



Adrian Essex <omotng@gmail.com>

(no subject)

1 message

Jada Guest <Jada.Guest@nhg.org.uk>
To: Adrian Essex <omotng@gmail.com>
Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>

3 February 2026 at 13:09

Hi Adrian,

I hope you are well.

My phone is working so not sure what happened.

In response to your queries:

Is the CCTV study happening as expected? Yes – it is has been completed and we are advised by our contractor that we will receive the full report back by the end of this week.

Is there anything that can be done to speed up the replacement lifts?

The main factor affecting the timeline is the Building Safety Regulator (BSR) approval which is mandatory for Higher-Risk Buildings (HRBs). This part determines how quickly the project can progress, and cannot be influenced or fast-tracked by NHG or its partners.

These lifts will be among NHG's first HRB lift-replacement applications, and BSR review times are currently:

- 22–36 weeks on average, and
- up to 18 months or more in many cases due to national backlog.

Because of this statutory process, no contractor can begin works until BSR approval is granted, even if procurement is completed earlier.

Internally, NHG have already progressed the steps within our control:

- Condition surveys completed
- 3D scanning and building drawings completed
- Technical specification in progress
- Tender planned for March 2026
- Additional lifts (Maplewood 3 & 4) being rolled into the same application to prevent further delays later

As before, while waiting for replacement, NHG are focusing on keeping the existing lifts running as reliably as possible, including:

- Continuing regular maintenance
- Completing remaining specialist repairs
- Auditing the automatic transfer switches due to suspected intermittent failures

I hope this helps. Please circulate this info as required.

Nik P will attend the liaison meeting this evening.

Thanks,

Jada Guest

Estate Operations Manager | Places & Estates

mobile: 07717 692 831 | email: Jada.Guest@nhg.org.uk
Notting Hill Genesis Bruce Kenrick House, [2 Killick Street, London N1 9FL](https://www.nhg.org.uk/notting-hill-genesis)

[Join your local newsletter](#)





www.nhggroup.org.uk



 Follow us on

twitter.com/NHGhousing

From: Adrian Essex <omotng@gmail.com>
Sent: 02 February 2026 10:50
To: Jada Guest <Jada.Guest@nhg.org.uk>
Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Jada

Thanks for this response. It gives everyone reassurance that you're still working to the same timetable, and explains again what you can and can't do, and expressing sympathy.

Prompted by Mrs Aksu's email. I tried to ring you before you sent this out, and I got the immediate voicemail response. No ringing tone. No real hint that I was going to get a connection. This is the same symptom as when your phone had to be replaced previously. Maybe it's happened again.

A couple of other things I thought I would ask you about.

Is the CCTV study happening as expected?

Is there anything that can be done to speed up the replacement lifts?

If you will be at the liaison meeting tomorrow, perhaps you could just mention these things, or prompt Julian to have the answers ready.

And I think we haven't spoken about service charges since you sent out your latest assessment. 9.35% is still quite a lot, but it reads very much better than the first approximation you sent out. Thanks for the update and for taking on board the comments at our meeting.

Adrian

On Fri, 30 Jan 2026 at 15:03, Jada Guest <Jada.Guest@nhg.org.uk> wrote:

Hi Bahar,

Thank you for your email. I am sorry for the frustration and challenges that this situation is causing you.

To clarify, my response to Omar on 2 December was sent only to those directly involved in the specific review linked to his earlier email. You were not included in that communication because it related to internal coordination steps and processes rather than the wider parking concerns and the overall outcome of the review. Please be assured that we will ensure you, and all other residents, receive all relevant updates as the review progresses.

Response to Omar's email

This matter requires coordinated input from several NHG teams, as well as legal advice, before a formal decision can be provided. Meetings were arranged before Christmas and in early Jan to progress this work, and the end of February remains our target for a full update. I will share a confirmed position as soon as I am able to.

Parking concerns and safety

I understand your concerns regarding hazardous parking behaviour, and I recognise the impact this can have on residents, particularly those with health conditions or mobility challenges.

While NHG does not have enforcement powers on the public highway or on-street parking, we will raise cases of dangerous or obstructive parking with Hackney Council where appropriate.

