

AGENDA ITEM 7
REPORT NO. LA/28/18

HIGHLAND COUNCIL

Committee: Lochaber Committee

Date: 7 November 2018

Report Title: Update on Car Parking in Lochaber

Report By: Director of Community Services

1 Purpose/Executive Summary

1.1 To review financial projections from parking charges implemented on 23 April 2018.

2 Recommendations

2.1 Members are invited to:-

- i. Note the projected budget shortfall;
- ii. Agree that there is no reduction in the Local Parking Season Ticket; and
- iii. Discuss and agree mitigation measures to help address the budget shortfall.

3 Council Budget Outcome

3.1 As part of savings identified by Council and agreed on the 15 February 2018, various changes to Parking Services in Highland, including Fort William, were implemented to achieve the Council budget for 2018/19.

3.2 The savings agreed by Council can be found at:-

https://www.highland.gov.uk/meetings/meeting/3934/highland_council - Item 4 Details of Proposed Savings (Booklet B).

4 Parking Tariffs

4.1 Tariffs were reviewed by Lochaber Members in April 2018 (**Appendix 1**). Fees and Charges were agreed at full Council in February 2018 (**Appendix 2**).

4.2 Further to Lochaber Local Committee on 30 August 2018, it was agreed that income would be reviewed for November 2018 Lochaber Committee to examine the budget and allow Members to consider if a reduction in the Local Parking Season Ticket (LPST) price would be deliverable. The LPST is currently set at £10 per month or £120 per annum.

4.4 Monitoring of "free" Period Uptake

Original forecasting was based on 20% of transactions being "free" however actual usage ranges from 24% to 36% in the three car parks (see table 1). The cost of the "free" parking can be estimated if a 50p value per half hour is used (current rate is £1 per hour). The projected annual "cost" of free parking is therefore £58k (based on a further six months at the current rate).

Parade car park	free	4114	24%
	paid	12465	
	total	16579	
	value	£2,057.00	
Middle car park	free	19759	29%
	paid	43909	
	total	63668	
	value	£9,879.50	
Viewforth car park	free	24518	36%
	paid	41199	
	total	65717	
	value	£12,259.00	
TOTAL to date		£24,195.50	
Annual		£58,069.20	

5 Income profile

5.1

Year on Year Comparison of Income to Date

Financial Year	17.18 12 mths Income	17.18 1 st 6 mths Income	18.19 1 st 6 mths Income	Difference to date
An Aird 1	£19,040	£4,087	£35,584	-£31,497
An Aird 2	£10,982	£1,384	£17,610	-£16,226
Parade	£23,638	£12,350	£19,591	-£7,241
Middle	£96,313	£56,197	£66,443	-£10,246
Transport	£27,595	£3,679	£42,593	-£38,914
Viewforth	£86,031	£53,505	£64,457	-£10,952
West End	£42,943	£37,643	£89,447	-£51,804
Ringo		£3,457	£20,249	-£16,792
Actual after VAT	£306,544	£143,585	£296,645	-£153,060
Budget	£288,690		£419,000	£122,355

5.2 Based on income collected to date, average weekly income for Fort William is circa £15,081 with a budget requirement of £16,115 per week to meet the budgeted new income target of £543k for Lochaber. Actual projected year end new income is £381k creating a projected budget shortfall in the order of £162k.

6 Mitigation

6.1 Based on actual income being collected in Fort William there is a projected budget shortfall in the order of £162k for 2018/19. Any further reduction in income will increase that budget pressure.

6.2 These pressures can be eased with the scheduled introduction of parking charges in Mallaig. Officers are currently working with Ward Members and stakeholders to promote the introduction of parking charges in Mallaig. If implementation were delivered within the 4th quarter, up to £28k savings could yet be realised.

6.3 Further to representations received locally, officers are preparing to take “control of use” of the Nevis Centre car park. This is being reviewed by estates and legal to provide a lease that will allow enforcement as a public pay & display car park. This will remove the option for motorists to avoid parking charges in the adjacent underutilised An Aird 2 car park. It will also support funding for the Nevis Centre with 80% of income being retained by them. Actual income forecasts are yet to be confirmed.

6.4 Officers recommend there is no reduction in the Local Parking Season Ticket (LPST) with the current value of £10 per month already heavily subsidising parking for users to the detriment of the budget.

6.5 Officers have reviewed the opportunity to introduce car parking charges at Glen Nevis and at the Glencoe Ski Centre. The Glen Nevis Lower Falls site has been transferred to the Glen Nevis Partnership and there is no clear title available over the Glencoe Ski Centre Car Park to allow us to take control of use of this site.

7 Implications

7.1 Resource – A budget pressure has developed in the order of £162k and this report seeks to

- put in place mitigation to help reduce that pressure.
- 7.2 Legal - The requirement to publish a Notice describing any changes to tariffs.
 - 7.3 Community (Equality, Poverty and Rural) – No implications
 - 7.4 Climate Change / Carbon Clever – No implications.
 - 7.5 Gaelic – No implications.

