

REPORT OF HEAD OF BUSINESS MANAGEMENT

SUBJECT:
MANAGEMENT OF THE RESERVED SPACES IN LITTLE HAVEN CAR PARK

Purpose of Report

Approval is sought for the charging of reserved spaces in Little Haven Car Park.

Background

In the past up to twenty eight spaces in Little Haven were designated as reserved for residents. These were originally allocated when the car park was constructed and were initially managed by a local councillor. Whenever a space became available every effort was made to try to ensure that this was reallocated to a permanent resident.

However, over the years with the change of use of many of the properties to holiday homes, second homes or retirement homes, there was concern that a number of these reserved spaces are underused, or not used by all year round residents of the village. Some permanent residents are unable to have a space.

When the proposal to increase the reserved space charge to £100 for this season representations were made by the local community to reconsider, and in March, the Authority approved a one year trial scheme to involve community representatives in determining the allocation of reserved parking spaces in Little Haven, with tighter criteria to ensure spaces were allocated to permanent residents. It was anticipated that much of the administration would be passed to the community, but regrettably that has not happened and the trial has resulted in a considerable level of correspondence with the group who lost their spaces and a formal complaint.

The representatives of the community have provided useful information about the applicants and as a result the number of spaces allocated has reduced to 22 for this year and may reduce further next year depending on the criteria used to allocate spaces.

The charge for a reserved space during 2011 was retained at the previous amount of £35, although a normal season ticket with no guaranteed space costs £50. It is estimated that a car parking space generates approximately £200 a year through pay and display ticket sales, calculated by dividing the revenue by the number of spaces. This suggests that although the car park may be heavily used for a few peak periods, for most of the time there is adequate capacity. Reserved parking spaces elsewhere in the county cost typically between £300 and £700 a year.

In September a consultation document outlining 5 possible options for the reserved spaces was sent to the 31 people who had applied for a reserved space and 17

responses were received. See appendices for the consultation and a summary of the responses.

Proposal

There are very few public parking spaces in Little Haven apart from the National Park Authority car park and a number of properties have no off-street parking space and therefore rely on the village car park. During the summer months the car park is often full throughout the day and into the evening with visitors, walkers and those using the restaurants all vying with the residents returning from work for a parking space. Local shops and restaurants prefer a regular turnover so that passing visitors can park and spend some time in the village.

Misuse of the reserved spaces is a frequent complaint and was mentioned several times in the consultation responses. Reserved space holders sometimes found other vehicles in their spaces, sometimes without any ticket, and conversely people who were unable to find a parking space complained that some of the reserved spaces were always empty.

Finding a solution to this requires balancing the complex set of demands created by the needs of the permanent residents, the holiday lets/second home owners, the requirement of the Authority to generate a reasonable return from its assets as well as minimising any administration. Following the consultation, the three most suitable options appear to be:

Option 1 – Do away with reserved spaces completely. This is the simplest administratively, every user is treated the same and there will be an increase in revenue. However, the permanent residents and second home/holiday lets may have difficulty finding spaces.

Option 2 – Provide a limited number of reserved spaces at £100 a year for permanent residents only and set strict criteria that ensure that these are allocated to those residents who have no parking with their property and genuinely need a parking space. This would require some initial administration but once set up should be relatively straight forward. This would result in approximately 20 reserved spaces.

Option 3 – Implement option 2 and provide a limited number of additional spaces at a charge of £500 per annum which could be applied for by other properties with no on site parking and drawn by lot each year. Although this might generate some additional revenue, it will only partly satisfy the demand from the holiday lets and does not guarantee a space from year to year. There would be additional administration involved in processing the applications. Providing additional reserved spaces will limit the number of spaces available for 'passing trade' particularly during the peak season.

Financial Considerations

It is impossible to provide an accurate assessment of the increase (or reduction) in revenue as this may depend on the number of places allocated and the number of ordinary season tickets sold. However the difference between the options is probably less than £5,000 per annum. There may be savings in staff time and an unquantifiable benefit to the residents of Little Haven.

Risk Considerations

There are no financial risks in selecting any of the three options however, there is a possibility of adverse publicity from the aggrieved parties regardless of which option is preferred.

Recommendation

That Members confirm option 2 above on the basis of

- **This guarantees a reserved space for the residents with a genuine need for a reserved parking space**
- **The price of a reserved space represents value for money**
- **Season tickets without a guaranteed space are available for £50**
- **There will be a small increase in the number of parking spaces available for passing trade**
- **The administration is kept to a minimum**
- **The financial impact for the Authority is minimal**

For further information contact Alan Hare on 01646 624810

LITTLE HAVEN RESIDENTS PARKING SEASON TICKETS CONSULTATION DOCUMENT

Background

For many years the National Park Authority has provided up to 28 reserved parking spaces for residents in Little Haven Car Park at the same price as a normal car parking season ticket. Over time there have been changes in the ownership of the houses and the nature of their tenure from full-time residences to holiday lets and long term lets etc.

There have been concerns that there has been some misuse of the reserved spaces with some remaining empty when the car park is otherwise full, or when short term holiday lets have used reserved spaces without paying. There have also been comments that some residents could park their vehicles on their own property or had multiple vehicles using their spaces.

What happened in 2011?

The financial situation resulted in the National Park Authority reviewing the budgets and a report to the Authority proposed increasing the cost of a reserved space ticket to £100. Representatives from the community council asked if there might be an alternative to this and it was proposed that the management of the reserved spaces by the community should be investigated and tried for a year with a reduced cost (£35) retained for the reserved space season ticket.

This experiment has not proved to be a total success and has led to considerably more administration than was anticipated. It has however, at least partially clarified the situation, and reduced the number of reserved spaces, providing additional spaces for visitors.

