

**CAR PARKS PROVIDED FOR TENANTS AND LEASEHOLDERS
AND THEIR VISITORS**

Report of the Director of Derby Homes

SUMMARY OF REPORT

1. Derby Homes manages numerous car parks that were provided for the use of tenants, leaseholders and their visitors. Most of these car parks operate satisfactorily with minimum complaint from residents. However a few car parks do suffer problems. This report proposes that where such problems are persistent and the majority of tenants and leaseholders agree, we should take suitable measures to restrict the use of the car parks to tenants, leaseholders and their visitors. This would be subject to practicalities, budget and consultation with the City Council.

RECOMMENDATIONS

2. To agree that where persistent complaints of misuse of a car park are proven, action is taken to restrict access to tenants, leaseholders and their visitors as outlined in paragraph 3.1-3.5 of this report.

MATTER FOR CONSIDERATION

- 3.1 Derby Homes manages numerous car parks that were built at the same time as houses and flats, to provide off street parking for tenants of the houses and flats and their visitors. Generally these operate satisfactorily with minimum of maintenance or estate management problems. However some car parks, mainly to specific blocks of flats, are more vulnerable than others to problems. The most common one is that car parks are used by local residents who are not tenants or leaseholders, and by visitors who work or are shopping in the city centre. Complaints are received from tenants or leaseholders that they, or their visitors, cannot access the car park. Another is the dumping of abandoned cars and the use of car parks for illicit activities such as drug dealing.
- 3.2 Over the years various methods have been used to prevent the problem occurring. This has included
 - signage stating the car park is for tenants, leaseholders and their visitors only
 - various measures such as identifying the car owner and writing to them, warning of action if the parking persists
 - marking of the car park surface with words saying ' for residents only'
 - threaten legal action for trespass.

- 3.3 Usually such action is successful. However where the problem persists then it has been necessary to fit barriers that restrict access to the tenants leaseholders and their visitors.
- 3.4 This latter step is a last resort. The typical cost of a barrier varies from £660 for a standard metal barrier to £10,000 for an electronic barrier and annual maintenance costs are likely to be 10%. On occasion in the past there have been disputes between tenants and staff on the seriousness of the problem. There have also been very acrimonious disputes between tenants and residents from nearby streets. We have used the community watch patrol to monitor the problem and measure the use of car parks. It is therefore proposed that in future this final step is taken in consultation with the Director of Development and Cultural Services, Traffic Section, and after full consultation with local councillors, community patrol and all tenants and leaseholders who would use the car park. Where I am satisfied that there is a serious problem, tenants and leaseholders will be invited to vote, one vote per tenant on the tenancy record, and the barrier will be installed if the majority of votes received are in favour.
- 3.5 An alternative to a barrier would be to give tenants a parking permit which would then allow the management of the car park to identify unauthorised parking. Action could then be taken against persistent abusers of the car park.
- 3.6 It is also proposed that where a barrier or permit system is introduced, nearby residents who are not tenants or leaseholders may rent access to the car park at a garage charge rate, that is £5.46 including VAT per week. This will be managed by the local office, in consultation with tenants and leaseholders, and will ensure that space is sufficient for existing tenants and leaseholders.

CONSULTATION IMPLICATIONS

4. The proposed way forward will be the subject of further consultation with tenants and leaseholders.

FINANCIAL IMPLICATIONS

5. The costs of managing, maintaining and improving housing car parks are paid by tenants and leaseholders in their rent and service charges.

LEGAL AND CONFIDENTIALITY IMPLICATIONS

- 6.1 It is possible to take legal action to prosecute unauthorised users of car parks.
- 6.2 The Housing Acts require us to consult with tenants on any major change to the housing management service.

PERSONNEL IMPLICATIONS

7. The proposals will be subject to consultation with staff and trade unions.

ENVIRONMENTAL IMPLICATIONS

8. The efficient use of car parks can improve the popularity of flats and the appearance of estates.

EQUALITIES IMPLICATIONS

9. Disabled access can be an important consideration in the management of car parks and design of barriers.

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