

HIGHWAYS ADVISORY COMMITTEE

4 October 2016

Subject Heading:

TPC624, Fairholme Avenue parking
review – results of informal
consultation

CMT Lead:

Andrew Blake-Herbert

Report Author and contact details:

Iain Hardy
Technical Officer
Schemes@havering.gov.uk

Policy context:

Traffic & Parking Control

Financial Summary

The estimated cost is £4000

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for	[x]
People will be safe, in their homes and in the community	[x]
Residents will be proud to live in Havering	[x]

SUMMARY

Squirrels Heath Ward

This report outlines the responses received to the informal consultation undertaken with the residents of Fairholme Avenue, and recommends a further course of action.

RECOMMENDATIONS

1. That the Highways Advisory Committee having considered this report and the representations made recommends to the Cabinet Member for Environment Regulatory Services and Community Safety;
 - (a) that the proposals be designed and publicly advertised to introduce a residents parking scheme in Fairholme Avenue, operational Monday to Saturday 8.00am to 6.30pm inclusive.
2. That it be noted that the estimated cost of this scheme as set out in this report is £4000, which can be met from the 2016/17 Minor Parking Schemes Budget.

REPORT DETAIL

1.0 Background

- 1.1 At its meeting in February 2015, this Committee agreed in principle to review the parking restrictions in Fairholme Avenue, due to increasing complaints about the level of parking in the road and the implementation of new waiting restrictions between the junction of Balgores Lane and the property at No.2 Fairholme Avenue.
- 1.2 An informal questionnaire was sent out to the residents of Fairholme Avenue and to residents around the junctions of the adjoining roads. A plan of the review area is appended to this report at Appendix A. Copies of the letter and questionnaire sent to residents are appended as Appendix B and C respectively.
- 1.3 On 15th June 2015, 135 residents and businesses that were perceived to be affected by the review were sent letters and questionnaires, with a return date of 3rd July 2015. The responses to the questionnaire are outlined in the table appended to this report as Appendix D and the related comments are outlined in the table appended to this report as Appendix E. Some of these responses were received just after the consultation had ended, but they have included.

2.0 Results of public consultation

- 2.1 From the 135 letters sent out to the area, 49 responses were received, a 36% return. Out of the 49 responses 38 answered YES to question 1, that they felt there was a problem in the road, 36 answered YES to question 2, that they were in favour of restrictions. In respect of the options of which days of the week should be restricted, 21 responses favoured Monday to Saturday, while 17 responses favoured Monday to Friday. In respect of the options of which hours of the day that were favoured, 23 responses favoured 8am to 6.30pm, while 12 responses favoured 8am to 10am. In respect of what form of restriction was favoured, 23 responses favoured the Residents Parking Scheme option, while 11 responses favoured yellow line waiting restrictions. Given these results, it would seem the most popular all round option would be a Residents Parking Scheme, operational from Monday to Saturday 8am to 6.30 pm.

3.0 Staff Comments

- 3.1 From the responses received, it would seem the most popular option would be would be a Residents Parking Scheme, operational from Monday to Saturday 8am to 6.30 pm
- 3.2 The proposed residents parking provision will limit the longer term parking in Fairholme Avenue and will give residents and their visitors somewhere to park within the restricted period. However, being so close to the Gidea Park railway station and the shop, take a ways and restaurants surrounding it, any agreed scheme will have to be monitored to measure to effects of the new scheme. The restricted period could be increased in the future to deal with further issues related to local late night economy, further to the relevant approvals and the statutory consultation and decision making process.

IMPLICATIONS AND RISKS

Financial implications and risks:

The estimated cost of implementing the proposals as described above and shown on the attached plan is £4000, can be funded from the 2016/17 Minor Parking Schemes budget.

