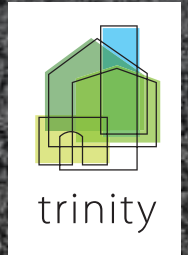


Everything you need to know about



Parking in Grand Union Village

Your guide to the new parking rules

Stage 1 commences 31st January 2011

It covers Arcon Drive, Brazier Crescent,
Brecon House, Fairclough Close,
Founders Close, Harborough House,
Regent House and 16 spaces
at Saltley House.

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Introduction

Grand Union Village was designed to favour sustainable transport options, taking emphasis away from the car and giving priority to cyclists and pedestrians. Limited parking is available on the Village to conform with this concept.

All residents, and their visitors, who bring a vehicle on the Village have parking rights and responsibilities. These are outlined in the Village's lease documents (or in tenancy agreements) which contain a number of clauses about residents and their vehicles.

The Parking Scheme will apply to all parking areas in Grand Union Village, including on-street and the car parks under apartments (undercrofts). The Scheme will be introduced in stages, with Stage 1 commencing on 31st January 2011. Further details will be provided by letter to owners and residents.

The Parking Scheme will ensure that the rules in everyone's lease are enforced, such as:

- People entitled to park are able to do so
- Temporary parking is available for visitors using scratchcards
- No vehicles over three tonnes to be parked on the Village's private roads
- No abandoned, unroadworthy or illegal vehicles
- No parking in other people's parking bays or on pavements
- No professional vehicle maintenance on the Village
- No obstruction of entrances or emergency access

Aims of the new Parking Rules

The aims of the new parking rules are:

Safety

To ensure parked vehicles pose no risk to other road users and do not prevent the proper functioning of the Village's public highways

To minimise the incidence of vehicle vandalism and theft

Consistency

To allocate public parking to Village residents in a consistent way

Greener and cleaner

To reduce parking pressure by integrating the parking scheme with the Village's Travel Plan



Efficiency and clarity

To coordinate all parking management functions at the Village

Enforcement

To ensure the parking enforcement is carried out in an appropriate manner by the relevant authority

Optimum use of resources

To encourage the best use of all parking spaces at the Village

Economy

To cover the costs of parking provision and management through reasonable charges to vehicle users



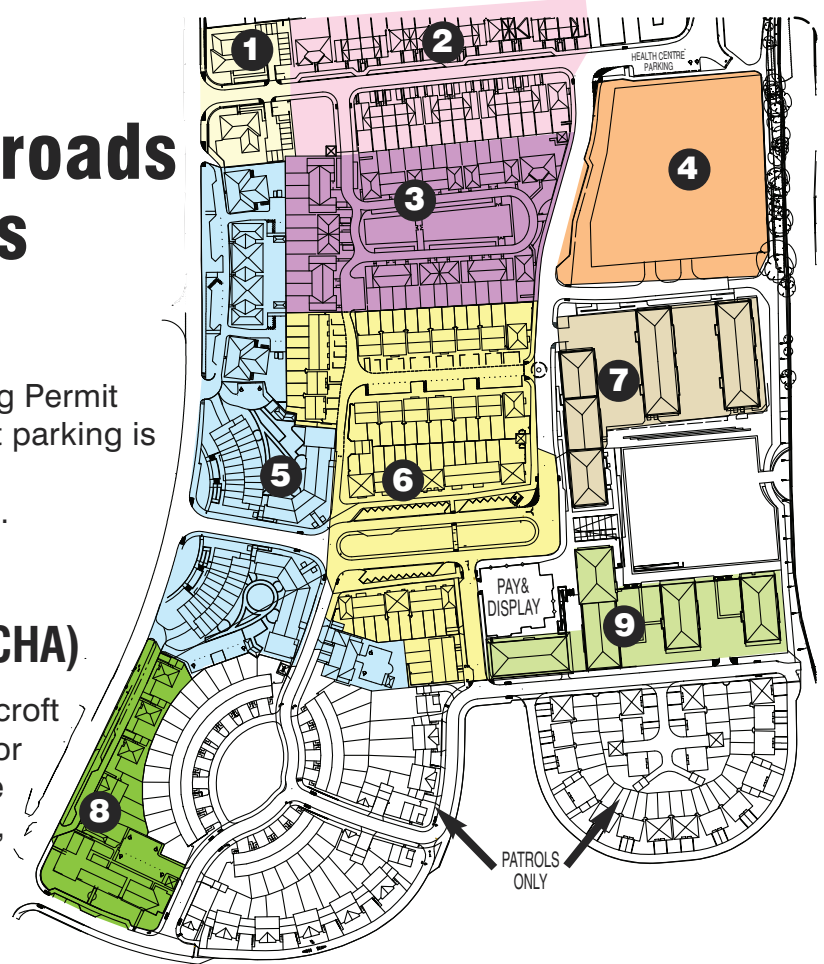
Residents' parking permits for private roads and off-street areas

