

Report to the Council Housebuilding Cabinet Committee



**Epping Forest
District Council**

Report reference: CHB-005-2021/22
Date of meeting: 28 September 2021

Portfolio: Housing and Services – Councillor H Whitbread

Subject: Parking – New developments and Housing Estates

Responsible Officer: Rochelle Hoyte (01992 562054)
Service Manager

Democratic Services: J Leither (01992 564756)

Recommendations/Decisions Required:

That approval is given for parking requirements to be determined on a case by case basis for new developments as well as Housing estates parking management.

Executive Summary:

It has become apparent that parking requirements for new developments and wider Housing estates have presented as an issue. There have been a number of approaches that have been taken with varying results. It would be in the interest of local residents and the council to not have a blanket approach on each development ahead of the development design. Each scheme's access roads can, and many do differ, along with the pressures that may or may not surround the areas around the proposed development sites.

Reasons for Proposed Decision:

Set out in its Terms of Reference, the Council House Building Cabinet Committee is to monitor and report to the Council, on an annual basis progress and expenditure concerning the Council House Building Programme. This report reviews parking

Other Options for Action:

There are no other options for action.

Report

In some instances, it may be necessary and/or more practicable to allocate parking spaces to residents where for example the parking space is right outside of their property. In this case to allow for parking with no allocation wouldn't seem reasonable as it would likely cause friction if parking remained as first come first serve basis.

There are many management options available to us, which we have discussed at length with the Estate and land team who would be the team to support any implementation beyond handover and for wider estate parking considerations.

Options to be approached could include external parking management services as there is not an in-house specific team that manages this type of estate specific parking, Essex County

Council also provide a service where applications can be made for various parking restrictions to be in place in relevant areas. These costs can be factored into the development budgets where it forms part of a new development and for the wider estate on general parking management these costs would be considered as a part of financial budgets each year.

A current approach of using bollards and renting spaces is not currently effective, in Springfields there are 10 parking spots in total, currently only one is being rented. Plot 5 was rented between October and November 2017 for a total of one month, Plot 10 was rented between October 2018 and August 2020. This demonstrates that the spaces are not lettable in this instance and a different approach needs to be considered. Moreover, some of these bollards are tucked being some properties, in areas that are not well lit and often becomes a place for anti-social behaviour or sadly dump rubbish and therefore cars become targets for vandalism. It is our experience that people rarely want to pay additional fees for parking, however the take up could be improved if the parking areas were better lit and more visible.

A further example of using a off Road TRO at Torrington Drive, only attracted 2 permits under the original order (10am – 4pm Torrington Drive and Torrington Gardens residents only) it was consulted on and the TRO was extended and in September 2002 the TRO was amended to cover the period 7am-7pm. Take up increased to 4 permits, which is some way off the number of spaces that we have available. This was again consulted on and extended the TRO to cover the flats at Churchill Court and Davis Court (one permit per flat), this became live on the 9th August 2021 and as yet take up has not significantly improved.

A previous cabinet report advised that TROs should be used to control our housing estates and that a similar approach would be taken to that of the old off-street parking programme to decide which one would be carried forward. Due to Covid this project was deferred to 21/22 and is currently being worked on now by our Estates and Land team and they will shortly will shortly be making contact by way of consultation with residents from the waiting list to see if residents want to seek a TRO for their street as an alternative.

Of the complaints received regarding parking, and TROs have been mentioned as a solution people have responded negatively to resident parking, paying for it and not being sure it will solve their problems, this however varies across estates as all are in different in what will work best.

There will be some instances that a decision made will not please all, but a blanket approach of bollards and/or TROs is not showing to be working in every case.

Conclusion

It is important that we review each scheme and housing estate on a case by case basis where parking is concerned, no two schemes are exactly the same and a blanket approach hasn't proven to be successful within the housing estates. Where schemes and housing estates present constraints with parking, this will be discussed via our cabinet meetings and raised with the Housing and Property Director and portfolio holder as needed between reporting.

Financial Reporting

I am working closely with the finance department following the restructure to enhance our reporting system.

Resource Implications:

None applicable

Legal and Governance Implications:

None noted for the purpose of this report

Safer, Cleaner and Greener Implications:

The development of phase 3 schemes has contributed to a safer environment by removing many of the anti-social behaviour issues raised within some of the sites prior to being built out. Officers are taking necessary steps to ensure our schemes are greener as a part of our commitment to being carbon neutral.

Consultation Undertaken:

Interdepartmental involvement has and will continue to be engaged. Members are also being consulted with as per our new ways of working.

Background Papers:

None applicable.

Risk Management:

The Risks associated with the delivery of the current housing development programme is identified within the Executive Report attached.

Equality Analysis:

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in consideration of this report. The equality information is provided as an Appendix to this report.