The costs shown are an estimate of the full costs of the scheme, should it be implemented. A final decision would be made by the Lead Member – as regards to actual implementation and scheme detail. Therefore, final costs are subject to change

This is a standard project for StreetCare and there is no expectation that the works cannot be contained within the cost estimate. There is an element of contingency built into the financial estimate. In the unlikely event of an overspend, the balance would need to be contained within the StreetCare overall Minor Parking Schemes revenue budget.

Related costs to the Permit Parking areas:

Legal	Resident & Business permits charges	
	Residents permit per year	1st permit £25.00, 2nd permit £50.00, 3rd permit and any thereafter £75.00
	Business permit per year	Maximum of 2 permits per business £106.58 each
	Visitors permits	£1.25 per permit for up to 6 hours (sold in £12.50 books of 10 permits)

implications and risks:

Waiting restrictions and parking bays require public consultation and the advertisement of proposals, before a decision can be taken on their introduction.

Human Resources implications and risks:

The collection of cash from pay and display machines and enforcement of Controlled Parking Zones is a labour intensive task. Currently, there are sufficient employees to undertake cash collection from existing P&D machines. However, a physical limit for cash collections will be

reached in the very near future as more pay and display schemes are implemented. Consideration is being given to alternative approaches to cash collection including reduced collection frequencies, external provision or the reallocation of employees within Traffic & Parking Control or the engagement of new employees if a future business case deems it necessary. The issue of Parking Permit will be dealt with within current resources.

Equalities implications and risks:

Parking restrictions have the potential to displace parking to adjacent areas, which may be detrimental to others. However, the Council has a general duty under the Equality Act 2010 to ensure that its highway network is accessible to all. Where infrastructure is provided or substantially upgraded, reasonable adjustments should be made to improve access. In considering the impacts and making improvements for people with protected characteristics (mainly, but not limited to disabled people, children, young people and older people), this will assist the Council in meeting its duty under the act.

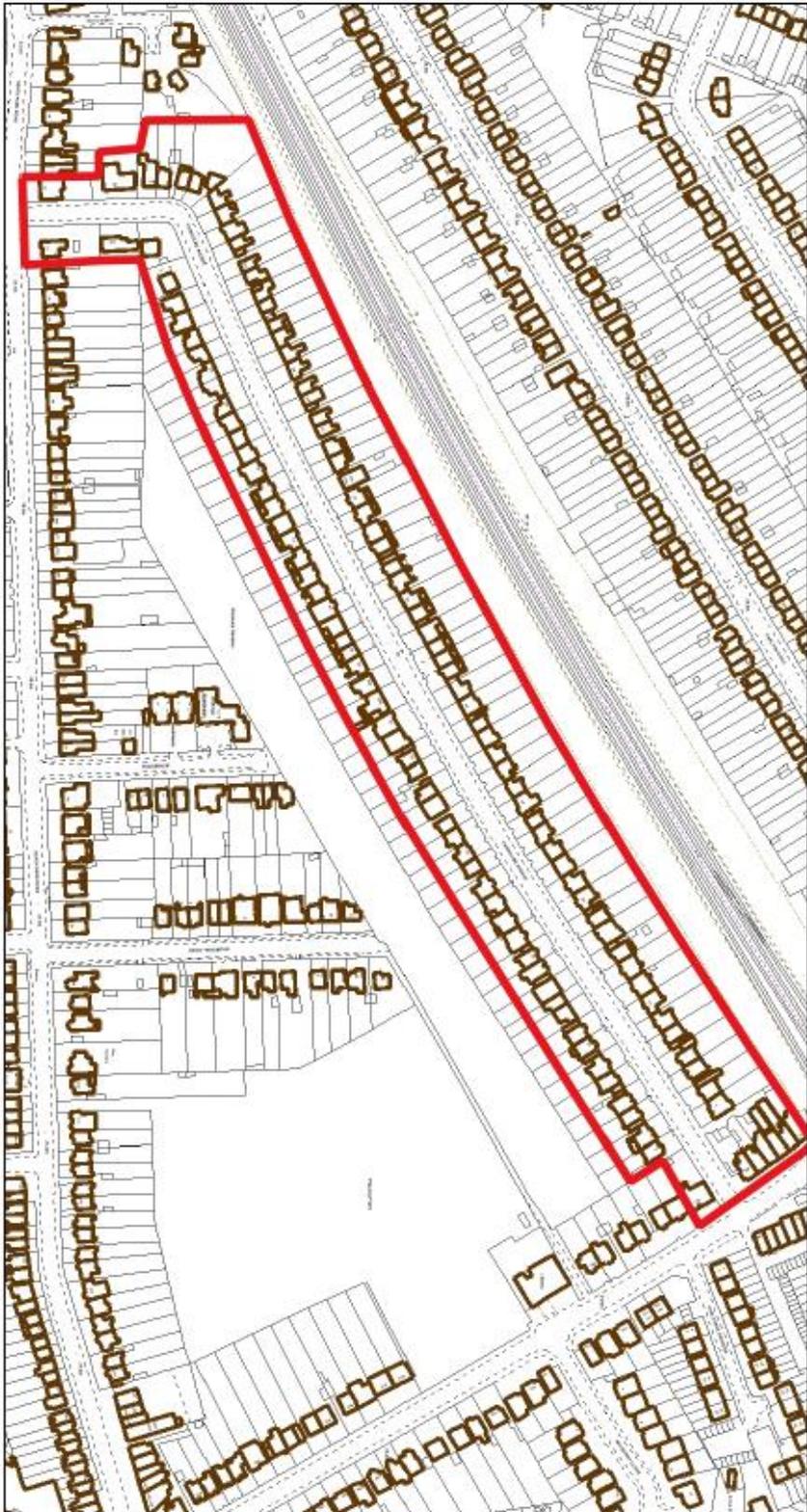
The proposals included in the report have been informally consulted on and all residents who were perceived to be affected by the review were sent letters and questionnaires.

