

RIVERMEAD COURT PARKING REGULATIONS 2018

These regulations have been re-written. It is important that they are fully understood as they will be firmly applied from 2018 onwards. All residents should particularly note the new regulations regarding visitors.

BACKGROUND

Parking in the free spaces is always in great demand and at peak times can reach saturation point, with residents unable to find a space. For this reason, the general rule for many years has been that only one parking permit is allowed for each flat. However, in the last few years, there has been a surplus of garages and reserved spaces, so residents have been allowed to pay for an extra space, in addition to their allotted parking.

Recently, a considerable number of older residents have died or moved out, with a new generation of younger car-owning residents taking their place; as a result, our garages and reserved spaces are now in full use and we have a waiting list. Steps are being taken to ensure that any garages used for storage are vacated, with the offer of alternative storage in the basement. This will free up some garages but, from 2018 onward, it will be necessary to take a much stricter line on parking permits, to ensure that legitimate permit holders can, as far as possible, always find a space.

It is well known that some residents use their permits for cars that are not registered in their name - this will not be allowed to continue. For all 2018 applications only, we will need to see a copy of the registration document, to allow us to verify ownership.

It may also become necessary, in the future, to withdraw second permits (as referred to above) but for 2018 all existing applications will continue to be honoured, to allow us to assess the implications of these changes.

It is also necessary to restrict parking for residents' guests to specific times, as set out below. The success, or otherwise, of this change will also be reviewed during the year.

Residents are asked to accept that, although these stricter regulations may appear bureaucratic, they are being imposed for the general benefit of ALL residents who have vehicles and seek to be able to park their cars without hassle.

PARKING PERMITS

Parking permits are issued annually and must be clearly displayed. All permits must be renewed at the end of the year – failure to show the new permit by the end of January may cause the owner inconvenience on entry.

THE GENERAL RULE IS THAT ONLY ONE PARKING PERMIT IS ALLOWED PER FLAT AND IT IS NOT TRANSFERABLE.

Permits will only be issued for cars belonging to a leaseholder, licensed tenant or a family member of either.

The permit holder must be resident at Rivermead Court. It is not acceptable to own the flat but live elsewhere and use Rivermead Court as a car park.

Permits will not be issued for any commercial vehicles. Specific spaces are provided for those deemed to be working for Rivermead Court Ltd.

Permits are issued by the Estate Manager, after completion and approval of the application form. A fresh application is required annually. First time applications or applications to cover a change of vehicle will need to be accompanied by a copy of the vehicle registration document, which will be returned with the permit. For 2018, we will be requesting a registration document with ALL applications, to allow us to verify ownership

The Lessor reserves the right to see the registration document at any time, at its discretion.

The Lessor has the right to issue or withdraw parking permits at any time, at its discretion.

GARAGES AND RESERVED SPACES

In addition to free general parking spaces, there are also garages and reserved spaces, for which there is a charge. These are available, on request, from the Estate Manager; a waiting list is kept once all are allocated. Residents who hold a garage or reserved car parking space are issued with a different coloured permit for each. They may not use the general parking area except for short periods for unloading or picking up. Those who make a habit of leaving their vehicle in the general parking areas, particularly overnight, risk having their garage or space permits terminated.

Electric cars can be accommodated in the garages, using the current electrical circuits and a 13amp plug. If you have an electric or hybrid car that needs charging, then please make sure that information is included on the application form, in the space provided. There will be an extra cost for this facility.

Garages are only available for parking cars or motorbikes, not for any other purpose e.g. storage of furniture. There are storerooms for bicycles and luggage in the basement and storage for furniture is available on request. If a resident is found to be using their garage other than for parking a car or motorbike, they risk having their permits terminated. It is acceptable that minimal storage will occur around the edges of the garage space.

If there is a surplus of garages or reserved spaces, the Lessor reserves the right to issue to a leaseholder [not a tenant] an additional permit for such garage or reserved space on a temporary basis. This situation is under constant review.

PARKING REGULATIONS

RESTRICTED AREAS.

Parking is only allowed in the marked bays. There must be no parking on double yellow lines, yellow hatchings or by 'No Parking' signs and no obstructions must be caused. It is essential that enough clear road space is left to allow emergency vehicles to pass. Residents should not park in any areas closed off with temporary parking barriers since these are usually placed to facilitate access for removal or delivery vehicles.

HEALTH PERSONNEL

Registered Health Personnel may park anytime, but they must display a temporary permit, available from the Porters Lodge. For clarity, health personnel are doctors/nurses/carers etc. – beauticians, masseurs etc. do not come into this category. We reserve the right to ask for proof that they are employed in the medical profession

RESIDENTS GUESTS

The staff have strict instructions to forbid entry into the general parking area of any vehicle not bearing a Rivermead Court permit. However, space permitting, between the hours of 12.00 noon and 6.00 pm on weekdays and between 9.00 am and 6.00 pm on Saturdays and Sundays, residents' guests will be allowed to bring cars into Rivermead Court for this limited period. Prior notification must be given to the Porters' Lodge and a temporary (disposable) permit will be given, which **MUST** be displayed. Taxis and chauffeur-driven cars are allowed into the grounds to pick up and drop off residents or their guests. Cars must be parked outside the grounds if no spaces are available.

ABSENCE.

Residents who expect to be away for more than 48 hours, are asked not to park near a main entrance door or a basement entrance. This could present an obstruction in the event of space being required for removal vans, delivery vehicles or emergency vehicles.

Alarms should be deactivated when absent for any length of time.

DRIVING

Cars should be driven within Rivermead Court, with every care and consideration for pedestrians, at no more than 5 m.p.h.

NOTE

All these regulations will be reviewed annually, in the light of changing circumstances.