

CONVERSION OF GREEN SPACES TO PARKING POLICY

Responsible Officer

Director of Customer Services

Aim of the Policy

The aim of this policy is to:

- Protect our green spaces and minimise any negative impact to the environment.
- Ensure tenant and lessee responsibilities are carried out in line with their tenancy agreement or lease for making improvements.

Policy Scope

This policy sets out circumstances where we will consider requests for converting gardens and green spaces to car parking. It also covers how we deal with unauthorised conversions.

The Policy

Requests to convert gardens or green spaces to car parking

You can request permission from us for the conversion of a garden or green space if:

- Off-street parking is required as a disability adaptation. We will assess this in accordance with the Equalities Act 2010 and any adaptations will be designed to minimise the environmental and visual impact on the property and streetscape.
- Your lease permits such a conversion.
- There is an exceptional reason for a conversion. Permission for these requests can only be given by the Board.

You will also need to seek approval from the Local Authority for installation of a “crossover”.

Unauthorised conversions

If we discover an unauthorised garden conversion, we will enforce your tenancy agreement or lease to ensure the garden is returned to its former state at your expense.

Protection of our gardens and green spaces

Gardens and green spaces serve an important function and contribute to the character of our community. Our reasons for protecting gardens and green spaces on our estates include:

- They are a crucial part of the area’s ecosystem and rain absorption. Hard surfacing diverts rain, puts extra pressure on drainage systems and impacts climate change. Increased possibility of flash flooding also has repair and financial implications.
- The loss of hedging, trees and shrubbery results in the loss of wildlife and wildlife habitats to the detriment of the local ecology.

Disposal arrangements

If we sell a property under the Preserved Right to Buy or Right to Acquire, the agreement will contain a covenant restricting the use of private gardens for anything other than garden use.

Change of use

There may be occasions where we alter gardens and green spaces to provide new homes or facilities that benefit our community. Where possible, we will ensure that alternative green spaces are provided.

Monitoring and review

We will review this policy every three years or sooner if there are changes to legislation or best practice.

Associated documents, policies and procedures

- Lease Agreement
- Freehold Agreement
- Tenancy Agreement
- Equality and Diversity Charter
- Recharges to Residents Policy

Definitions

Term	Description
Crossover	An area of lowered pavement and curbs which gives access for vehicles from a road across the pavement and onto a driveway or parking area on a private property. A crossover must be approved by the Local Authority and constructed to their specification, by their highway maintenance contractor.
Phoenix	Phoenix Community Housing.
Resident	Includes tenants, lessees and freeholders.
We/us/our	Refers to Phoenix Community Housing.
You/your	Refers to Phoenix tenants and lessees.

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