Designation: Director of Community Services

Date: 24 October 2018

Author: Shane Manning, Principal Traffic Officer

Background Papers: [2018/19 Budget](#)
[Lochaber Area Committee](#)
[Lochaber Area Committee](#)

Parking Tariffs

Ref	Location of Parking Place	Charging Hours	Periods	Tariff
	LPST - Lochaber Season Ticket, HPST - Highland Season Ticket	hms - hours maximun stay		
LOCHABER Off Street				
CP0066	Fort William – An Aird No.1 Lorry & Coach Park	Mon to Sun		
	Motorhomes 8am to 9pm only		Up to 4 hrs	£3.00
	Pay & Display - LPST, HPST	24 hms	Up to 10 hrs	£5.00
	Long Stay		up to 24hrs	£6.00
		ALL YEAR		
CP0067	Fort William – An Aird No.2 - Car Park	Mon to Sun	Up to 2 hrs	£2.00
	Motorhomes 8am to 9pm only	24 hms	Up to 4 hrs	£3.00
	Pay & Display - LPST, HPST		Up to 10 hrs	£4.00
	Long Stay	ALL YEAR	up to 24hrs	£5.00
CP0068	Fort William – Parade Gardens - Car Park	Mon to Sun	Up to 0.5 hrs	£0.00
	Pay & Display	8am to 6pm	Up to 1 Hr	£1.00
	Short Stay		Up to 3 Hrs	£2.00
		3 hms		
CP0069	Fort William – Middle Street - Car Park	Mon to Sun	Up to 0.5 hrs	£0.00
	Pay & Display	8am to 6pm	Up to 1 Hr	£1.00
	Short Stay		Up to 3 Hrs	£2.00
		3 hms		
CP0070	Fort William – Transport Centre - Car Park	Mon to Sun	Up to 2 hrs	£2.00
	Pay & Display - LPST, HPST		Up to 4 hrs	£3.00
	Mixed Use	24 hms	Up to 10 hrs	£4.00
		ALL YEAR	up to 24hrs	£5.00
CP0071	Fort William – Viewforth - Car Park	Mon to Sun	Up to 0.5 hrs	£0.00
	Pay & Display	8am to 6pm	Up to 1 Hr	£1.00
	Short Stay		Up to 3 Hrs	£2.00
		3 hms		
CP0072	Fort William – West End - Car Park	Mon to Sun	Up to 2 Hr	£2.00
	Motorhomes 8am to 9pm only		Up to 4 hrs	£3.00
	Pay & Display- LPST, HPST	24 hms	Up to 10 hrs	£4.00
	Long Stay	ALL YEAR	up to 24hrs	£5.00

Fees & Charges

LOCHABER	Note	Frequency	Fee
Resident's or visitor permits (RP, RVP)		annual	£40.00
Senior Citizens resident's permit		annual	£20.00
Lost or damaged permits		single fee	£20.00
Business and business visitor permits (BP, BVP)		annual	£100.00
Lost or damaged business parking permit		single fee	£50.00
Local Parking Season ticket (LPST)	May be purchased monthly pro rata	annual	£120.00
Business Contract Parking (CP)		Annual	£168.00
COUNCIL WIDE			
COUNCIL WIDE	Note	Frequency	Fee
Residents Visitor Parking Vouchers	Book of 10 x 3hour periods	single	£20.00
Trades Permit (TP)	Trades Services Providers	annual	£200.00
Essential User Permit (EUP)	Medical , registered domiciliary care etc.	annual	£50.00
Highland Parking Season Ticket, Highland wide (HPST)	May be purchased monthly pro rata	annual	£240.00
General – Service Cost Recovery			
General – Service Cost Recovery	Note	Frequency	Fee
Suspension of On Street P&D Parking Bay	£50 fixed administration fee plus daily rate	daily fee	£10.00 per day of suspension
Suspension of other On Street bay	£50 fixed administration fee plus daily rate	daily fee	£10.00 per day of suspension
Suspension of an Off Street Car Park Bay (Non P&D) - Minimum	£50 fixed administration fee plus daily rate	daily fee	£10.00 per day of suspension
Suspension of an Off Street Car Park Bay (Pay & Display)	(Fee Calculation used: Number of Bays X (Bay Hourly Rate X Charging period X Number of Days Average Occupancy for location) + Admin Fee (£50). e.g. 1 bay for 5 days if bay hourly rate for car is £1 for 10hrs and average occupancy for location is 70% = 1 (bay) x £1 x 10(hrs) x 5 (days)x 70% + Admin Fee (£50) = £85	daily fee	Calculate as stated for Current Fee No change to Current Fee