Parking permits for residents

A parking permit will be required in Parking Permit Zones, where the roadway or the off-street parking is managed by Trinity Estates or a landlord. The different zones are shown on the map.

Undercroft parking: Paddington Churches Housing Association (PCHA)

A PCHA resident wanting to park in undercroft parking at Fazeley House, Brecon House or Saltley House should ask PCHA if they are eligible for a space. If a space is allocated, a permit will be issued through OPC, who will also patrol that car park.



Residents will not need a Parking Permit to park in the following areas:

- on their driveway, provided their vehicle does not overhang or encroach onto the pavement or highway; or
- on a public road where there are currently no yellow lines (Ballinger Way, Brick Lane, Higham Mews, Taywood Road, and Waxlow Way).

Parking Permit Zones

1 Aylesbury House
Regent House

2 Brick Lane
Nene House

3 Apprentice Gardens
Cam House

4 Undercroft parking for:
Brecon House
Fazeley House
Harborough House
Saltley House

5 Undercroft and
Surface parking for:
Caledonian Court
Dorset Court
Keadby House
Netherton House
Stourbridge House
Tame House

6 Founders Close
Taywood Road (parking
bays around the central
island)

7 Undercroft parking for:
Hertford House
Middlewich House
Wey House

8 Avon House
Bridgewater House

9 Undercroft parking for:
Ashby House
Caldon House
Weaver House
Welford House

Obtaining a Parking Permit

A Parking Permit will be issued to the leaseholder, freeholder or landlord if the lease for your property includes an allocated parking space or the right to park. In turn, a landlord will need to make the Parking Permit available to their tenant.

If you do not own a vehicle but have the right to park contained in your lease, you can let a visitor or neighbour use your Permit.

Permits will be state which Permit Parking Zone you are entitled to park in. You will be required to display a Permit to park in marked parking bays.

One Permit will be available to each apartment or house that has the right to park contained within the lease. Permits will not be transferable between different Parking Permit Zones.

Any cars parked in the wrong Zone or in a Zone but without a Parking Permit will be issued with a Private Parking Ticket by OPC.

Any vehicles parked in the undercroft without a Permit will be issued with a Private Parking Ticket by OPC.

Your questions answered

Will I need a Parking Permit to park on a public road?

No. Any vehicle can park on a public road as long as usual parking and motoring rules are obeyed (e.g. no parking on the pavement, no blocking dropped kerbs). Look out for the parking restrictions (yellow lines) being introduced in 2011 by Hillingdon and Ealing Councils.

How will I obtain a Parking Permit?

Trinity Estates is responsible for issuing a Parking Permit to anyone who is eligible for one. If you are a tenant, the Permit has to be issued to your landlord (i.e. the owner or leaseholder).

How much will a Parking Permit cost?

One Permit will be issued free of charge for each property with the right to park or an allocated parking space contained within the lease.

What if I have more than one car, can I get more than one Permit?

No.

Arcon Drive, Brazier Crescent, and Fairclough Close: do we need a Permit?

Each home in these areas has an allocated parking space, so you do not need a Permit. These areas will still be patrolled.

How long will the Permit be valid for?

