

Consultation on the removal of amenities at Tudor Close

The proposal

Haringey Council is proposing to build six new Council homes at Tudor Close, as part of its wider Council Housing development programme. To bring forward the new homes, 21 existing parking bays at Tudor Close were proposed to be removed. Other proposed changes include the provision of two disabled parking spaces, hard/soft landscaping, a communal refuse/recycling store and cycle parking facilities.

The consultation

As the Council is proposing to affect the amenities of its tenants at Tudor Close, namely the removal of existing parking bays, a consultation was held in accordance with Section 105 of the Housing Act 1985.

The Council consulted with both secure tenants and leaseholders. The consultation ran from 31 January 2020 to 8 March 2020. An information pack setting out the proposed changes including a questionnaire was delivered to each address at Tudor Close.

A resident's engagement evening was held on 10 February 2020, where information about the proposals was presented and members of the Project Team were at hand to assist and answer questions.

Residents had the option to respond via post (in which case a freepost envelope was enclosed), by submitting a response to the questionnaire online or by emailing their views to a dedicated email address.

Consultation response

Of the 42 homes that received the Section 105 Consultation Pack, five households formally responded.

Of the five responses, all said they use the car park with four using it daily, including a resident who is also minicab driver and one when family/friends/carers visit. Residents stated that the removal of the parking bays breached their tenancy agreement, would affect car insurance security and impact on health.

Residents stated that they have used the car park for many years, and that it will be difficult and costly finding anywhere else to park locally, particularly for pensioners.

It was also highlighted that there should be fewer disabled bays and that there should be parking bays lining the entrance.

Three of the five respondents are aged between 45 —64, one over the age of 65 and the other stated that they preferred not to say. One of the respondents stated they have a physical/long term disability.

Assessment

The responses received following the s105 consultation exercise including the resident engagement event have been carefully reviewed by the Council.

Tudor Close currently accommodates 38 car parking spaces including two disabled spaces. The development as proposed and presented as part of the consultation, sought to retain 17 car parking spaces, including the two existing disabled bays and incorporate

an additional disabled bay.

Whilst the loss of parking on-site at Tudor will have some impact on parking provision locally, a recent parking survey undertaken indicated that the adjoining streets, which are covered by a Controlled Parking Zone have additional capacity.

It should also be noted that Tudor Close is reasonably accessible to local services and amenities including bus services and shops on Archway Road, within walking distance. It should be noted that the removal of the parking spaces would not breach existing tenancy agreements.

The other proposed changes, including comprehensive landscaping and re-provision of refuse/recycling facilities will, in addition to the new homes secure a significant improvement in the environmental quality and security of the site at Tudor Close.

Following the consultation and taking into consideration the feedback given, the Council has considered a number of changes to the design of the scheme including increasing and number of parking spaces from 17 to 24 bays, inclusive of the one additional disabled bay and enhancing the landscaping proposals. Effectively this ensures that only 14 existing car parking spaces are removed at Tudor Close.

The Council is also liaising with Homes for Haringey to seek to establish whether there may be a way of allocating and managing the future use of the car park for the benefit of existing residents.

In conclusion, it is considered that the loss of parking space at Tudor Close would not harm the amenities of existing residents nor warrant the proposed delivery new homes on-site from proceeding.

Recommendation

Based on responses received from the consultation, the Council recommend that a decision is made to proceed with the proposed development subject to the further changes considered since.

Appendices

Comments tracker containing comments from the Resident Engagement evening and other correspondence received.