

**Report to the Chief Officer (Highways and Transportation)**

**Date: 25 November 2014**

**Subject: Price changes at Quarry Hill car park**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): City & Hunslet	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Summary of main issues**

- 1 Quarry Hill car park is managed by the Council although the land is no longer in Council ownership. The Council continues to have the powers available to it under Road Traffic Regulation Act 1984 to enforce parking charges and vary parking charges.
- 2 The prices for parking in Quarry Hill car park have been reviewed in consultation with the new owners.
- 3 It is proposed to apply an increase in prices to respond to the increased usage of the car park and to reflect the physical improvements made to the site.
- 4 It is also proposed to apply these prices every day rather than having different prices on Saturday, Sunday and bank holidays. This reflects the increasing popularity of Leeds as a shopping and leisure destination.

**Recommendations**

- 5 The Chief Officer (Highways and Transportation) is requested to :
  - i) note and approve the contents of this report;
  - ii) authorise the charges increase under the development agreement dated 28 March 2014 between the Council QHD and Caddick; and
  - iii) instruct the City Solicitor to vary the charges to the Quarry Hill Car Park by notice under section 35C of the Road Traffic Regulation Act 1984 to those listed in paragraph 3.3.

## 1 Purpose of this report

To seek authority to implement amendments to parking tariffs in Quarry Hill car park.

## 2 Background information

- 2.1 Quarry Hill car park has been managed by the Council as a long stay facility since the 1970s. A lease of the car park was granted by the Council in March 2014 as part of a Development Agreement. The purchasing company is Caddick and they have set up a company called Quarry Hill Developments (QHD) as the owner. The management of the car park has continued to be carried out by the Council. The income from parking charges is collected by the Council and retained by Caddick. The Council are paid a management fee for this service.
- 2.2 The power to provide the car park places is granted to the Council pursuant to a Traffic Order, Leeds City Council (Off Street Parking Places)(Consolidation) Order 2010. This Order was in force before the sale and has remained unaltered. The new arrangements listed in paragraph 2.1 do not change the powers of the Council to manage the car park, as they are consistent with section 33(4)(b) of the Road Traffic Regulation Act 1984. This entitles the Council to also enforce parking charges as part of its management service, just as it did when it was the owner.
- 2.3 The Development Agreement contains provisions which require Caddick to seek the approval of the Council before any changes to charges are implemented. As this is a car park provided by the Council pursuant to section 32 and section 33(4)(b) of the Road Traffic Regulation Act 1984 any changes to car park charges should also be authorised under the Act. The variation of charges can be authorised by notice under section 35C of the Act.

## 3 Main issues

- 3.1 The car park had been offered for sale for several years before completion and as a result maintenance and repair had been kept to a minimum. The new owners therefore inherited a number of outstanding maintenance issues including landscaping, areas of poor surfacing and lighting that was in need of replacement. There has been a considerable investment in the site to rectify these issues and the car park has improved significantly as a result.
- 3.2 Usage at the car park has increased by 91% from 2013/14 to the equivalent period in 2014/15, indicating that a price rise is appropriate.
- 3.3 The following changes are proposed :

<b>Monday -Saturday</b>	<b>Current</b>	<b>Proposed</b>
30 mins	£1	£1.20
1 hour	£1.60	£1.80
90 mins	£2.60	£2.80
2 hours	£3.50	£3.70
5 hours	£5	£5.50
8 hours	£7.50	£7.90

Over 8 hours	£7.80	£8.20
Evening charge 6pm – 10pm	£2	£2
<b>Sundays</b>		
4 hours	£1	As Mon – Sat
Over 4 hours	£4	As Mon – Sat
Bank holidays	Free	As Mon – Sat

3.4 The car park is adjacent to West Yorkshire Playhouse. The vast majority of their performances are in the evenings so the retention of the £2 evening charge should minimise the effect on their customers.

3.5 Under the development agreement any price changes must be comparable to other long stay provision in the City. A check on current prices for other providers in the area shows hourly rates in the range £2.80 - £3.60 and all day rates in the range £6.50 - £16.20, indicating that the price remains cheaper than the average.

## **4 Corporate Considerations**

### 4.1 Consultation and Engagement

4.1.1 The Executive member and the Director of Environment & Housing have been consulted.

### 4.2 Equality and Diversity / Cohesion and Integration

4.2.1 An Equality Screening Document has been completed for this proposal and is attached as Appendix 1. The conclusion of the assessment is that there is no impact on Equality, Diversity or Integration. This car park has a number of spaces specifically identified for disabled users. The Council also provides free parking in all spaces for blue badge holders. Both of these measures are unaffected by the proposed price rise.

### 4.3 Council policies and City Priorities

4.3.1 The proposed changes are in line with the draft supplementary planning document on parking and contribute to the Best Council objective of providing a good and efficient transport infrastructure.

### 4.4 Resources and value for money

4.4.1 Both the cost of these changes and the additional income will be assigned to QHD as per the terms of the agreement. The Council's income from providing a management service will remain the same.

### 4.5 Legal Implications, Access to Information and Call In

4.5.1 The decision to increase the daily charge is an Administrative Decision that can be made under the Scheme of Delegation; the decision is not subject to Call In.

