

Agenda Item	8
Report No	LA/13/24

The Highland Council

Committee: Lochaber Area

Date: 14 May 2024

Report Title: Parking Income and Tariffs

Report By: Assistant Chief Executive – Place

1 Purpose/Executive Summary

- 1.1 To update Members on parking income generated in 2023/2024 and future additional car parks.
- 1.2 To ask Members to deliberate on any changes to current Tariffs in Lochaber car parks.

2 Recommendations

2.1 Members are asked to:-

- i. **Note** the income reporting in section 4;
- ii. **Agree** the further increase in Tariffs in section 5;
- iii. **Note** the proposed tariffs for Glencoe Village Visitor Car Park in paragraph 5.2; and
- iv. **Agree** the regulation of the car park sites in section 6.

3 Implications

- 3.1 **Resource** – Increased revenue to the Council.
- 3.2 **Legal** – Changes will require publication by Notice and some amendment to Traffic Regulation Orders.
- 3.3 **Community (Equality, Poverty, Rural and Island)** – Increased Tariffs can have a direct impact on commuting drivers however Highland Council offer a heavily discounted Local Parking Season ticket which is not affected by these changes.
- 3.4 **Climate Change / Carbon Clever** – Increased Tariffs may help with modal shift and less car journeys.

3.5 **Risk** – No implications.

3.6 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – No implications.

3.7 **Gaelic** – No implications.

4 Parking Income 2023/24

4.1 Members will be aware that parking income generated from Car Parks is considered in different ways dependent on whether they were generating income before or after November 2019. All income generated from sites that were charging prior to November 2019 is considered core service income vital to sustain service budgets.

4.2 Income generated from car parks that began charging after November 2019 is subject to a 50% split (after costs) with Area Committees to re-invest locally under the governance of the Area Committees.

4.3 Additional types of sites are Invitation to Pay (ITP) and Common Good sites:-

- ITP sites are subject to the same 50% split with area committees.
- Common Good sites see 100% of income deposited with the relevant common good fund and the Service submit expenses for recovery on an annual basis. There are no common good car parks in Lochaber as yet.

4.4 Mandatory Car Parks - Gross Income (Net of VAT) generated in Fort William £381,023 (see **Appendix 1**).

Invitation to Pay Car Parks – West Bay Mallaig – Gross Income £25,414 as detailed with Bulletin Item

5 Lochaber Tariffs

5.1 In March 2024 a Notice publishing a new set of Tariffs for Highland Car Parks was issued to be implemented on 11 April 2024. This followed Councils decision to amend tariffs to a minimum fee of £3 at all locations. [Tariffs 2024/25](#)

5.2 Members had previously asked that fees for the longer stay period be increased in the Fort William car parks and this was partly included as per the Notice.

Additional changes have been identified for long stay Tariffs and Members are asked to consider these listed in **Appendix 2**.

Members are also asked to note early Tariff proposals for the Glencoe Village Visitor Car Park that is being developed with the Glencoe Village community.

6 New Mandatory Pay & Display Car Parks

6.1 Members will be aware that the service proposes introducing mandatory charges at the following sites subject to amendments to Traffic Regulation Orders. These sites will be subject to sharing 50% of Nett income with the Area Committee.

- Mallaig West Pay – Currently Invitation to Pay;
- Cammusdarroch Car Park – Subject to Landowner approval;
- Glenetive Road End – Subject to Landowner approval;
- Glen Nevis Road end – Currently Free;
- Achintee Road End – Currently On Street & Free;
- Ben Nevis Visitor Centre – Operated by High Life Highland;
- Glen Nevis Lower Falls – Currently Free; and
- Glencoe Village Visitor - Subject to construction

Designation: Assistant Chief Executive - Place

Date: 2 May 2024

Author: Shane Manning, Principal Traffic Officer

Background Papers: THC Parking [Policy](#) 2018-2023
Off-Street Car Parking Policy [Review](#)
2024 Tariff [Changes](#)
Bulletin Item – Invitation to Pay Income