The recommendation is for proposals to be designed and formally advertised to introduce a Residents Parking Scheme in Fairholme Avenue, operational from Monday to Saturday 8.00am to 6.30pm.

There will be some physical and visual impact from the required signing and lining works. Where infrastructure is provided or substantially upgraded, reasonable adjustments should be made to improve access for disabled, which will assist the Council in meeting its duties under the Equality Act 2010.

BACKGROUND PAPERS

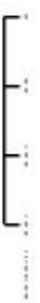
- Appendix A.**
- Appendix B**
- Appendix C**
- Appendix D**
- Appendix E**



Fairholme Review Area



Scale: 1:2700
Date: 15 September 2016
Size: A4



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Town Hall, Main Road, Romford, RM1 3BD
Tel: 01708 434343

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Ordnance Survey 100024927



**Traffic and Parking Control
Schemes**

London Borough of Havering
Town Hall,
Main Road
Romford RM1 3BB

The Resident/Occupier

Email: schemes@havering.gov.uk

Date: 12th June 2015

Dear Sir/ Madam

Review of parking in Fairholme Avenue

I am writing to advise you that the Council are proposing a review of the parking situation in Fairholme Avenue.

Currently, the main part of the road is restricted with a mixture of waiting restrictions (yellow lines) operational either Monday to Friday 8:00am to 10:00am or Monday to Saturday 8:00am to 6:30pm with some free parking bays intermittently placed along the road. There are also double yellow lines and a Pay and Display parking facility at the Balgores Lane end of the road.

The aim of this review is to look at parking in Fairholme Avenue, address the various parking issues and consider a possible residents parking scheme to improve the parking facilities for residents.

I have attached a questionnaire that you are requested to complete and return to us by **Friday 3rd July 2015**.

Please note we are unable to answer individual points raised at this stage. However, your comments will be noted and will be taken into consideration when presenting the final report to the Council Highways Advisory Committee, who will decide if a further course of action is required and any issues will be addressed at that time. All comments received are open to public inspection.

