widens the margin between the two, thus enabling the tariffs to more accurately reflect the longer parking period. This is line with the other parking areas in South Bucks. The income stream associated with the two options is:

20p increase - £1,122

30p increase - £1,622

#### **Option 2.1c**

- 4.22 Reduce the long stay tariffs in Gerrards Cross; 9.5hrs and 24hrs to £6.00 and £8.00 respectively.

Regular monitoring of the car parks since the last review has shown a change in the parking trend in Gerrards Cross. The proposed long stay charges address the changes, whilst still maintaining market value when compared to nearby non council car parks. The income stream associated with this option is an increase of £14,033.

- 4.23 There is no proposal to increase the long stay tariffs in Beaconsfield as the charges currently align with market value for the area. Similarly with season ticket prices across the District. Current season ticket prices are provided at Appendix B for reference. Also included are season ticket prices for nearby private car parks.

#### **Additional Option for discussion**

- 4.24 Remove the flat rate for Sunday and bank holidays and introduce standard tariffs to align with the other days of the week.

The current charging structure for Sunday and bank holidays is a flat rate. This is a lower charge than customers pay to use the car park on a Monday that is not a bank holiday through to Saturday. For fairness and consistency there is the option to introduce standard charges 7 days a week. This allows customers to pay the same tariff for the parking period irrespective of the day of the week. Attached at Appendix C is a summary of neighbouring local authority car park charges for Sunday and bank holidays to assist with the discussion.

#### **Car Park Strategy**

- 4.25 To support future changes in the car parks the Council has a Car Park Strategy that is currently in draft format awaiting public consultation. Consultation has taken place with Environment and Resources Policy and Advisory Groups and following public consultation the strategy will be presented to Overview and Scrutiny followed by Cabinet.

## 5. Consultation

- 5.1 Recommendations if agreed by Cabinet will be published in the local press/car parks and a Notice will be sent to Bucks County Council, as the highway authority, and Thames Valley Police, who will have the opportunity to make comments and/or objections.

## 6. Options

- 6.1 Members are asked to review the options provided in section two of this report and advise the Portfolio Holder how they wish to proceed.

## 7. Corporate Implications

### Legal

- 7.1 Implementing the recommendations will require an amendment to the Off Street Parking Places Order and is subject to statutory consultation.

### Finance

- 7.2 Costs associated with the recommendations are set out in Table 2.

Table 2

<b>Expenditure</b> (one off payments only)	<b>Cost</b>
Statutory Notices (advertising of)	£9,000
Configure pay and display machines	£1,615
Update tariff boards	£1,262
<b>Exp. Total</b>	<b>£11,877</b>
<b>Additional Income forecast</b>	
Range from £1,122 to £68,136 depending on options	

## 8. Links to Council Policy Objectives

- 8.1 SBDC's car parks contribute to the Council's medium term aim of planning for a thriving and sustainable South Bucks District, with vibrant towns and villages.
- 8.2 This matter also contributes towards the Council's aim to deliver value for money services that are driven by customer and community needs.

## 9. Next Steps

- 9.1 If Cabinet agrees the recommendations, officers will commence statutory consultation on the proposals.