



## **Parking and Driveways Policy Statement**

**SER-POL-31**

**Version 1.0**

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**Date approved: 19 November 2013**

**Approved by: Board**

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## **1. Introduction**

- 1.1 Southway has made a significant investment in tackling the historic problems of parking and congestion within its area, through the Home Improvement and Environment Programmes. The priorities for work through these programmes were agreed by the Board, Residents Consultative Group (RCG), and other tenant representatives.
- 1.2 Southway needs to manage the potential for customer dissatisfaction when we are required to deny requests for a driveway installation or refurbishment. These requests occur at new lettings and within established tenancies. Demand has been driven by the successful driveway programme provided under the Environment Improvement Programme.
- 1.3 Southway needs to continue to ensure that we meet our obligations as a landlord in respect of safe and secure access. This duty will necessitate the refurbishment of some driveways, where the driveway and the pedestrian access are one and the same.
- 1.4 Southway needs to ensure that customers with acute needs are able to request and receive support to improve their off road parking arrangements, where this is essential to their continued safe use of the property. Special arrangements and budget exists for tenants with acute needs.
- 1.5 An obligation exists to refurbish and maintain those driveways that we have installed.

## **2. Legal position**

- 2.1 There is no obligation on Southway under the statutory provisions of the Landlord and Tenant Act or under the contractual form of our tenancy agreement to provide retrospective parking facilities, either in the form of a drive in the garden or in the form of dedicated parking bays. Parking is the responsibility of an individual car owner.
- 2.2 Southway does have an obligation to provide a safe pedestrian access route to and from the property. Where a driveway is an intrinsic part of the pedestrian access way, we have a duty to maintain and make safe the driveway.
- 2.3 There are obligations on our tenants not to install drives unless Southway provides written permission and the drive is installed to current appropriate standards.

### **3. Future Approach to Off Road Parking**

- 3.1 This clear, well publicised position on the Trust's approach to driveway refurbishment will help to manage customer expectation.
- 3.2 Key features of the position include:
- (a) Southway will not install or refurbish driveways in most circumstances,
  - (b) Southway will deal with acute Health and Safety requests relating to off road parking on a responsive basis,
  - (c) Southway will undertake a limited repair service to driveways where these are necessary to restore or maintain safe pedestrian access,
  - (d) Southway will maintain the driveways that it has installed under the Environment Improvement Programme.
- 3.3 The principles set out above have been the subject of consultation with the RCG and they are supportive of the proposed approach.

### **4. Future Programmes of Off Road Parking**

- 4.1 Subject to available resources Southway will continue a limited driveway programme based upon the priorities established and agreed by Board previously.
- 4.2 These priorities include work to resolve:
- Chronic parking issues
  - Verge deterioration exacerbated by inappropriate parking
  - Vehicles over running kerbs
  - Footpaths that have become unusable for push chairs and wheelchairs
- 4.3 Any programme of work will seek to complement that work being carried out by Manchester City Council Highways Department when feasible.
- 4.4 Any new work programmes will be subject to tenant consultation and approval by the Board as part of the annual budget setting process.

<b>POLICY REVIEW HISTORY</b>	
<i>To be completed during each review</i>	
<b>Previous versions</b> (version number – approved by – approval date – title if different)  N/A	
<b>Date of last EIA:</b>	N/A
<b>Review lead by:</b>	David Squires and Dennis Wellington
<b>Main points or amendments made and reasons</b>	
<ul style="list-style-type: none"> <li>▪</li> <li>▪</li> </ul>	
<b>Next review due:</b>	N/A