



ALEXANDRA PARK AND PALACE CHARITABLE TRUST BOARD

4th March 2019

Report Title: Car Park Charging

Report of: Louise Stewart, Chief Executive Officer

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Purpose: To seek the Board's approval to proceed with developing a car park charging scheme for Alexandra Park and Palace.

Local Government (Access to Information) Act 1985

N/A

1. Recommendations

- 1.1 To consider the case for the introduction of car park charging at Alexandra Park and Place.
- 1.2 To authorise the CEO to undertake work to develop a proposal for the Board's future consideration, which will include the results of consultation with stakeholders and beneficiaries.
- 1.3 To note the comments from the SAC and CC in response to being informed of the Board's intention to consider introducing car park charges.

2. Background

- 2.1 At the Board strategy day in October 2018 Trustees discussed the need to generate more income to ensure effective delivery of the charitable purposes and create a more sustainable future for the Trust. The Board asked the CEO to further investigate the options discussed, including the option to implement a car parking charging scheme.
- 2.2 The income generated through such a scheme would be used towards the costs of facilities and services provided to visitors. Any proposal would be subject to formal consultation and Charity Commission approval and subsequent formal approval by the Board.

- 2.3 The SAC/CC were informed of the Board's intention to consider introducing charges at their meeting on 29th January 2019. The information reported at this meeting is included at Appendix 1 (Board Members received this information previously, as Members of the Consultative Committee).
- 2.4 Initial comments from the SAC/CC, included in Appendix 2 were in support of the car park charging as an income generation stream if it did not deter visitors to the Park and Palace. Some suggestions were made, which will be considered as part of the work to be undertaken.
- 2.5 The APTL Board have been informed of the Board's intention to consider introducing car park charges and have given comment. They have been reassured that they will be consulted in the process in terms of the potential benefits and impact on trading operations.
- 2.5 The Board are not being asked to approve the introduction of car park charges at this point. The Board are being asked to approve that work is undertaken to gather information and evidence in order to develop a proposal so that the Board is able to make an informed assessment in the best interests of the charity.

3. Next Steps

- 3.1 The next steps will be to engage appropriate expertise to support the internal project team to take this work forward and develop a project workplan and timetable. The intention is to start the project in March 2019.

4. Legal Implications

- 4.1 The Trust does not have the power to implement charges for car parking and will need to apply to the Charity Commission if it is a course of action the Trust wishes to pursue.
- 4.2 The Council's Assistant Director of Corporate Governance has been consulted in the preparation of this report, and in noting the Legal Implications section above has no comments.

5. Financial Implications

- 5.1 The Trust will incur costs in developing the proposal, engaging appropriate expertise and undertaking appropriate consultation. The costs for this are being established and included in the budget for 2019/20.
- 5.2 The Council's Chief Financial Officer has been consulted in the preparation of this report, and any comments received will be tabled.

6. Use of Appendices

Appendix 1 – Extract from CEO's report to SAC/CC on 29th January on Car Park Charging

Appendix 2 – Copy of draft minutes of the SAC/CC discussion

2. Consideration of charging for car parking at Alexandra Palace

2.1 The Trust is considering the possibility of charging for car parking at Alexandra Park and Palace and in 2019 will be undertaking work to develop a proposal for the Trustee Board to consider.

2.2 The Trust will undertake formal consultation in due course but at this stage we wish to make SAC/CC aware of the work and to seek input from both committees to understand any areas of concern at this early stage. We have anticipated the most obvious questions that the committees may have at this stage and provided answers below, but we welcome any further questions and points that committee members may wish to raise.

2.3 Why is the Trust considering charging for car parking?

- a. The primary reason for introducing parking charges is to generate income to cover the costs of the Trust in providing facilities and services for visitors. Alexandra Park and Palace is unusual both as an event venue and as a site open to the public for general recreation, in that the car parking provided is free of charge.
- b. The Trust's financial position requires it to generate more income to continue delivering its charitable purposes. The Trust plans to generate more income through increasing our fundraising efforts, developing our leisure, entertainment and recreational activities and bringing more spaces back into use. We continue to investigate opportunities to reduce our costs and overheads, for example through investment in energy efficiency to reduce our utility bills.
- c. However these measures alone will not be sufficient to meet the increasing costs of labour, goods and services. The Trust believes that charging for car parking will:
 - generate funds to deliver our purposes including maintaining and improving infrastructure and security
 - offset the cost of managing the car parks on a daily basis
 - deter anti-social behaviour, which risks harm to the park and building (and to staff and the public)
 - Manage demand and deter misuse of the facilities for which the charity incurs costs and gains no benefit e.g. commuters using the parking facilities as park and ride facilities, local residents using the parking facilities as overflow residential street parking
- d. In addition charging may further encourage the use of public transport by visitors.

