

MUDD & CO

BLOCK MANAGEMENT

Holmefield Properties Limited

Dear Owner,

We are writing to all owners of the Holmefield Properties Estate to outline a proposal that will be discussed at the forthcoming Extraordinary General Meeting (EGM), relating to the possible introduction of a patrolled parking management scheme for the estate car park.

As owners will be aware from the recent AGM and Directors' Meeting minutes, the Committee and Managing Agents have been in discussions with a firm called UKCPS, who can provide professionally managed, patrolled parking monitoring.

Background and History

Since the development of the Holmefield Properties Estate, the car park has been intended strictly for the use of residents and authorised visitors only. However, unauthorised parking has been an ongoing issue for more than twenty years and has increased over time due to the estate's proximity to the nearby university.

The main sources of unauthorised parking are understood to be students and users of the nearby sports facilities. Despite clear signage at the entrance to Peel Close and previous efforts to discourage non-resident parking, the issue has persisted and, in some cases, worsened.

Directors and residents have, on a regular basis, had to approach drivers of unauthorised vehicles. Responses have included claims of ignorance of the signage, refusal to move vehicles, and on occasion, discourteous or abusive comments. Understandably, this places residents in an uncomfortable position and is not a sustainable or appropriate way to manage the situation.

Over a long period, the Directors have raised these concerns with the university. The university has confirmed through its communication channels that Holmefield is out of bounds for non-resident parking and has also made clear to the Sports Centre that Peel Close parking facilities are not to be used. Despite these measures, unauthorised parking continues. While Holmefield management would welcome assistance, particularly during match days and large events such as the Roses Weekend, the university has confirmed that it is unable to intervene, as the car park is private property and outside its jurisdiction.

As a result, it is concerning that responsibility has effectively fallen on individual residents to address parking misuse directly. In addition, during busy periods, residents have had trouble finding available parking spaces, despite these facilities forming part of the amenities provided with their properties and the services charges paid.

Sadly, all in house options of trying to resolve this matter have been taken and it has become apparent that there are no further measures that can be taken by the Management Company or Managing Agents unless further resources are considered.



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Proposed Way Forward

The proposal being considered is to investigate employing a professional, patrolled parking management company. Such a scheme would be designed to:

- Ensure the car park is used only by residents and authorised visitors displaying valid permits
- Deter unauthorised and long-term parking by non-residents
- Improve availability of parking spaces for residents
- Provide a fair, consistent, and professionally managed approach to parking oversight

This option is being explored as a positive and proactive step towards improving day-to-day living on the estate and safeguarding facilities that residents are entitled to use.

Your Views Matter

No decisions have been made at this stage. The Management Company and Directors welcome the views, concerns, and suggestions of all owners and recognise that any parking management scheme must be proportionate, fair, and appropriate for the estate.

We therefore strongly encourage all owners to attend the Extraordinary General Meeting on **4 February**, where the proposal will be discussed in detail. This will be an opportunity to ask questions, share views, and help shape any next steps.

Your participation is valued, and we look forward to engaging constructively with residents to identify the most suitable solution for the Holmefield Properties Estate.

Yours sincerely,

Ms S. J. Wood
Managing Agent
Holmefield Properties Limited