Appendices: Appendix 1 – 2023/24 Parking Income Net of VAT
Appendix 2 – Tariffs

Appendix 1

2023/24 Parking Income Net of VAT (Gross before costs)

	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	
An Aird No 1 Car Park	£2,261.08	£2,776.10	£2,511.48	£2,504.72	£2,798.36	£2,538.08	£1,495.46	£476.21	£305.21	£259.25	£362.50	£720.00	£19,008.44
An Aird No 2 Car Park	£2,201.73	£6,226.70	£4,632.41	£4,843.20	£7,440.95	£5,445.04	£2,012.85	£856.25	£371.67	£386.67	£742.92	£801.25	£35,961.63
Middle Street Car Park	£6,994.58	£9,065.42	£8,625.25	£11,178.08	£11,962.00	£8,832.71	£5,380.42	£2,700.08	£2,463.50	£1,847.54	£2,359.38	£3,740.25	£75,149.21
Nevis Centre Car Park	£2,150.79	£3,471.54	£3,126.58	£3,211.67	£3,645.21	£3,662.71	£1,754.00	£668.17	£644.50	£616.08	£1,313.67	£967.58	£25,232.50
Parade Gardens Car Park	£2,100.96	£2,781.42	£2,436.54	£2,942.75	£3,139.83	£2,487.04	£1,727.58	£797.17	£742.75	£515.33	£793.92	£1,276.04	£21,741.33
Transport Centre Car Park	£3,973.39	£6,256.22	£5,956.71	£4,765.87	£5,671.67	£5,659.28	£3,773.23	£992.25	£858.81	£801.42	£1,004.75	£1,143.38	£40,856.97
Viewforth Car Park	£6,182.50	£7,774.83	£7,320.92	£9,779.04	£10,544.08	£7,810.58	£6,105.04	£3,903.33	£3,763.38	£3,011.83	£3,886.25	£4,819.58	£74,901.38
West End Car Park	£7,743.71	£9,205.29	£11,291.63	£13,386.21	£16,608.63	£10,990.50	£5,846.88	£2,572.38	£1,594.00	£1,400.00	£2,583.75	£4,948.83	£88,171.79
													£381,023.25

2023/24 Invitation to Pay Income	Gross Income	NO VAT	Transaction fees	Annualised Costs	Nett Income	Committee
Mallaig West Bay	£25,414	£25,414	£1,383	£5,040	£18,991	£9,496