4.5.2 Legal Services have been consulted in the drafting of this report.

#### 4.6 Risk Management

4.6.1 The main risk is introducing a price regime that is uncompetitive and leads to lower occupancy, representing poor use of the parking asset and increased congestion. The effect of the changes will be closely monitored following its introduction.

### 5 Conclusions

5.1 A review of the prices and tariff bands relating to Quarry Hill car park has been carried out and a number of amendments are appropriate in order to respond to changes in demand.

### 6 Recommendations

6.1 The Chief Officer (Highways and Transportation) is requested to :

- i) note and approve the contents of this report;
- ii) authorise the charges increase under the development agreement dated 28 March 2014 between the Council QHD and Caddick; and
- iii) instruct the City Solicitor to vary the charges to the Quarry Hill Car Park by notice under section 35C of the Road Traffic Regulation Act 1984 to those listed in paragraph 3.3.

### 7. Background documents<sup>1</sup>

7.1 None.

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

# Appendix 1

## Equality, Diversity, Cohesion and Integration Screening



As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration.

A **screening** process can help judge relevance and provides a record of both the **process** and **decision**. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions. Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality, diversity, cohesion and integration.
- whether or not equality, diversity, cohesion and integration is being/has already been considered, and
- whether or not it is necessary to carry out an impact assessment.

<b>Directorate: Environment and Housing</b>	<b>Service area: Parking Services</b>
<b>Lead person: Mark Jefford</b>	<b>Contact number: ext. 52200</b>

**1. Title: Price changes at Quarry Hill Off-Street car park**

Is this a:

**Strategy / Policy**
 **Service / Function**
 **Other**

**If other, please specify**

**2. Please provide a brief description of what you are screening**

Change to prices as follows :

<b>Monday -Saturday</b>	<b>Current</b>	<b>Proposed</b>
30 mins	£1	£1.20
1 hour	£1.60	£1.80
90 mins	£2.60	£2.80
2 hours	£3.50	£3.70
5 hours	£5	£5.50
8 hours	£7.50	£7.90
Over 8 hours	£7.80	£8.20
Evening charge 6pm – 10pm	£2	£2
<b>Sundays</b>		
4 hours	£1	As Mon-Sat proposed charges
Over 4 hours	£4	As Mon – Sat proposed charges

### 3. Relevance to equality, diversity, cohesion and integration

All the council's strategies/policies, services/functions affect service users, employees or the wider community – city wide or more local. These will also have a greater/lesser relevance to equality, diversity, cohesion and integration.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, carers, disability, gender reassignment, race, religion or belief, sex, sexual orientation and any other relevant characteristics (for example socio-economic status, social class, income, unemployment, residential location or family background and education or skills levels).

Questions	Yes	No
Is there an existing or likely differential impact for the different equality characteristics?		X
Have there been or likely to be any public concerns about the policy or proposal?		X
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?		X
Could the proposal affect our workforce or employment practices?		X
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> <li>• Eliminating unlawful discrimination, victimisation and harassment</li> <li>• Advancing equality of opportunity</li> <li>• Fostering good relations</li> </ul>		X

If you have answered **no** to the questions above please complete **sections 6 and 7**

If you have answered **yes** to any of the above and;

- Believe you have already considered the impact on equality, diversity, cohesion and integration within your proposal please go to **section 4**.
- Are not already considering the impact on equality, diversity, cohesion and integration within your proposal please go to **section 5**.

### 4. Considering the impact on equality, diversity, cohesion and integration

If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.

Please provide specific details for all three areas below (use the prompts for guidance).

- **How have you considered equality, diversity, cohesion and integration?** (**think about** the scope of the proposal, who is likely to be affected, equality related information, gaps in information and plans to address, consultation and engagement activities (taken place or planned) with those likely to be affected)

Motorists with disabled parking badges are exempt from charges at this car park so these proposals will have no impact.

- **Key findings**  
(**think about** any potential positive and negative impact on different equality

characteristics, potential to promote strong and positive relationships between groups, potential to bring groups/communities into increased contact with each other, perception that the proposal could benefit one group at the expense of another)

- **Actions**  
(think about how you will promote positive impact and remove/ reduce negative impact)

**5. If you are not already considering the impact on equality, diversity, cohesion and integration you will need to carry out an impact assessment.**

Date to scope and plan your impact assessment:	
Date to complete your impact assessment	
Lead person for your impact assessment (Include name and job title)	

**6. Governance, ownership and approval**  
Please state here who has approved the actions and outcomes of the screening

Name	Job title	Date
Andrew Mason	Environmental Health Manager	20 <sup>th</sup> November 2014

**7. Publishing**  
This screening document will act as evidence that due regard to equality and diversity has been given. If you are not carrying out an independent impact assessment the screening document will need to be published.

If this screening relates to a **Key Delegated Decision, Executive Board, full Council** or a **Significant Operational Decision** a copy should be emailed to Corporate Governance and will be published along with the relevant report.

A copy of **all other** screenings should be sent to [equalityteam@leeds.gov.uk](mailto:equalityteam@leeds.gov.uk). For record keeping purposes it will be kept on file (but not published).

<b>Date screening completed</b>	20 <sup>th</sup> November 2014
If relates to a Key Decision - <b>date sent to Corporate Governance</b>	
Any other decision – <b>date sent to Equality Team (equalityteam@leeds.gov.uk)</b>	