We envisage the Permit stays with the property for a lifetime. However, the parking scheme may change over time.

What if my lease does not contain the right to park?

You cannot obtain a Permit.

What do I do if I lose my Permit?

Call in at the Trinity Estates office for a replacement, for which there is a charge of £20. The Permit that has been lost will no longer be valid. OPC patrol officers keep a list of valid Permits.

I don't use the undercroft car park because I don't feel safe. What is being done to improve undercroft parking?

Security improvements have already been made to the undercroft car parks before the introduction of parking permits. Some of the car park walls have been painted white to increase visibility and motion-activated lighting has been installed. OPC will patrol the car parks unannounced at any time of the day or night. Although they have no direct security role their

presence will also help deter crime in the car parks.

Once the parking scheme is in place and the regular patrols by OPC are underway, more residents will be using the undercroft car park and abandoned vehicles will be removed. All of this should make the undercrofts feel safer.

Can we have CCTV in the undercroft car parks?

At present there are no plans to introduce CCTV in the undercroft car parks, as it is believed that the measures listed above (better lighting, patrols and painting) will help to reduce crime. This will be reviewed once the parking scheme is fully established.

I want to park my car where I can see it?

On a development the size of Grand Union Village, and indeed on most large developments, this will not always be possible.

Residents from other streets currently park on my street. Will the parking scheme stop this?

Yes, if you live on a private road or have a private car park close to your property / block. Permits for private roads / car parks will be specific to one Permit Parking Zone only so any vehicle that does not display the correct Permit will be issued with a Private Parking Ticket by OPC.

I have a Blue Badge, do I need a Permit?

Yes, you need a Parking Permit if you live in one of the Permit Parking Zones where a Permit is required. This will also help you as you will be able to park overnight without displaying your Blue Badge and therefore avoid the possibility of theft. Please contact Trinity Estates who will try to allocate a Blue Badge space close to your property.

I have more than one vehicle but only one parking space. Where will I park my other vehicle?

Only one Permit is available for each household that has the right to park contained within the lease. There is no parking for a second or other additional vehicles, unless you can agree to use the space of a neighbour who is willing to let you use their Parking Permit.

Why is there limited parking at the Village?

Grand Union Village was designed to be a vibrant, modern and sustainable urban village - the masterplan design for the Village takes the emphasis away from the car and gives priority to cyclists and pedestrians. The planning conditions awarded by Ealing Council and Hillingdon Council deliberately reduced the amount of car parking available to conform with this concept. In place of car parking, other sustainable transport options were agreed to encourage car reduction, payable by Taylor Wimpey, the developer.

These include:

£1.17 million to improve the frequency of the E6 bus, provide 'real time' bus stops and re-route the bus.

£100,000 to set up a Car Club to encourage allow more families to live in the village without the need to own their own car.

£225,000 for new footpaths and cycleways, and a refurbished pedestrian bridge over the canal.

Visitor Parking

Off-street parking for visitors is available in bays labelled “Visitor Parking”, painted in white on the ground, at the entrance to the parking bay.

Visitors to Grand Union Village will need a visitor parking scratchcard, which they should get from the resident they are visiting.

From the time it is displayed, each scratchcard will be valid for 12 hours.

Residents can order their scratchcards from Trinity Estates. Each household can purchase a set of 10 scratchcards at a cost of £10.00 per set. Each household can buy a maximum of one set of scratchcards per month.

There will be no visitor parking in undercroft car parks, except for those residents without a car who retain their permit for use by their visitors.

Visitors scratchcards are not valid in the Higham Mews short-stay pay and display car park.

The parking scheme applies to everyone, so this includes all visitors - such as nurses, doctors, plumbers and phone engineers.

Higham Mews: Short-Stay Parking

The Higham Mews Car Park, located outside Costcutters and Weaver House, will be for short-stay parking, between the hours of 08:00 and 22:00, every day. Everyone who parks there will be required to get a ticket from a Pay and Display machine.