Yours faithfully

Iain Hardy

**Iain Hardy
Technical Officer
Schemes**



PARKING REVIEW QUESTIONNAIRE

Fairholme Avenue

Name:

Address:

Traffic & Parking Control Schemes

Town Hall
Main Road
Romford
RM1 3BB

Please call: Traffic & Parking Control

Telephone: 01708 432787

Email: schemes@havering.gov.uk

All responses received will provide the council with the app, information to determine whether we take a parking scheme forward to the design and formal consultation stage.

Only one signed and dated questionnaire per address will be considered. Please return to us by **Friday 3rd July 2015**.

1. In your view, is there currently a parking problem in **your** road to justify action being taken by the Council Yes

No

If your answer is YES to the above question above, please proceed to the questions below:

2. Are you in favour of your road having parking restriction placed upon it to limit long term non-residential parking? Yes

No

3. If Yes - over what days of the week would you like any restrictions to operate? Mon- Fri

Mon - Sat

4. If yes - over what hours of the day would you like any restrictions to operate? These hours are in keeping with the existing restrictions in the area. 8:00am to 10:00am

8:00am to 6:30pm

5. If yes - what type of restriction would you prefer? Yellow Lines

Residents Parking

For your information:

Yellow lines would prevent residents from parking on the lines in the same way as they would non-residents.

Residents Parking scheme will permit residents and their visitor to

park in the allocated areas, with a valid permit for the area

Please turn over

Comments Section (please limit to 100 words)

DECLARATION

Should the Council on making inquiries reasonably consider that a response has been fabricated the questionnaire will be disregarded and the Council reserves the right to pursue appropriate legal action.

We therefore request that you complete your full name and address at the beginning of this questionnaire, sign this declaration and return the form to us at the postal or email address found on the top right hand side.

Signature:..... **Date:**.....

No	Resident Address	Summary of Residents Comments	Staff Comments
1	Resident of Fairholme Avenue	Whatever parking controls are decided upon they will only be effective in improving the situation in Fairholme Avenue if the Council bother to enforce them. There are yellow lines in place and 'No Parking Anytime' at Balgores Lane - end of Fairholme Ave - and discussions were held to extend them but they were ignored on many evenings by customers of local restaurants.	In respect of any further parking controls, it is expected that they should improve the situation. Short term parking is hard to stop with enforcement. Further controls in the road will make enforcement easier and later patrols are being targeted at this location
2	Resident of Fairholme Avenue	The resident suggests the issue isn't just the parking but also the cars waiting to give lifts to people coming off the train. They park and wait on both sides of the road and single file traffic can get occur down the middle. It is such a busy road anyway as it exists as a cut through from Heath Park Road, where residents cannot get out of their own driveways. Also, traffic has resulted from the opening of a Turkish restaurant on Balgores Lane.	Short term parking is hard to stop with enforcement. Currently there are no plans to introduce any traffic calming measures in Fairholme Avenue. Later evening and weekend enforcement has been arranged to deal with the evening economy
3	Resident of Fairholme Avenue	The resident states that although there is no parking problem the road would definitely benefit from speed bumps and a 25mph speed limit as cars are frequently speeding on this road using it as a cut through to towards Gidea Park Station when going from Romford or going to Romford from Gidea Park.	Currently there are no plan to introduce any traffic calming measures in Fairholme Avenue
4	Resident of Fairholme Avenue	The resident claims that over the last few years Fairholme has become very busy with traffic using it to cut through to Balgores. With vehicles parked either side of the road often with slight overhang on the drive and it makes entering and leaving their properties difficult. There are a lot of young children living in the area now and the residents fear there is going to be a major accident. With more restaurants and cafes	From staff observations, the level of parking in Fairholme Avenue has significantly increased. Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued

