Committee(s)	Dated:
Markets Committee	26th May 2021
Subject: Smithfield Market – Car Park Utilisation April 2020 – March 2021	**Public**
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	Support a thriving economy. Shape outstanding environments.
Does this proposal require extra revenue and/or capital spending?	**No**
If so, how much?	**N/A**
What is the source of Funding?	**N/A**
Has this Funding Source been agreed with the Chamberlain's Department?	**N/A**
Report of: Jon Averns	**For Information**
Report author: Mark Sherlock, Department of Markets & Consumer Protection	

Summary

This report updates Members about the utilisation of Smithfield Market Car Park for the 12 month period April 2020 to March 2021. This includes the continuing impact of Covid-19 and additional longer-term effects brought about by the increase in charges and the widening operational hours of the congestion zone.

Recommendation(s)

Members are invited to note the contents of this report.

Main Report

Background

1. One year on from the first major lock down in 2020, Covid-19 restrictions are still having an impact on traffic movement into the City. With many businesses in and around the City furloughing or making redundancies and introducing changes to working patterns and provisions with many staff still working from home, this has had a continuing effect on the utilisation of the car park and lower income levels.

2. With an increase to congestion charge fees and widening of operational hours, this has contributed to a decrease in cars coming into the City, including night staff and tenants of the Market.

Current Position

3.   Income for the 12-month period April 2020 to March 2021 was £701,351 a decrease of £93,355 (12%) for the same period last year.

4.   Income was down £102,000 against a budget of £803,000 for the year. This was an improvement from the £129,000 shortfall predicted at P11 (February 2021). The decrease in income this year is predominantly due to the ongoing Covid-19 controls, longer periods of lockdown, congestion charge increases and widening of operational hours.

Car Park Monthly Income Accumulated
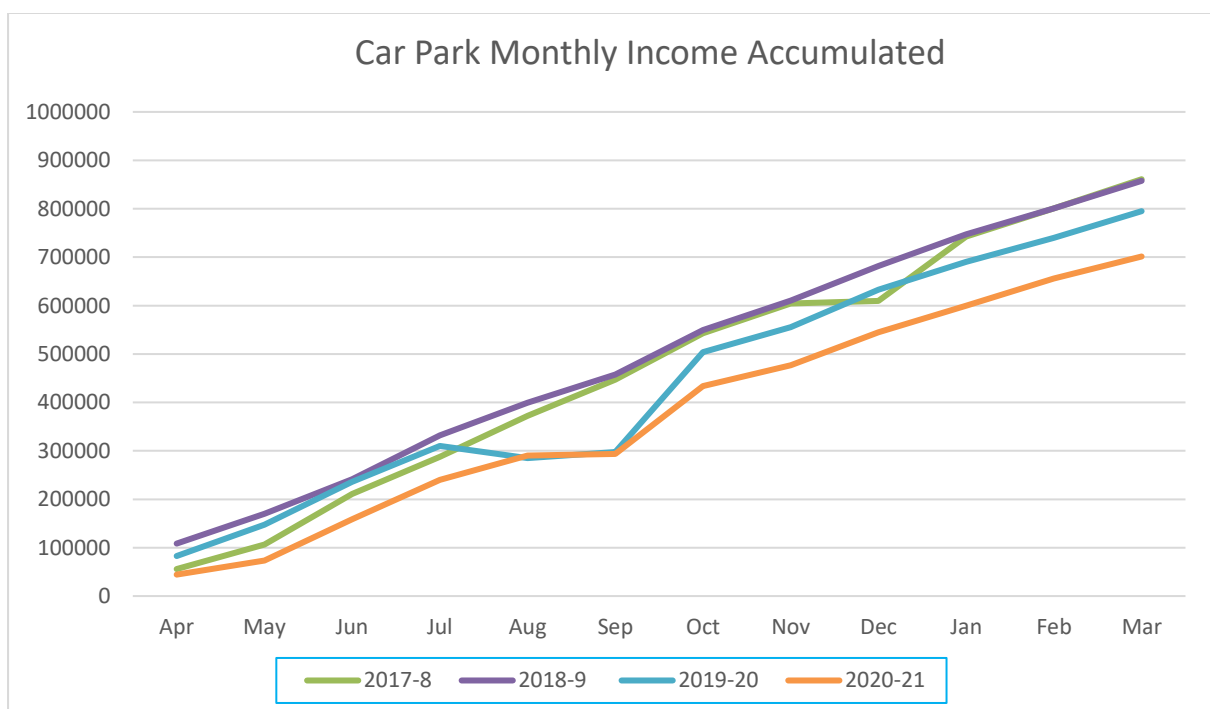
5.   A Christmas parking concession was agreed by Members for 14 nights between the 10th December and 24th December 2020. Tuesday 22nd December recorded a peak of 371 vehicles in the car park compared to car park capacity of 530. A peak of 418 vehicles was recorded for Christmas 2019.

6. An Easter parking concession was agreed by Members for 1 night between the 31st March and the 1st April 2021. A peak of 254 vehicles was recorded on this night.

7. Since the introduction of Just Park (a third-party booking platform) in March 2020, there have been 1,415 parking sessions booked via the Just Park portal, generating £11,581 of income to the City between March 2020 and March 2021. Once all Covid restrictions are lifted, it is anticipated that the Just Park service will contribute significantly more income to the City as levels of car park use increase.

8. A new car park tariff was approved by Members in November 2020 and became effective in January 2021. There were no increases to Market customer or trader tariffs but an increase to the daily hourly tariff from £3.50 to £4 per hour. There was also an increase of £458 per annum to the Commercial season ticket rate.

Conclusion

9. The car park operated 13% under budget. There are some positive signs now that people are returning to the City and the Market is getting busier. This will continue and should substantially improve with further relaxation of lockdown controls on the 17th May and finally on the 21st June. It's currently anticipated that car park income streams will recover to a position more aligned with 2019 levels and the Superintendent will inform Committee more on this expected progress as part of his future oral updates.

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