Higham Mews Car Park	
Parking period	Cost
Up to 30 minutes	Free
Up to 60 minutes	£0.50
Up to 2 hours	£1.00
Up to 3 hours	£1.50
Up to 4 hours	£2.00
Overnight: 22:00 to 08:00	£2.00

- Pay & Display during the hours of 08:00 and 22:00 every day
- Maximum stay 4 hours
- No return within 1 hour

Parking for longer than 4 hours will be possible for special occasions, such as wedding parties, by prior arrangement with Trinity Estates. Visitors parking under this arrangement will be charged the 4-hour rate.

This parking area will be managed by Trinity Estates and enforcement will be undertaken on their behalf by OPC. The first call on any income will be to cover the costs of managing and enforcing parking at Higham Mews Car Park. Any income remaining will be shared between the GUV Community Development Trust and OPC.

Visitor scratchcards will not be valid on this car park.

Your questions answered

Where will my visitors park?

Visitors will be able to park where the parking bay says 'Visitor Parking' in white letters at the entrance to the bay. They will need to display in their windscreen a visitor scratchcard given to them by the resident they are visiting.

How long does a visitor scratchcard last?

It will last for 12 hours from the start of the parking period.

How does a visitor scratchcard work?

At the time a visitor parks, the date and arrival time will need to be scratched through to make the scratchcard valid.

What does a visitor scratchcard look like?

They look similar to this.

Display as follows: either fold into portion over rear side window or close completely or place card in rear view or rear side window

VISITOR PARKING VOUCHER OPC

Site: _____

Scratch out today's DAY-DATE-MONTH-YEAR as required

D	MON	TUE	WED	THU	FRI	SAT	SUN
A	1	2	3	4	5	6	7
Y	8	9	10	11	12	13	14
D	15	16	17	18	19	20	21
A	22	23	24	25	26	27	28
T	29	30	31	Valid only for the date scratched out			
C	JAN	FEB	MAR	APR	MAY	JUNE	
D	JULY	AUG	SEPT	OCT	NOV	DEC	
A	YEAR	2009	2010	2011	2012	2013	2014

Small text: Card valid if shown that you have SCRATCHED IN DATE & TIME. See also what you do to activate the voucher.

Time selection dial: 12, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

Log on to OPC: _____

OPC 0694 0000

INSTRUCTIONS

- 1) With a coin or another object scratch out one panel for each of the following sections: (a) DATE, (b) DAY, (c) MONTH, (d) YEAR, (e) TIME for the day and applicable area you want to use the permit for.
- 2) Write clearly in ink the vehicle registration number in the box provided.
- 3) Place the scratchcard in close view of the distributed camera to the left with the scratched off panels facing upwards.

CONDITIONS OF USE

- 1) This voucher is only valid for use in the park or spaces marked 'V', 'VP' or 'Visitor'. Failure to display a valid voucher may result in the vehicle being treated as private parking (ref).
- 2) This voucher must be clearly displayed in accordance with the above instructions. Scratch over it should if the registration number is not provided or is not the same as the vehicle with which the permit is displayed.
- 3) This voucher is only valid for the date scratched out and only for 1200 hours from the time scratched out.
- 4) This voucher is only valid within 'V', 'VP' or 'Visitor' parking places.
- 5) This voucher does not guarantee the holder a space or unrestricted right to a space. The holder is liable for any damage to the vehicle or for any liability in respect to theft or damage to the vehicle or a 'V', 'VP' or 'Visitor' parking place, or the contents or fringe or any such vehicle.
- 6) The use of a 'V', 'VP' or 'Visitor' parking places may be managed by the land owner or their managing agents.
- 7) This voucher is not valid for use in commercial vehicles.
This voucher is issued by OPC on behalf of the land owners or their agents.

Enforcement

The residents' parking permit zones will be patrolled and enforced by OPC Observances Parking Consultancy (www.observances.co.uk).

OPC general enquiries
Telephone 0844 264 0711*

OPC payments
Telephone 0844 264 0712*

* 0844 numbers are low-cost from landlines, but mobile phone users should check their charge rates with their phone provider



Your questions answered

How will the parking rules be enforced?

