

**Car Parking: Dalkeith Town Centre
Report by John Blair, Director, Corporate Resources****1 Purpose of Report**

- 1.1** This report provides Committee with an update regarding the current usage of the "Pay and Display" short stay car parks at North Wynd and St Andrew Street, Dalkeith.

2 Background**2.1 Dalkeith Pay and Display Car Parks Impact**

- 2.1.1** The pay and display car park in North Wynd, Dalkeith became operational on 15 July 2011 with CP Plus managing the car park on behalf of the Council as approved at the meeting of Council on 22 March 2011. The other pay and display car park at St Andrew Street, Dalkeith became operational on 17 February 2012 following the removal of the temporary Medical Centre, established to facilitate the construction of the new Dalkeith Medical Centre.
- 2.1.2** Figures previously received from CP Plus have indicated that the average busiest day for parking in the North Wynd car park is Friday and the busiest hour for parking is between 11.00 am and 12.00 pm.
- 2.1.3** The most recent results indicate that both car parks are, on average, just over half full which is a slight increase on the figures from February 2012.
- 2.1.4** Since the North Wynd car park opened several sections of waiting restrictions have been introduced on the A6106 Edinburgh Road because of displaced vehicles from the car parks.
- 2.1.5** The strategy for creating "short stay" car parks in Dalkeith is to encourage shoppers into the town by ensuring that there are spaces available for them, thereby supporting local businesses.
- 2.1.6** New direction signs to the North Wynd and St Andrew Street car parks with the wording "First Hour Free" have been erected. It was anticipated that the amended signs would encourage increased usage.

2.2 Financial Monitoring 2012/13

- 2.2.1** At its meeting on 29 January 2013 the Council's Audit Committee noted:-

"The usage of Pay and Display car parks in Dalkeith Town Centre was lower than anticipated and in this regard the Director, Corporate Resources agreed to bring forward a report on the matter to a future meeting of the committee".

- 2.2.2** Currently the income received by CP Plus is allowing them to recover their operational costs. The income and costs are available to be viewed by the Director, Corporate Resources on an "open book basis". The agreement in

place is that when the level of usage within the car park increases the Council can anticipate an agreed income.

3 Report Implications

3.1 Resource

Car Park Income

CP Plus lease the two car parks at North Wynd and St Andrew Street from the Council on a revenue neutral basis. The Director, Corporate Resources continues to work closely with the car park operator regarding the contractual arrangements.

The budgeted and actual income likely to be received for 2012/13 and 2013/14 are shown below:-

Financial Year	Budgeted Income	Actual Income	Variation
2012/13	£8,000	£0	£8,000
2013/14	£8,000	£0	£8,000

3.2 Risk

There is a risk that if the parking strategy for Dalkeith is not continually reviewed that business viability within the Town may be put at risk. Additionally there is a risk that if residents living close to Midlothian's town centres require to park vehicles several streets from their property throughout the working week, the attraction and benefit of living close to a town centre may be reduced.

There is a further risk that if the Council do not support the contractor during this down turn in the economy they could withdraw from the contract. If the Council were then required to invite tenders the likelihood is that provision of pay and display parking would be at a significant cost.

3.3 Single Midlothian Plan and Business Transformation

This report addresses the improving opportunities in Midlothian outcomes:-

3.4 Impact on Performance and Outcomes

Continued support for the provision of pay and display car parks in Dalkeith will provide a better opportunity for the businesses to attract customers.

3.5 Adopting a Preventative Approach

Supporting local businesses in this way provides the opportunity to continue to contribute to the sustainability of the town centre.

3.6 Involving Communities and Other Stakeholders

Residents within Dalkeith are currently being consulted on the feasibility of introducing controlled residents parking.

Similarly all Community Council and Elected Members are being asked if parking schemes are required in their respective areas.

3.7 Ensuring Equalities

There are currently seven on street disabled parking spaces located within Dalkeith Town Centre. Additionally there are five disabled parking spaces in the pay and display car parks at North Wynd and St Andrew Street.

3.8 Supporting Sustainable Development

There are no sustainability issues with regard to this report.

3.9 IT Issues

There are no immediate IT issues relating to this report.

4 Summary

The use of the two "Pay and Display" car parks in Dalkeith at North Wynd and St Andrew Street continues at lower than anticipated levels.

5 Recommendations

The Committee is asked to:-

- a) Note that the use of the "Pay and Display" car parks at North Wynd and St Andrew Street in Dalkeith is lower than anticipated.
- b) Note that the Director, Corporate Resources will continue to monitor the car park financial performance as part of the regular quarterly financial monitoring.

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