How might the car park be managed in 2012?

There are several demands on the car park

1. Full time property owners whose only address is in Little Haven and have no parking facilities with their premises.
2. People renting a property on long term let and have no parking facilities with the premises.
3. Property owners whose only address is in Little Haven and have no parking facilities with their premises but may need a space for visitors.
4. Property owners who live away but use the property exclusively for their immediate family use and have no parking facilities with their premises.

5. Property owners who live away and use their property for family use for several weeks as well as letting it as a holiday property for part of the year and have no parking facilities with their premises.
6. Property owners who live away and advertise the property as a holiday property for most of the year and have no parking facilities with their premises.
7. Local businesses which do not have dedicated parking spaces associated with their business.
8. Local businesses who need parking spaces for their staff
9. Property owners who have insufficient parking spaces with their property for the number of vehicles associated with their property.
10. People using the car park to visit the area and require a parking space for a limited period.
11. The National Park Authority which is obliged to generate realistic income from its property assets when ever possible.

The National Park Authority recognises the difficulties that the limited parking causes in Little Haven during the busy periods of the year and with so many competing demands for a limited number of car parking spaces, finding a suitable compromise will be difficult and it is inevitable that not everyone will be satisfied and indeed some previous reserved space users may be disappointed. The following options are put forward as possible solutions and comments and alternative suggestions are welcomed from interested parties.

Option	Impact
1. Remove all the reserved spaces and use normal season tickets but with no guaranteed space.	<ul style="list-style-type: none"> - Existing reserved ticket holders might not be able to find parking space. - Administration would be simple and everyone treated equally. - Cannot guarantee a space.
2. Hand management of car park and/or reserved spaces to Community Council in return for % of income	<ul style="list-style-type: none"> - Additional income for Community Council - Local allocation of spaces
3. Hand management to another organisation	<ul style="list-style-type: none"> - No obvious organisation at present - Cost of reserved tickets would probably increase substantially and much stricter enforcement
4. Sell car park	<ul style="list-style-type: none"> - Management by external organisation
5. Introduce a three tier charging policy depending on category of applicant with 22 reserved spaces to be allocated in the following priority sequence.	<ul style="list-style-type: none"> - As unreserved season costs £50 a reserved space should be substantially more – and related to the value of the space to the property. - Guaranteed parking space

<p>Priority Tier 1 charge Introduce permanent resident ticket at £100 a year subject to specific qualifications – on electoral roll and no other address, occupy premises personally for most of the year, premises not sublet, no parking available on premises, applications only accepted during April, with up to 2 vehicles registered to that address recorded on the reserved space ticket.</p>	<ul style="list-style-type: none"> – Would reduce the number of applications. Changes in property ownership/occupation would not be considered after April. – Removes perceived loopholes in application process. – Residents could decide if unreserved season ticket is sufficient – Guaranteed parking space
<p>Priority Tier 2 charge Subject to availability, provide reserved spaces at a cost of £250 a year for businesses.</p>	<ul style="list-style-type: none"> – Businesses could decide if unreserved season ticket is sufficient – Provides realistic income to NPA based on value to property – Guaranteed parking space
<p>Priority Tier 3 charge Subject to availability provide additional spaces to holiday homes/lets without parking at £500 per annum</p>	<ul style="list-style-type: none"> – Provides parking for holiday homes/lets and provides realistic income to NPA based on value to property. – Guaranteed parking space

Please send your comments and suggestions by email to

info@pembrokeshirecoast.org.uk with a subject of Little Haven Car Park

or in writing to

Car Park Manager

Pembrokeshire Coast National Park

Llanion Parc

Pembroke Dock

SA72 6DY

LITTLE HAVEN CAR PARK CONSULTATION RESPONSE

Residents (on the electoral register) who do not have parking as part of their property should be able to have a reserved place
Those people who have holiday homes should not be able to hold reserved space that remains empty for most of the year.
Could a 'pay on exit' barrier system not be put in place?
I can't stress enough how much I value the Reserved Parking space that I have
Our preference would be for the Community Council to take over
This years management was divisive
Season tickets should be available to everyone at a reasonable price.
The elderly in our community should have reserved parking close to the car park entrance
The 3 tier policy seems about the best, however if I am now going to have pay £100 for my space, I expect to see some tighter controls on who's parking where.
During the school holidays there were about 15 days when I could not park in my space as someone else was in it.
I think that charging them £250 for a space will only make this problem worse.
My preferred option is 5 and I would be happy to pay more
Find overflow car park
All year round charging with winter rate
Consider PCC to manage
Just that we have an allocated space and that we are not penalised financially with excessive ticket prices for living in Little Haven
Option 5 unfair – potentially divisive, why should some people pay 5 times as much
Not entitled to off street parking if parking space at premises is removed
Consider residents who need 2 cars
Grove Place one way to allow parking
Stricter enforcement – man on gate?
Priority should be given according to length of ownership
Limit of 15 reserved spaces
Allow letting agents to issue tickets
I expect to see some tighter controls on who's parking where.
Option 5 tiers 1 & 2 seem best options
If I didn't have the space and the car park was full I would have to resort into parking illegally on the front which I don't want to do.
We rely heavily on the allocated space in the car park
Prefer option 5
Charge after 5:30 maybe reduce daytime charges
Need a larger car park
Do not pass outside organisation
Option 1 would spread pain evenly & easy to administer
Reserved space at 2*season ticket limit of 2 cars and 4* season ticket for any number of cars.
Season ticket per property rather than per vehicle
Continue to allow residents to have reserved space
Only one space per property which have no parking at the property
Base on need – disabled, young children etc
Prefer community council involvement
Holiday lets used our space on a number of occasions

Pembrokeshire Coast National Park Authority

7th December, 2011

