

**Report of Parking Manager**

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

**Date: 11 September 2018**

**Subject: Quarry Hill Car Park - Price Changes**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Little London & Woodhouse	<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 restrictions 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.

**Recommendations**

4. 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 between the Council QHD and Caddick ;
  - 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. For example 10 new machines were purchased in 2017, offering card payment for the first time.
- 3.2 Usage at the car park has increased over the past year, indicating that a price rise is appropriate. The last price review was in 2015.
- 3.3 The following changes are proposed:

<b>Monday -Saturday</b>	<b>Current</b>	<b>Proposed</b>
1 hour	£2.00	No change
2 hours	£4	No change
5 hours	£6	£7.50
8 hours	£8	£10
Over 8 hours	£8.50	£12
Evening charge 6pm – 10pm	£2	No change

- 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. It is cheaper than the evening price in other Council run spaces which is £3.
- 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 that the car park is cheaper at all price points from 1 hour upwards. Other sites have all day rates in the range £15 - £25 so the price remains cheaper than the average.

## **4 Corporate Considerations**

### 4.1 Consultation and Engagement

- 4.1.1 The Executive member for Regeneration, Transport and Planning has been consulted on these proposals.

### 4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An Equality Screening Document has been completed for this proposal and is attached. 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 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.

### 4.6 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 between the Council QHD and Caddick ;

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 Equality Impact screening document.

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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.