If you can provide dates, times, or photographs of specific incidents, we encourage you to report these directly to the Council to support their review of enforcement activity. This can be done via *Report a Problem* on the Hackney Council website: [Report A Problem](#)

PCNs issued by Hackney Council

Penalty Charge Notices issued on the street are managed solely by Hackney Council, and only the Council can comment on their enforcement criteria or consistency. I am sorry to hear about the challenges you have experienced. Challenging a PCN is fully within your rights, and NHG will cooperate if they request information from us.

S106 and parking access

Your points regarding entitlement to parking spaces, historical usage, visitor access, and interpretation of the S106 agreement are all part of the ongoing internal review. As outlined previously, confirming the legal position was an essential first step before considering any operational implications. I appreciate the importance of this matter for you and other residents, and it remains a priority for the teams involved.

I will provide a further update once the cross-team review is concluded, and my aim remains to share this by the end of February.

Thank you,

Jada Guest

Estate Operations Manager | Places & Estates

mobile: 07717 692 831 | email: Jada.Guest@nhg.org.uk
Notting Hill Genesis Bruce Kenrick House, 2 Killick Street, London N1 9FL

[Join your local newsletter](#)





www.nhggrou.org.uk



 Follow us on

twitter.com/NHGHousing

From: bahar aksu <baharaksu@hotmail.co.uk>
Sent: 25 January 2026 16:31
To: Omar Villalba <omareliasvillalba@hotmail.com>; Jada Guest <Jada.Guest@nhg.org.uk>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; roda.hassan@publicvoice.london
Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk; Adrian Essex <omotng@gmail.com>; parking.enforcement@hackney.gov.uk
Subject: Re: Car parking at WGN - S106 query / legal advice and operational review
Importance: High

Dear Jada and colleagues

There has been no response to Omar's email from November 25th 2025.

We have tried to ask NHG to reduce the timeline and have not received a supportive response. I will now raise a complaint with NHG and Hackney Council.

NHG are placing and continue to place residents in a dangerous situation.

The parking issue has increased drastically in terms of hazardous danger, the amount of cars that are parking in illegal restricted spaces has increased.

Hackney council appear to be taking advantage of this situation and have increased surveillance and the issuing of penalty charge notices however this is not being applied equally. Some cars that are parked in restricted areas are getting a penalty charge notice others are not I have witnessed this on several occasions and this has happened to me personally.

NHG are breaching the planning terms of S106 in the following ways.

- issuing a ban for social residents to park in the underground parking yet some social residents have been parking there for years.
- Leaseholders having access to both the underground parking and being permitted permits to park on Katherine close or woodberry Grove
- permitting visitors that hire and use the facilities at skinners academy to park in permit bays

I have now submitted evidence for a tribunal to dispute a recent penalty charge notice I received directly because of this issue. I have informed the tribunal of the dangerous parking that is happening on Katehrine close and woodberry grove and the lack of intervention or support from both NHG and Hackney Council.

I have a long term health condition which is classified as a disability I and other residents in my position should not have to wait for hours to find parking outside our homes. We should not have to resort to restricted parking areas out of desperation because there is no other alternative to support us with our disability.

Best wishes

Mrs Aksu

Sent from [Outlook for iOS](#)

From: Omar Villalba <omareliasvillalba@hotmail.com>

Sent: Tuesday, November 25, 2025 7:45 pm

To: Jada Guest <Jada.Guest@nhg.org.uk>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; roda.hassan@publicvoice.london <roda.hassan@publicvoice.london>

Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>; Adrian Essex <omotng@gmail.com>; bahar aksu <baharaksu@hotmail.co.uk>

Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Hi Jada,

Just following up on the below.

Hackney have now confirmed — including explicitly from Gareth — that this matter sits fully with NHG. So there is no need for this to be included in your timeline as a dependency on Hackney.

I would also really welcome a response to the questions I raised. It would be a shame for winter income and resident convenience to be lost unnecessarily because of internal delays or procedural barriers on NHG's side, especially when the operational case is clear and the unused spaces continue to cause avoidable issues for residents.