		in Balgores at the top of Fairholme the parking has become totally ridiculous and even double yellow lines at the top are being ignored. In an emergency, one wonders how fire engines would manage.	
5	Resident of Fairholme Avenue	The resident suggests the council allowing an 80 seater restaurant to open with two takeaways to open shortly will make parking worse and the investment from Cross Rail is going to worsen the situation. Due to this parking controls should allow residents to be able to access their properties without abuse. Would like a 24 resident hour parking down the road.	Staff cannot comment on planning issues. A residents parking scheme will reduce parking problems in the road.
6	Resident of Fairholme Avenue	The resident commented that the increase in restaurants nearby has caused severe congestion in Fairholme Ave with far too many cars parking in the road without consideration for residents and ignoring double yellow lines.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued.
7	Resident of Fairholme Avenue	The resident believes that people constantly ignore the double yellow lines at the end of Balgores Lane. Greater enforcement is required and Fairholme Ave is continuously used as a cut through and rivers break the speed limit often. The residents now need speed bumps down the road (like Carlton Avenue) to reduce speeds and reduce the risk particularly to younger children crossing the road.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued. Currently there are no plan to introduce any traffic calming measures in Fairholme Avenue
8	Resident of Fairholme Avenue	The resident believes that parking at the station is a major issue with people parking on double yellow lines and at times on the pavements in front of the shops. There appears to be very little enforcement and the remainder of the road is very busy and full with commuters. Preference for times to be moved from 11-1 to avoid people parking all day and going into London for free.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued. The recommendations of this report should stop the longer term non-residential parking
9	Resident of Fairholme Avenue	The resident provided an unrelated complaint relating to litter or sanitation.	The Council is aware of this issue and has taken enforcement action.
10	Resident of Fairholme Avenue	The resident believes it is very easy to be selfish and not want people parking outside individual resident homes but the shops and station rely upon people being able to park up for a couple of hours in the streets. Thus, Gidea Park as a community will become a ghost town without amenities. If most	There are pay and display parking facilities in Balgores Square Car Park, outside Gidea Park Dry cleaners, along Balgores Lane in Fairholme Avenue and further pay and display parking facility have

		people want residential parking then the onus is on the council to find and allocate more spaces when the tiny few available to date are used up.	been approved to be installed outside Gidea Park Library.
11	Resident of Fairholme Avenue	The resident claims that the existing parking restrictions do not work and there are many vehicles parked throughout the day from Monday to Saturday 8am to 6:30pm and on double yellow lines. At times it's virtually impossible to enter Fairholme Ave at the Balgores Lane End because of parked traffic on both sides of the road.	The recommendations of this report are to consult of a residents parking scheme Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued.
12	Resident of Fairholme Avenue	The resident states that Balgores Lane end of Fairholme is virtually one way due to parking on both sides. Residents parking needs extending after 18:30 due to food outlets in Balgores Lane and Cross Rail will compound the issue. The issue is worse due to parking changes in crossways and the Wallanger side of the station.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued. Many roads in the Gidea park area are experiencing increasing levels of parking
13	Resident of Fairholme Avenue	The resident states main issue is at Balgores Lane end of road during rush hours and the side of the pavement near butchers has double yellow lines which are rarely observed while cars double park there or drive onto the pavement and regularly putting pedestrians at risk. This also blocks traffic trying to get into the road.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued. Short term parking is hard to stop with enforcement
14	Resident of Fairholme Avenue	The resident reported that many cars parked during the week who do not live in Fairholme Avenue.	The recommendations of this report should stop the longer term non-residential parking
15	Resident of Fairholme Avenue	The resident reiterated that the problem occurs at the road entrance from Balgores Lane. Parking restrictions not enforced during daytime and the main issue occurs during the evening when parking restrictions do not apply.	Further controls in the road will make enforcement easier and later patrols are being targeted at this location
16	Resident of Fairholme Avenue	The resident stated that it feels that the 8 - 10am parking restriction offer is the best solution. As a resident, states he does not want 8 - 6pm as it is not fair on residents and would be the hardest to deal with. Does not see why he has to pay to park outside his own property and also thinks another box would help and parking restrictions should not be enforced on bank holidays.	The majority of the responses request an 8am to 6.30pm restriction Yellow lines are enforceable throughout the borough on bank holidays, but not Christmas Day.