Appendix 2

Tariff Changes as Advertised in March 2024

Ref	Location of Parking Place	Spaces	Charging Hours			Periods			Tariff			
			Charging Hours	Periods	Tariff	Charging Hours	Periods	Tariff				
Current												
CP0066	Fort William – An Aird No.1 Lorry & Coach Park No Motorhomes 21:00-08:00 Pay & Display - LPST, HPST LS	53	Mon to Sun	Up to 4 hrs	£3.00	24 hms	Up to 10 hrs	£5.00				
				Up to 24hrs	£6.00			Up to 24hrs		£7.00		
				HGV & Coach	Up to 1 hr		£0.00			HGV & Coach	Up to 1 hr	£0.00
CP0067	Fort William – An Aird No.2 - Car Park Pay & Display - LPST, HPST NO MOTORHOMES 9pm to 8am LS	153	Mon to Sun	Up to 2 hrs	£2.00	Multiple Day Stay	Up to 4 hrs	£3.00				
				Up to 10 hrs	£4.00			Up to 10 hrs		£4.00		
				up to 24 hrs	£5.00			up to 24 hrs		£7.00		
				each other day	£5.00			each other day		£7.00		
CP0068	Fort William – Parade Gardens - Car Park Pay & Display SS No Motorhomes	25	Mon to Sun	Up to 0.5 hrs	£0.00	8am to 6pm	Up to 3 Hrs	£2.00				
				Up to 3 Hrs	£2.00			Up to 3 Hrs		£3.00		
				3 hms				3 hms				
CP0069	Fort William – Middle Street - Car Park Pay & Display SS No Motorhomes	106	Mon to Sun	Up to 0.5 hrs	£0.00	8am to 6pm	Up to 3 Hrs	£2.00				
				Up to 3 Hrs	£2.00			Up to 3 Hrs		£3.00		
				3 hms				3 hms				
CP0070	Fort William – Transport Centre - Car Park Pay & Display - LPST, HPST MS No Motorhomes	74	Mon to Sun	Up to 2 hrs	£2.00	24 hms	Up to 4 hrs	£3.00				
				Up to 10 hrs	£4.00			Up to 10 hrs		£4.00		
				up to 24 hrs	£5.00			up to 24 hrs		£5.00		
CP0071	Fort William – Viewforth - Car Park Pay & Display SS No Motorhomes	130	Mon to Sun	Up to 0.5 hrs	£0.00	8am to 6pm	Up to 3 Hrs	£2.00				
				Up to 3 Hrs	£2.00			Up to 3 Hrs		£3.00		
				3 hms				3 hms				
CP0072	Fort William – West End - Car Park No Motorhomes 21:00-08:00 Pay & Display- LPST, HPST LS	270	Mon to Sun	Up to 2 Hr	£2.00	24 hms	Up to 4 hrs	£3.00				
				Up to 4 hrs	£3.00			Up to 4 hrs		£3.00		
				Up to 10 hrs	£4.00			Up to 10 hrs		£4.00		
				up to 24 hrs	£5.00			up to 24 hrs		£7.00		
CP0089	Mallaig West Bay Car Park LS 1st March to 31st Oct No Motorhomes 22:00-08:00	80	Mon to Sun	Up to 30mins	£0.00	24 hms	Up to 3 Hrs	£2.00				
				Up to 3 Hrs	£2.00			Up to 3 Hrs		£3.00		
				Up to 10 Hrs	£3.00			Up to 10 Hrs		£4.00		
				Up to 24 Hrs	£5.00			Up to 24 Hrs		£7.00		
CP0091	Nevis Centre - Car Park Mixed Stay Pay & Display No Motorhomes	80	Mon to Sun	Up to 15min	£0.00	24 hours	Up to 1 hr	£1.00				
				Up to 1 hr	£1.00			Up to 1 hr		£1.00		
				Up to 2 hr	£2.00			Up to 2 hr		£2.00		
				Up to 4 hr	£3.00			Up to 4 hr		£3.00		
CP0241	Cammsdarroch - Car Park Pay & Display LS No Motorhomes	20	Mon to Sun	Up to 3 Hrs	£2.00	24 hms	Up to 6 Hrs	£3.00				
				Up to 6 Hrs	£3.00			Up to 6 Hrs		£4.00		
				Up to 12 Hrs	£4.00			Up to 12 Hrs		£5.00		
				Up to 24 Hrs	£5.00			Up to 24 Hrs		£5.00		
CP0239	Glenetive Road End - Car Park Pay & Display LS No Motorhomes 22:00-08:00	30	Mon to Sun	Up to 3 Hrs	£2.00	24 hms	Up to 6 Hrs	£3.00				
				Up to 6 Hrs	£3.00			Up to 6 Hrs		£4.00		
				Up to 12 Hrs	£4.00			Up to 12 Hrs		£5.00		
				Up to 24 Hrs	£5.00			Up to 24 Hrs		£6.00		
CP0143	Glen Nevis Road End - Car Park Pay & Display LS No Motorhomes 22:00-08:00	18	Mon to Sun	Up to 3 Hrs	£2.00	24 hms	Up to 6 Hrs	£3.00				
				Up to 6 Hrs	£3.00			Up to 6 Hrs		£4.00		
				Up to 12 Hrs	£4.00			Up to 12 Hrs		£5.00		
				Up to 24 Hrs	£5.00			Up to 24 Hrs		£6.00		
CP0206	Achintee Road End - Car Park Pay & Display LS No Motorhomes 22:00-08:00	26	Mon to Sun	Up to 3 Hrs	£2.00	24 hms	Up to 6 Hrs	£3.00				
				Up to 6 Hrs	£3.00			Up to 6 Hrs		£4.00		
				Up to 12 Hrs	£4.00			Up to 12 Hrs		£5.00		
				Up to 24 Hrs	£5.00			Up to 24 Hrs		£6.00		
CP0094	Ben Nevis Visitor Centre - Car Park Pay & Display LS No Motorhomes 22:00-08:00		Mon to Sun	Up to 3 Hrs		24 hms	Up to 6 Hrs					
				Up to 6 Hrs				Up to 6 Hrs				
				Up to 12 Hrs				Up to 12 Hrs				
				Up to 24 Hrs				Up to 24 Hrs				
CP0093	Glen Nevis Lower Falls - Car Park Pay & Display LS No Motorhomes 22:00-08:00		Mon to Sun	Up to 3 Hrs		24 hms	Up to 6 Hrs					
				Up to 6 Hrs				Up to 6 Hrs				
				Up to 12 Hrs				Up to 12 Hrs				
				Up to 24 Hrs				Up to 24 Hrs				
CP0xxx	Glencoe Village Visitor Car Park Pay & Display LS No Motorhomes 22:00-08:00		Mon to Sun	Up to 3 Hrs		12 hms	Up to 6 Hrs					
				Up to 6 Hrs				Up to 6 Hrs				
				Up to 12 Hrs				Up to 12 Hrs				
				Up to 24 Hrs				Up to 24 Hrs				