2.4 Is the Trust, as a charity, allowed to charge for car parking?

- a. There is no implied or express general power to charge for car parking apart from with respect to a particular part of the site, but the necessary authority can be granted by the Charity Commission.
- b. Car park charging has been considered by the Trust before. Previous correspondence with the Charity Commission stated that it would be possible to

- grant permission under the powers of the Charities Act and that permission could be granted without a need to change the Alexandra Park and Palace Act.
- c. The conditions of the Charity Commission would need to be met for permission to be granted. It is understood that the Commission will wish to be satisfied that a reasoned assessment of the general need for and the appropriateness of the proposed method of charging and management of the parking facilities have been considered. It is likely that they will expect a broad consultation to have taken place in making this reasoned assessment.
 - d. The concept of charging for car parking does not in principle conflict with the objects of the charity. However, the Trustee Board and the Charity Commission will be concerned that any proposal to charge does not unduly deter the public from using the site.

2.5 What will the charges be?

The work to determine the pricing structure and levels has not yet commenced. The Trust will be taking into consideration different user groups and their usage habits to make charges as fair as possible, whilst managing demand for spaces.

2.6 What will the money generated be used for?

- a. As with all income generated by the Trust, it will be used for delivering our charitable purposes of repairing, restoring and maintaining the Park and Palace for the enjoyment of the public.
- b. In particular we hope to be able to undertake investment to better maintain and improve the existing parking facilities.
 - fund maintenance works to mitigate risk of damage or injury claims
 - update the layout to improve safe operational use of different users (pedestrians and vehicles) and provide a better visitor experience
 - fund improvements in infrastructure to provide more secure car parking and deter crime and anti-social behaviour e.g. barriers, signage, lighting, CCTV, automatic number plate recognition (ANPR).

2.7 Are you intending to expand car parking on site?

There is no proposal to increase the surface area of car parking on site. We will be considering the long term projections for car usage in the work we undertake. There is the possibility of including electric vehicle charging points as part of the car park improvements.

2.8 Who will manage car parking on site?

We will be considering the options for this, to determine the most appropriate operating model that will deliver effective outcomes for the Trust and our beneficiaries.

2.9 When will the SAC and CC be consulted?

We do not yet have a timetable for consultation. It is expected to be in 2019. The consultation plan will ensure that consultation with the SAC and CC is undertaken prior to any recommendation to the Trustee Board for decision.

Appendix 2 – Draft minutes of SAC/CC discussion on car park charging - 29th January 2019

JOINT SAC/CC Consideration

- The Committee had been assured consideration would be given to the impact on those in surrounding areas.
- The Committee welcomed the potential charge if it were to raise income for the Palace and Park as long as it did not detract individuals from visiting.
- It was requested the parking bays along Alexandra Palace Way also be reviewed and scrapped as it was felt they detracted from the Park.
- The Committee suggested electric charging points should be included within the Palace's car parks.
- Regarding the shuttle bus that was to be introduced between Alexandra Park Station and Tottenham Hotspur Stadium, the CEO informed discussions had been had with Tottenham regarding this. The Trust had not been consulted on the planning process behind the new shuttle bus route but had since discussed with Tottenham their concerns this could have for parking surrounding the Palace and its car parks. The Trust would monitor the number of cars on match days and if it became an issue, would raise this with Tottenham.
- The consultation would be comprehensive and the Trust would map different stakeholder groups, their patterns of usage and see how any introduction of charges for car parking might affect them. Season tickets would also be considered.
- Staff and volunteers were considered a key stakeholder group and it was not the intention for them to suffer financially because of car parking charges. If it was unavoidable that staff and volunteers had to pay, options such as reimbursement through expenses would be explored.
- The Trust would monitor the balance of usage to ensure appropriate levels of car parking spaces and other modes of transport, such as electric vehicles and bicycles.
- The Chair noted the more detail available in the consultation, the better individuals would be able to respond. The CEO informed that the Charity Commission would be looking to ensure the consultation represented stakeholders and beneficiaries.

ADVISORY COMMITTEE COMMENTS

The Advisory Committee endorsed the comments and observations made at the Joint Meeting. In addition, the Committee wished to emphasise the following:

- The consequences and implications of introducing parking charges on local residents should be carefully considered. The Trust should be mindful of how the recommendations take into account the circumstances of the various stakeholders and beneficiaries. The Committee supported the Trust's commitment to a thorough consultation taking place.
- The residents' associations should do all they can to encourage members to report instances of litter found around the Park.
- The Committee was concerned at the potential for emergency vehicles to get caught in traffic surrounding the Palace and Park and encouraged this to be monitored to ensure it did not become an issue.