OPC patrol officers will attend the site at randomised times, no less than five times over a 7-day period. The patrol times will change on a daily basis.

Patrol officers are on duty 24 hours per day, every day of the year, except Christmas Day and Easter Day.

Patrol officers will cover all designated areas on foot, taking photographic evidence of any cars parked in a designated area without displaying a valid permit. Any cars parked without displaying a valid permit must be moved within 10 minutes after the patrol. Any vehicles still parked in the same place at this time will have a Private Parking Ticket (PPT) with all relevant details affixed to the window of their vehicle.

The ticket includes details of how to appeal against the ticket. If you feel that you should not have been issued with a ticket, follow the instructions on the ticket to make an appeal.

How much will the private parking ticket be?

The Private Parking Ticket is £100. This is reduced to £50 if it is paid within 14 days.

Who is responsible for enforcing this scheme?

The scheme will be enforced by Observances Parking Consultancy (OPC) on behalf of Trinity Estates.

What will happen to people who refuse to pay Private Parking Tickets?

Residents who do not pay their Private Parking Tickets will be taken to court by OPC.

Will vehicles that break the parking rules be towed away or clamped?

Vehicles that reach 5 tickets become persistent offenders and a removal notice is put on their vehicle. This usually gives 21 days' notice that if the vehicle is not removed from site during this time it will be removed by OPC and securely stored until all outstanding money is paid. OPC do not clamp.

I live on a private road and I have come to an arrangement with my neighbours about parking three cars on two spaces outside our properties. Will I be able to continue this arrangement?

Cars must be parked correctly in marked bays (in car parks and on private roads.)

The Police have advised me not to display my Blue Badge in my vehicle overnight. Will I be ticketed if I do not display my Blue Badge?

No, but if a parking permit is required it must be displayed by you.

Can I park a vehicle over 3 tonnes on the Village?

Any vehicles over 3 tonnes parked on private roads will be issued with a Private Parking Ticket (PPT). It is a condition of the lease that no vehicle over 3 tonnes should be parked there.

At night, on the public roads in the Village, between the hours of 6.30 p.m. and 8 a.m., you cannot park a vehicle over 5 tonnes.

How do I appeal against my Private Parking Ticket (PPT)?

To appeal against a Private Parking Ticket (PPT), you must write to OPC within 14 days of the date on the Private Parking Ticket, explaining why you wish to appeal and send your letter to this address:

*OPC Processing Department
PO Box 956
ST ALBANS
Hertfordshire
AL1 9HJ*

Other things you need to know...

Parking on public roads

As development is completed in the Village, some roads will be managed as public highway by the local councils. Parking restrictions are proposed for these roads in order to maintain access for pedestrians, emergency vehicles, delivery vehicles, buses, the mobile library and bin lorries. The councils will hold a formal consultation with residents about these proposals prior to ratification. A limited number of parking spaces will remain on these roads, that will be available on a first come, first serve basis, free of charge, and of particular use to drivers visiting the Village.

Blue Badge holders

On the public roads in the Village (see above),

Blue Badge holders will be entitled to park according to the standard rules for Blue Badge parking. These are explained in the Department for Transport's booklet *The Blue Badge scheme: rights and responsibilities in England (2007)*.

On the remaining parking areas in the Village, a Blue Badge holder must first acquire a Parking Permit. If a Blue Badge holder is not on a public road, a Blue Badge does not need to be displayed. A designated parking space for a resident who has a Blue Badge may be provided on request, where this is practical. The first step is for the resident to ask Trinity Estates for a space, who will make every effort to provide one.

Cycle and Motorcycle Parking

It is hoped to also make improvements to cycle and motorcycle parking to make it more secure and user-friendly, by upgrading arrangements around the Village.

Everything you need to know about Parking in Grand Union Village

Full details of the parking arrangements at the Village are available on the Community Centre website: www.guvcommunity.org.uk/parking.html

Residents may also find it helpful to read the Ealing Council *Complete Guide To Parking*, published in June 2009. A copy can be obtained from Ealing Council.

For further information, please contact:

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