



SW9 Estate Parking Policy

February 2026

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1. Introduction and scope

- 1.1. This policy outlines the rules and responsibilities for parking allocation and management across the Stockwell Park Estate. SW9 Community Housing (SW9 CH) is responsible for ensuring that all parking areas remain safe, free from hazards, and are compliant with health & safety regulations.
- 1.2. This policy covers a combination of undercroft and street parking, as well as designated spaces for bicycles.
- 1.3. It applies to all users of the estate, whether they live, work or visit the area.

2. Aim and objectives

- 2.1. This policy aims to manage parking across the Stockwell Park Estate in a safe, fair and transparent way, ensuring:
 - effective use of limited parking space
 - support for accessibility needs, including Blue Badge users
 - compliance with legal, regulatory and health and safety requirements
 - clear and transparent processes for permits, fees and charges
 - consistent and fair enforcement of parking rules
 - a balanced approach that meets the needs of residents, visitors and service providers.

3. General parking rules

- 3.1. Parking is only permitted in marked bays. Vehicles parked outside these areas may be issued with a Penalty Charge Notice (PCN).
- 3.2. All vehicles parked on the estate must be legally roadworthy. This includes:
 - Valid vehicle tax
 - Current motor insurance
 - Up to date MOT certificate
- 3.3. Vehicles registered as off-road under a Statutory Off-Road Notification (SORN) are not permitted to be parked anywhere on the estate, including undercrofts.
- 3.4. Vehicles must not block access routes, emergency service areas, loading bays, dropped kerbs, garages or footpaths.
- 3.5. Parking is at the owner's risk. The estate accepts no liability for loss, theft or damage.

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4. Location of parking across the estate

Undercroft parking

- 4.1. Motorcycles and bicycles must be parked in the designated motorcycle and cycle areas.
- 4.2. Parking is only permitted in marked bays. Vehicles parked outside these areas may be issued with a Penalty Charge Notice (PCN).

Street parking (Please refer to the map at Appendix 1)

- 4.3. Parking bays available on the streets are:
 - Contractor bays
 - Delivery bays
 - Visitor bays
 - EV Charging bays
 - Blue Badge bays
 - A limited number of individually bollarded, allocated bays (Robsart Village)
- 4.4. Parking is only permitted in marked bays. Vehicles parked outside these areas may be issued with a Penalty Charge Notice (PCN).

Resident parking

- 4.5. Resident street parking bays are available only at the following locations:
 - Knowle Close Car Park
 - Moat Place
 - Wynans Walk
 - Thronton Street

Visitor parking

- 4.6. Visitor parking bays are available at the following locations:
 - Benedict Road
 - Lambert/Chute Courtyard (The Square)
 - Dudley House Car Park

5. Permit types and eligibility

5.1 Resident parking

- 5.1.1. Residents may apply for a permit if:
 - they own or use a vehicle registered to the address; and
 - they do not have rent or service charge arrears
 - Residents with arrears may be considered for a parking space only if they enter, and maintain, into an approved Payment Plan agreement with SW9

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CH.

- 5.1.2. Residents must only park in their allocated bay and, for undercroft spaces, must ensure that the allocated vehicle clearly displays a valid permit at all times. Parking in another bay or failing to display a valid permit may result in a Penalty Charge Notice (PCN). PCNs issued in these circumstances will not be waived.
- 5.1.3. Residents whose vehicles exceed the height limit for undercroft parking may be offered an allocated outdoor bollard space, subject to assessment. These spaces are charged at £15 per week.
- 5.1.4. Residents may apply for additional undercroft space, Requests will be considered based on availability and individual circumstances.
- 5.1.5. Tenants of leaseholders may apply for a parking permit only if their vehicle is registered to the estate address and they are currently residing at the property.
- 5.1.6. Residents who have regular visitors, such as carers or close family members, may apply for an undercroft parking space for visitor use. Allocation will depend on availability.

5.2. Visitor parking

- 5.2.1. All visitor parking bays are first come first serve and require a valid electronic permit at all times, which can be accessed via the QR codes presented on signage and registered by mobile phone.
- 5.2.2. Visitor parking times are:
 - 8am to 8pm Monday to Friday
 - 8am to 2pm on Saturdays
- 5.2.3. Visitors are responsible for registering their parking period. Failure to register may lead to the issue of a PCN.

5.3. Disabled parking

- 5.3.1. The estate provides a limited number of designated disabled parking bays, as shown in Appendix 1. When using a disabled parking bay, a valid Blue Badge must be clearly displayed at all times.
- 5.3.2. Unless otherwise stated, disabled parking bays operate on a first come, first served basis.
- 5.3.3. Residents who hold a valid Blue Badge and can demonstrate additional mobility needs may apply for an allocated disabled parking bay, subject to availability.
- 5.3.4. Blue Badge holders who are unable to secure an allocated disabled parking bay may be eligible for a £2.50 weekly subsidy on the charge for an allocated undercroft parking bay, subject to eligibility criteria.

