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| Committee(s): | Date: |
| Markets | 4 th March 2020 |
| Subject: Smithfield Market – Car Park Utilisation August 2019 – January 2020 | Public |
| Report of: Director of Markets & Consumer Protection | For Information |
| Report author: Mark Sherlock, Superintendent, Smithfield Market | |

Summary

This report updates Members about the utilisation of Smithfield Market Car Park for the 6 month period from August 2019 to January 2020, with reference to Christmas, the introduction and impact of the Ultra-Low Emission Zone (ULEZ) by the Mayor of London in April 2019, occupancy levels in the last 12 months and proposed capital works.

Recommendation(s)

Members are invited to note the contents of this report.

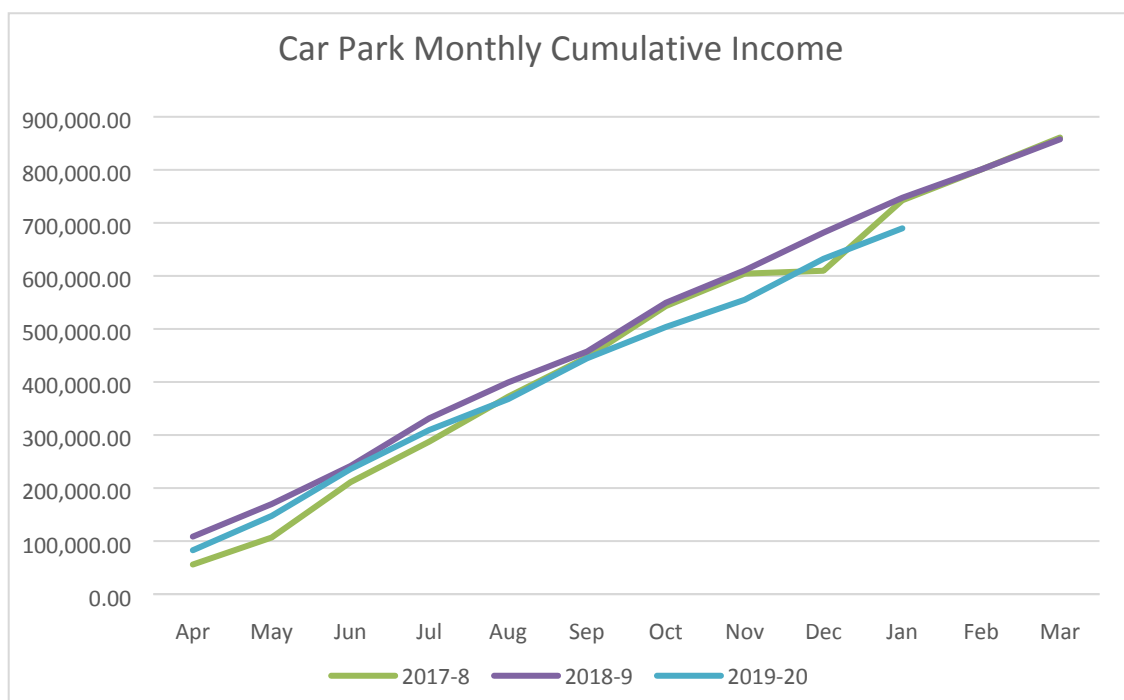
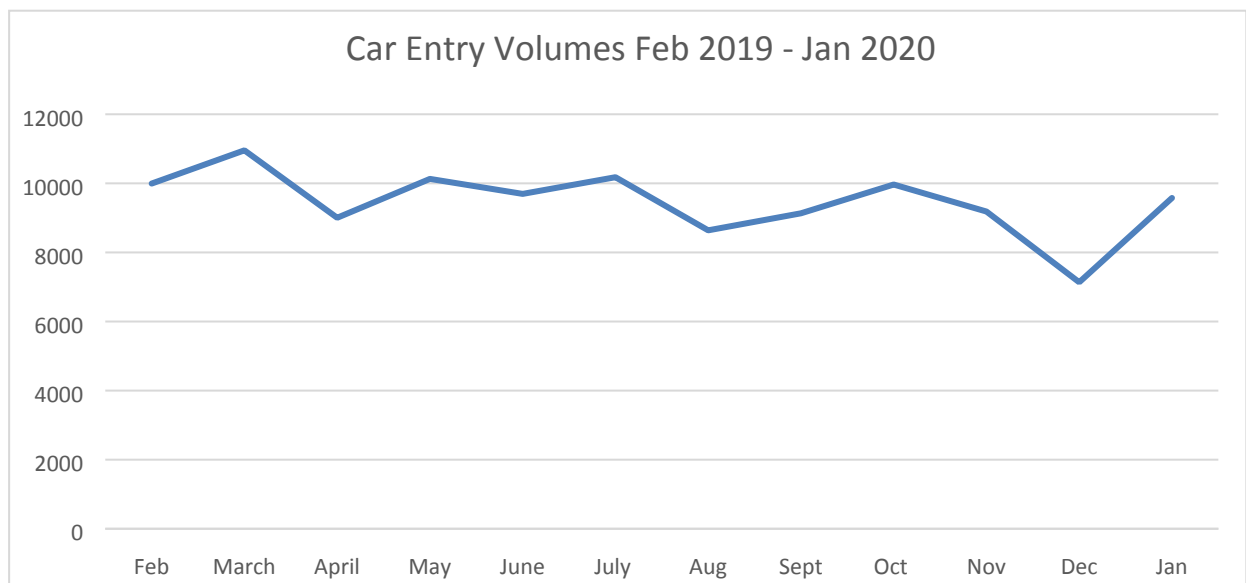
Main Report

Background

1. Increased parking tariffs were approved by the Markets Committee on 30th January 2019 and took effect on 1st April 2019. In addition, the overnight parking discount was extended to seven nights a week to make the car park more competitive with other car parks in the vicinity.
2. Automatic Number Plate Recognition (ANPR) was installed in February 2019 shortly followed by CCTV in July 2019. Both systems are managed by car park operator Saba in line with safety controls in other City car parks.

Current Position

3. Income for the 6-month period August 2019 to January 2020 was £380,276, a decrease of £35,526 (9%) for the same period last year. Income for 10 months of this financial year (April – January) is £689,777 a decrease of £57,647 (8%) against last year, with income cumulatively £6,000 behind budget. The decrease in income against last year is principally the introduction of the ULEZ which has been reflected in the forecast process, but there is a similar income decline in general across all City car parks. Factors such as Brexit uncertainty combined with businesses and individuals implementing expenditure prudence measures have contributed to declines in car park use.



4. There was a 13% decline in cars utilising the car park during the Christmas concession period against the same period in 2018, with peak occupancy of 418 spaces reached at 3am on the Thursday/Friday 19/20th December. The maximum number of available spaces is 530. Peak occupancy in 2018 was 449 and in 2017 was 510.

5. Resource Allocation Sub Committee have recently approved capital works to the car park for £150,000. This is to replace sprinkler heads and fire doors following a major review of fire safety in all City car parks, the works being over and above the standard cyclical works programme. Project works are now in the process of being programmed by the City Surveyor.
6. The proposed car park LED lighting installation is part of an energy department cost reduction programme which has reached a Gateway 2 stage for decision at the Corporate Projects Board, Projects Sub Committee and Corporate Asset Sub Committee by the 7th March 2020. The Superintendent will update your Committee on progress in due course.

Conclusion

7. As at the end of December 2019, the car park is currently operating at £2k under forecast. It is anticipated that the car park will recover this position for the remainder of the financial year and is expected to meet the full forecast income at year-end. The decline in car park usage continues both during concession and normal operating periods.

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