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| Committee(s) | Dated: |
| Barbican Residents Consultation Committee Barbican Residential Committee | 04/03/2019 18/03/2019 |
| Subject: Policy for Miscellaneous Car Park Charges | Public |
| Report of: Director of Community and Children's Services | For information by the RCC |
| Report authors: Barry Ashton Car Park and Security Manager | For decision by BRC |

Summary

At its meeting on 21 June 2018, the Barbican Residential Committee received a report on the Charging Policy for Car Parking on the Barbican Estate. Members agreed to a one-year Policy for residential car parking charges. However, no decision was made with regard to charges for other facilities within the car parks.

The BRC's Member/Officer Working Party met in October 2018 and a report was presented to Committee. This further report proposes a Policy for Miscellaneous Car Parking charges.

Recommendations

The Barbican Residential Committee is asked to endorse the work and recommendations of the Member/Officer Working Party and specifically, to approve the following recommendations for Miscellaneous charges within the Barbican Estate car parks:

1. Approve a Policy based on CPI which is reviewed annually in line with Car Parking Charging
2. Approve that other charges listed below are increased by CPI (using CPI for May 2018 and CPI for May 2019) and take affect from September 2019:
 - a. Temporary Car Parking
 - b. Motorcycle Licences
 - c. Bicycle pods
 - d. Bicycle lockers
3. Approve that the long-term car bay agreements are updated so that the service charge is calculated as the estimated cost of services for car parking and stores in the car parks divided by the number of available car parking spaces plus those that are occupied by residents' stores.

Main Report

Background

4. At its meeting on 21 June 2018, the Barbican Residential Committee received a report on the Charging Policy for Car Parking on the Barbican Estate. Members agreed to an increase for residential car parking charges. However, no decision was made with regard to charges for other facilities within the car parks.
5. The BRC's Member/Officer Working Party met in October 2018 and reviewed a number of proposals which were presented to Committee. This further report proposes a Policy for Miscellaneous Car Parking charges.
6. The members of the Working Party are:
 - Michael Hudson (Chair) – Chairman of the BRC
 - Sue Pearson – Deputy Chairman of the BRC
 - Randall Anderson – Member of the BRC
 - John Tomlinson – Member of the BRC
 - Paul Murtagh – Assistant Director Barbican & Housing
 - Michael Bennett – Head of Barbican Estates

Current Position - Miscellaneous Car Parking Charges

7. Charges for Temporary Car Parking, Motorcycles, and Bicycle Storage have not been increased since June 2017.
8. The numbers of current users are as follows:
 - a. Temporary Car Parking – 6,005 (ticketed vehicles for 2018)
 - b. Motorcycle Licences – 42
 - c. Bicycle Pods - 30
 - d. Bicycle Lockers - 72

Current Position - Long-term bay agreements

9. Leaseholders requests for long-term car bay agreements have been on hold during the stores project but there is still interest. The agreement states that the service charge is calculated as the estimated cost of services (car parking staff, repairs and maintenance, electricity, water, insurance, equipment, cleaning, supervision and management) divided by the number of available car parking spaces.
10. The new stores project and an audit of the car parks usable bays has reduced the number of available car parking bays. Therefore, it is estimated that there will be a relatively large increase in the service charges for long-term car bay users in 2019/20.

Proposals from the Working Party

11. The Officer/Member Working Party proposed that miscellaneous charges be reviewed in line with CPI over a period of two years in September 2019. This was due to the relatively high level of administration involved compared to estimated income. The proposals are that charges are increased based on the CPI in May 2018 and May 2019 and take effect in September 2019 for the following:

- Temporary Car Parking
- Motorcycle Licences
- Bicycle Pods
- Bicycle Lockers

12. The Working Party queried the history of the differentials between the annual service charge for long-term car bay users and the rental charges and whether there could be resistance to a large increase in service charge (see history of charges in Appendix 1).

13. Furthermore, income from the car park stores is now attributed to the Car Park Account. Therefore, the agreement could be amended to state that the service charge is calculated as the estimated cost of services for car parking and stores in the car parks divided by the number of available car parking spaces plus those that are occupied by resident stores.

Implications

14. The effect of the current CPI (2%) on the above miscellaneous charges would be an estimated additional £1.6k income per annum.

15. The City Solicitor has advised that any variation to the 94 resident long-term car bay agreements would have to be by agreement with all of current users.

Conclusions

16. The Member/Officer Working Party, set up at the instruction of the BRC, has reviewed comments from Members and their recommendations are laid out in paragraphs 1-3 of this report.

Appendices

- Appendix 1 – Differentials between the annual service charge for a long-term car bay agreement and the rental charge

Background Papers

Car Park Strategy Stage One 2009

Car Park Strategy Update 2009

Barbican Estate Car Park Efficiency Strategy Working Party 2011

Baggage Stores Charging Policy 2011

Car Park Charging Policy February 2013

Car Park Charging Policy December 2013
Car Park and Baggage Stores Charging Policy January 2014
Revenue and Capital Budgets – Latest Approved Budget 2013/14 and Original Budget 2014/15
Service Based Review Proposals – Department of Community & Children’s Services 2014
Car Park Charging Policy 2015
Car Park Charging Policy March 2016
Service Based Review March 2016
Review of Public Car Park Provision in the City November 2016
Charging Policy for Car Parking and Stores November 2016
Charging Policy for Car Parking June 2017
Charging Policy for Car Parking and Stores June 2018
Charging Policy for Car Parking and Stores December 2018
Charging Policy for Car Parking and Stores January 2019

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