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- 5.3.5. Residents displaying a valid Blue Badge are entitled to free parking in designated estate street parking bays, subject to any applicable time limits and parking controls in operation. Failure to comply with these controls may result in the issue of a Penalty Charge Notice (PCN).
- 5.3.6. Blue Badges must only be used by the person to whom not be shared with other persons, as this is a criminal offence. Further action will be taken should anyone be found using other people's Blue Badge.

5.4. Contractor parking

- 5.4.1. Contractors may receive temporary or annual permits for business use only and all contractor parking bays will require electronic permits at all times, which can be accessed via the QR codes presented on signage and registered by mobile phone.
- 5.4.2. Contractors must park in the designated parking spaces or they will be issued with a PCN.

6. Electric vehicle (EV) parking

6.

- 6.1. SW9 CH provides electric vehicle charging points for the use of residents. Charges are set to cover the actual costs of electricity supply, communal wiring maintenance, and administration.
- 6.2. EV charging costs reflect the total cost of providing a shared charging service and include more than the price of electricity alone. Charges are reviewed periodically and benchmarked against local public charging points to ensure they remain reasonable.
- 6.3. The total charge per kilowatt hour (kWh) includes:
- The cost of electricity supplied
 - Fees charged by the EV charging point provider
 - Administration costs (including billing, usage monitoring, and system management)
 - Maintenance of communal electrical wiring and infrastructure external to the charging equipment
- 6.4. Residents and shared owners at 151 Stockwell Park Road only, are responsible for:
- Ensuring pod remains in safe working order
 - Reporting faults or damage promptly to estate management or the charging provider
 - Arranging repairs where the fault relates solely to the individual pod
- 6.5. Where an EV charging pods are located in communal streets and parking areas,

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SW9 CH will ensure the pods are maintained through third party contacts.

- 6.6. SW9 CH remains responsible for the communal electrical infrastructure that supplies the charging system, up to the point of connection with the individual pod.
- 6.7. SW9 CH reserves the right to amend costs in line with energy charges and current rates are available by contacting SW9 CH.
- 6.8. Residents displaying a valid permit are entitled to free parking in EV bays subject to any applicable time limits and parking controls in operation. Failure to comply with these controls may result in the issue of a Penalty Charge Notice (PCN).

7. Permit charges

- 7.1. All fees will be:
 - published clearly on the SW9 CH website and/or resident portal
 - available in accessible formats on request
 - reviewed periodically with changes communicated in advance

Resident vehicle parking costs are as follows:

- 7.2. Undercroft parking
 - Lidcote & Cumnor - £7.50 a per week
 - All other undercrofts - £5.00 per week
- 7.3. Street parking
 - Robsart Village/Park Heights - £10.00 per week
 - Stockwell Park - £5.00 per week
 - Winans Walk and Moat Place - £130.00 for 6 months and £260.00 for 12 months
- 7.4. All vehicles will be provided with a free fob for undercroft parking once revenue accounts are set up and permit provided. Replacement fobs will cost £30.00.
- 7.5. Resident motorcycle/bicycle parking costs are as follows:
 - A one-off fee of £30.00 is charged for an access fob allowing access to the motorcycle areas.
 - A one-off fee of £15.00 is charged for an access fob allowing access to the cycle areas.
 - Community Cargo Bike can be hired for 75 pence per 15 minutes via the OurBike website.

Visitor parking is as followed (for cars and motorcycles):

- 7.6. Visitor parking is charged at:
 - £5 for 6-hours visitor permit.
 - £10 for all-day visitor permit.
 - Outside the stated hours, parking will be free of charge. However, an electronic

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permit is still required.

8. Enforcement

- 8.1. Parking enforcement and patrols is carried out by the estate's approved parking contractor, Bridge Group and take place on a 24 hours a day, seven days a week basis.
- 8.2. Penalty Charge Notices (PCNs) may be issued for:
- parking without a valid permit
 - parking outside marked bays
 - obstructing access routes
 - using a fraudulent, stolen or altered permit
 - misuse of Blue Badge bays
- 8.3. Appeals must be made directly to Bridge Security via the contact details listed on the parking ticket. SW9 CH are unable to cancel parking tickets.

9. Application, renewal and cancellation

- 9.1. Application:
- Applications must be made through the approved process and supported by the required documentation (proof of address and vehicle ownership).
- 9.2. Renewals/vehicle changes:
- Residents must renew their permit according to the duration originally purchased.
 - If a resident changes vehicles they must return their permit and make a new application.
 - Permits must be renewed before expiry, and it is the permit holder's responsibility to apply in time.
- 9.3. Cancellation:
- Permits may be withdrawn if:
- eligibility criteria are no longer met
 - the permit is misused, falsified or transferred
 - parking rules are repeatedly breached

10. Related documents

- Health and Safety Policy
- Equality, Diversity and Inclusion Policy
- Mobility Scooter Policy
- Abandoned Vehicle Procedure
- Reception Procedure

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11. Review

- 11.1. This policy will be reviewed every 3 years or sooner if required by legislative or regulatory change.

