



BRENTFORD DOCK

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To All Residents and Shareholders Brentford Dock

January 2018

Dear Resident,

CPZ (Controlled Parking Zone) Consultation by London Borough of Hounslow

We understand that residents of properties facing Augustus Close (including Galba, Otho, Servius, Maurice and Leo Courts) have received letters from the London Borough of Hounslow (LBH) concerning the possible introduction of a Controlled Parking Zone (CPZ). The BDL Board is now issuing this letter to all Dock residents to provide more information from a BDL perspective and to enable residents to have their say on this matter.

LBH has been petitioned by 22 Brentford Dock residents to consider the introduction of a Controlled Parking Zone (CPZ) on the public road, i.e. Augustus Close. LBH is democratically obliged to pursue this request and we are keen for this exercise to be properly informed at all stages.

We have met with LBH a number of times concerning this matter and acknowledge that there are some concerns over 'free for all' parking on Augustus Close. However, there are also a number of considerations, which do not concern LBH, but need to be borne in mind from our 'Brentford Dock' perspective and on balance, the Board, does not consider at this time that a CPZ will provide a solution to the shortage of parking spaces on the Estate, but instead could put unfair and costly pressure on some residents.

We have brought these issues to LBH's attention but it would be useful for your views to be reflected at this early stage of the consultation process, as this will help to determine whether further consultation is pursued and you may wish to raise your own opinions directly with LBH as part of their consultation:

- There are a total of 300 allocated, privately owned parking spaces and 241 garages which together, are shared between 592 dwellings on Brentford Dock. In addition to these, there is space for around 45 vehicles in 'unallocated' Private Areas (such as around the Marina and within car parks) and a further 55 or so on the Public Highway (Augustus Close and the part of Justin Close which is controlled by LBH).
- **A CPZ would only control the spaces that are part of the public highway (i.e. Augustus Close - space for around 50 vehicles).**
- In order to park in this area, it will be necessary to obtain a permit from LBH, and an **annual charge** would be made for this. Currently the cost is £80 (+ £50 if you own a diesel car) for a single permit, with increasing amounts for additional permits, £133 - 2nd vehicle and £220 for a third. Plus you must provide proof of residency on Augustus Close and proof of vehicle ownership.
- But - holding a permit will not guarantee a parking space, nor will it create additional parking spaces, in fact there are likely to be fewer once the road is marked up into car parking spaces.
- Brentford Dock Leases grant all residents a right to use all roadways on the Estate. In other words, any resident from anywhere on the Estate can park anywhere on one of our private roads (such as those on Justin Close alongside our Marina) provided that an obstruction is not being caused to other users. And this parking is controlled by our own (free) residents permit scheme.

- It is understood that only residents who have an Augustus Close address will be entitled to purchase permits for the area covered by the CPZ. Other Dock residents (those on Justin Close - Nero, Romulus, Numa, Julius and Marcus Courts) will not be able to purchase permits.
- Should a CPZ be introduced this would be under the control of LBH – and could possibly impact negatively on any future wish, or need, that BDL has to take total control of our private Estate. With the impact of the Ballymore plans it is likely that we will need to consider how best to protect our Estate from the impact of this local development. If all parking on the Estate (including what is currently Public Highway) was under the control of BDL we would be able to resource this properly, possibly by increasing the number of parking spaces, which would be fairer, more effective and more efficient than anything that the Local Authority can provide, but more importantly, parking would be as it is now, free of charge.

However, having made the points above, we do acknowledge that the current parking controls on the Estate are not perfect, and we are aware that non-residents do park on Augustus Close because there are no restrictions and it is free. But our main parking problems are due to the limitations of the split in responsibility between LBH and BDL. For instance, our Security Officers often want to ticket people in the evenings, or overnight who park on the pavements in Augustus Close, or park dangerously, but they are unable to do so as this area is controlled by LBH who don't 'police' the area after 6pm.

It was our intention to re-issue all Brentford Dock permits this year, to all car owner residents, following the publication of our revised Parking Policy. However, any decision to re-issue permits will now depend on the outcome of LBH's CPZ consultation, as this will have a direct bearing on the way in which we can control our parking in the future.

Please make your views on this matter known both to us via managementoffice@brentford-dock.co.uk and also to LBH at traffic@hounslow.gov.uk .

Also, it is worth bearing in mind that this LBH initial consultation has only been sent to residents living in Augustus Close, Galba Court, (part of) Romulus, Otho, Servius, Maurice and Leo Courts, so we are particularly keen to hear the views of Residents from other parts of the Estate.

Yours sincerely,

Veronica Wray

Chair, Brentford Dock Limited