Further Adjustments requested by Members		
Charging Hours	Periods	Tariff
Mon to Sun		
24 hms	Up to 4 hrs	£3.00
	Up to 10 hrs	£5.00
	up to 24hrs	£10.00
HGV & Coach	Up to 1 hr	£0.00
Mon to Sun		
Multiple Day Stay	Up to 4 hrs	£3.00
	Up to 10 hrs	£4.00
	up to 24 hrs	£7.00
	each other day	£7.00
HGV & Coach	Up to 1 hr	£0.00
Mon to Sun		
24 hms	Up to 4 hrs	£3.00
	Up to 10 hrs	£4.00
	up to 24 hrs	£10.00
each other day	£10.00	
Mon to Sun		
24 hms	Up to 4 hrs	£3.00
	Up to 10 hrs	£4.00
	up to 24 hrs	£10.00
Mon to Sun		
24 hms	Up to 4 Hrs	£3.00
	Up to 10 Hrs	£4.00
	Up to 24 Hrs	£7.00
Mon to Sun		
24 hms	Up to 1 Hr	£0.00
	(with FREE Ticket)	
	Up to 6 Hrs	£3.00
	Up to 12 Hrs	£4.00
Up to 24 Hrs	£5.00	
Mon to Sun		
24 hms	Up to 3 Hrs	£3.00
	Up to 6 Hrs	£4.00
	Up to 12 Hrs	£5.00
	Up to 24 Hrs	£6.00
Mon to Sun		
24 hms	Up to 3 Hrs	£3.00
	Up to 6 Hrs	£4.00
	Up to 12 Hrs	£5.00
	Up to 24 Hrs	£6.00
Mon to Sun		
24 hms	Up to 3 Hrs	£3.00
	Up to 6 Hrs	£4.00
	Up to 12 Hrs	£5.00
	Up to 24 Hrs	£6.00
Mon to Sun		
24 hms	Up to 3 Hrs	£3.00
	Up to 6 Hrs	£4.00
	Up to 12 Hrs	£5.00
	Up to 24 Hrs	£6.00
Mon to Sun		
12 hms	Up to 3 Hrs	£3.00
	Up to 6 Hrs	£4.00
	Up to 12 Hrs	£5.00