Policy author:	Vanessa Cole, Policy and Performance Officer
Policy owner:	Kellie Carson, Head of Customer Services
Adopted from Network Homes: y/n	No
Review schedule (1, 2 or 3 years):	3 years

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Appendix 1 – SW9 Parking Plan

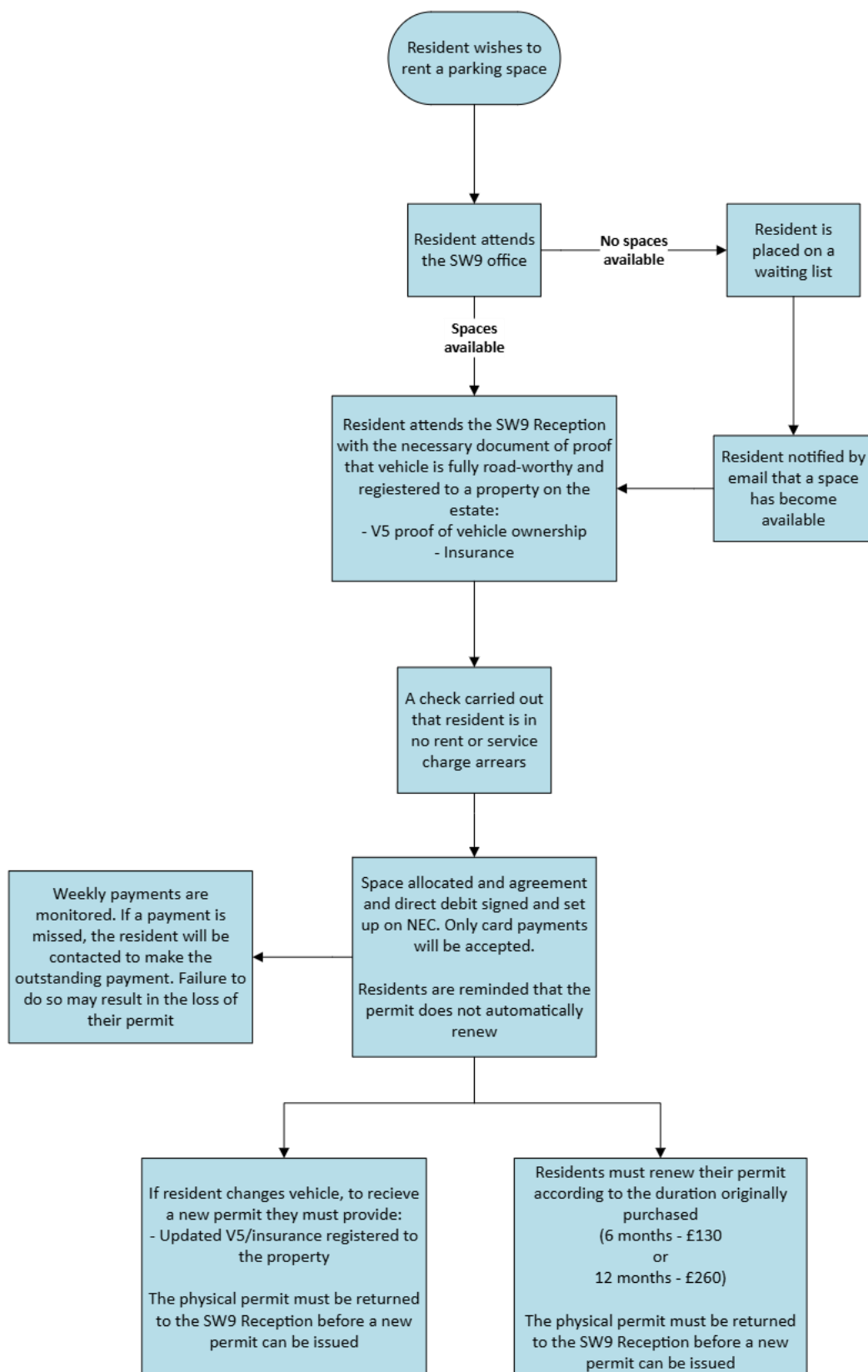
SW9 Parking Plan

This map should act as a useful reference to residents looking to use the Car Club; arranging a delivery; directing visitors; looking for visitor disabled parking, or electric charging; and additionally, clearly marks the boundaries of SW9 and the limits of parking controls and jurisdiction detailed in this guidance.



Appendix 2 – Applying for a parking space procedure

Applying for a Parking Space Procedure



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