17	Resident of Fairholme Avenue	The resident states that the problem area is Gidea Park where people park for the Turkish Restaurant and people wait in their cars for passengers to alight from the station.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued Short term parking is hard to stop with enforcement
18	Resident of Fairholme Avenue	The resident does not believe valid permits are good idea for this road especially if it has to be paid for.	All residents parking schemes in the borough are subject to charges.
19	Resident of Fairholme Avenue	The resident states that daytime restrictions are satisfactory and don't need altering but there's an increasing issue at the top of Balgores Lane in evenings as vehicles are parked on double yellow lines up to the junction of Balgores causing congestion for vehicles trying to turn into Fairholme Avenue.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued
20	Resident of Fairholme Avenue	The resident suggests that the newly opened restaurant at the top of the road has caused major increase in parking for people collecting takeaways and dining in on Friday and Saturday evenings. It makes entering and leaving at these times difficult.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued Later evening and weekend enforcement has been arranged to deal with the evening economy
21	Resident of Fairholme Avenue	The resident would like future action and opted for 'no' as it relates to supporting continuance of the restrictions.	The recommendations of this report should stop the longer term non-residential parking
22	Resident of Fairholme Avenue	The resident suggests that the main problem in Fairholme is parking at the Gidea Park Station and double yellow lines are ignored and drivers even park on the pavement.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued
23	Resident of Fairholme Avenue	The resident believes the current restrictions, although stretched at times, work reasonably well on the road.	None

24	Resident of Fairholme Avenue	The resident states that whilst the parking restrictions overleaf would improve the parking problems during the day, the problem exists beyond these hours due to the restaurants and takeaways at the top and into Balgores Road.	Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued Later evening and weekend enforcement has been arranged to deal with the evening economy
25	Resident of Fairholme Avenue	The resident believes that there is a parking problem but only at Balgores Lane end due to the proximity of the station and shops and food outlets. From the middle to bottom (Heath Park) end the area is generally trouble free and the existing restrictions are adequate.	The Heath Park Road half of Fairholme is currently experiencing less problem than the Balgores Lane end of the road. However, if the restrictions are not kept the same throughout the road, parking will simply be displaced.
26	Resident of Fairholme Avenue	The resident reports that the end of the road does not have a problem but the Balgores end parking causes difficulties for traffic leaving and entering Fairholme Avenue.	The Heath Park Road half of Fairholme is currently experiencing less problem than the Balgores Lane end of the road. Enforcement action is being targeted at the double yellow around the junction of Fairholme Ave and Balgores Lane and Penalty Charge Notices are being issued
27	Resident of Fairholme Avenue	The resident believes that they have yellow lines outside their property and would like a residents parking permit bay.	A residents parking scheme is being recommended
28	Resident of Heath Park Road	The resident is concerned of the impact of a possible residents' parking scheme would have on the residents of Heath Park near to the junction of Fairholme Avenue, and strongly oppose any change. There is a white bay which is free and is used by parents dropping off their children. The resident has lived at the address for 24 years and never experienced any problems with parking. The resident worries there will be nowhere for road users to park at that end of Fairholme Avenue and Heath Park Road.	Any new parking controls may displace parking in to adjoining areas. All residents parking schemes in the borough are subject to charges. Consideration could be given to making short term parking facilities for the nursery

29	Resident of Heath Park Road	The resident suggests as a nursery it would be very inconvenient to have resident parking. Parents dropping off their children have nowhere to park. It would also be an issue for staff parking as well. Therefore the resident is against this proposal.	If included in a residents parking scheme the nursery could apply for permits and visitors permits Consideration could be given to making short term parking facilities for the nursery
30	Resident of Balgores Lane	The resident believes the Council do not enforced the restriction in Fairholme or leaving cars to park on the badly painted lines all day!	Any problem with the existing parking restrictions will be rectified within this review.