Happy to discuss anytime if helpful.

Many thanks,
Omar

From: Omar Villalba <omareliasvillalba@hotmail.com>

Sent: 20 November 2025 17:03

To: Jada Guest <Jada.Guest@nhg.org.uk>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; roda.hassan@publicvoice.london <roda.hassan@publicvoice.london>

Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>; Adrian Essex <omotng@gmail.com>; bahar aksu <baharaksu@hotmail.co.uk>

Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Jada,

NHG has been aware of this issue for around three months, and now we are waiting until March 26.

I'm happy to attend any meetings needed to help move this forward. I have to say, the situation is becoming somewhat frustrating.

Could you please advise whether there is any indication that this will proceed? It sounds as though there is agreement that it should happen, but that the discussion is now about the best way to implement it?

Kind regards,

Omar

From: Jada Guest <Jada.Guest@nhg.org.uk>
Sent: 20 November 2025 16:14
To: Omar Villalba <omareliasvillalba@hotmail.com>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; roda.hassan@publicvoice.london <roda.hassan@publicvoice.london>
Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>; Adrian Essex <omotng@gmail.com>; bahar aksu <baharaksu@hotmail.co.uk>
Subject: RE: Car parking at WGN - S106 query / legal advice and operational review

Hi all, please see below progress update:

Car Park Spaces Allocation at Ashview (Woodberry Grove North)

Following Hackney Council's legal advice and our own internal legal review, we are now assessing the position. In December 2025, I will convene a meeting with colleagues from Legal, Operations, Development, and Policy teams to agree our approach. Once we have reached an internal decision, we will engage with Hackney to agree a plan. We aim to provide you with a confirmed decision and any agreed plan by the end of February 2026.

Thanks,

Jada Guest

Estate Operations Manager | Places & Estates

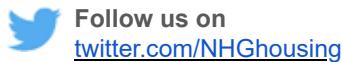
mobile: 07717 692 831 | email: Jada.Guest@nhg.org.uk

Notting Hill Genesis Bruce Kenrick House, 2 Killick Street, London N1 9FL



www.nhgggroup.org.uk





From: Omar Villalba <omareliasvillalba@hotmail.com>
Sent: 20 November 2025 08:15
To: Jada Guest <Jada.Guest@nhg.org.uk>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; roda.hassan@publicvoice.london
Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk; Adrian Essex <omotng@gmail.com>; bahar.aksu@hotmail.co.uk
Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Many thanks for the update.

The residents in Maplewood and Birchwood are very keen to hear the outcome of this issue, especially as it has now been running for over the past few years.

Thanks again,

Omar

From: Jada Guest <Jada.Guest@nhg.org.uk>
Sent: 20 November 2025 07:58
To: Omar Villalba <omareliasvillalba@hotmail.com>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; roda.hassan@publicvoice.london <roda.hassan@publicvoice.london>
Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>; Adrian Essex <omotng@gmail.com>; bahar.aksu@hotmail.co.uk
Subject: RE: Car parking at WGN - S106 query / legal advice and operational review

Hi all,

I advised previously that I would provide a progress update by COP tomorrow 21 November. However, I aim to provide this before the board meeting this evening.

Please note, that my colleagues in the data protection team responded directly to additional queries put forward by residents, as appropriate.

Thanks,

Jada Guest
Estate Operations Manager | Places & Estates

mobile: 07717 692 831 | email: Jada.Guest@nhg.org.uk
Notting Hill Genesis Bruce Kenrick House, 2 Killick Street, London N1 9FL



www.nhggrou.org.uk



 Follow us on

twitter.com/NHGhousing

From: Omar Villalba <omareliaspvillalba@hotmail.com>
Sent: 19 November 2025 18:40
To: Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; Jada Guest <Jada.Guest@nhg.org.uk>
Cc: Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk; Adrian Essex <omotng@gmail.com>; bahar aksu <baharaksu@hotmail.co.uk>
Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Hi Sarah and Bahar,

Not to answer on Jada's behalf, but my understanding is that she is currently speaking with NHG's Legal Director and expects to provide a formal response this week, setting out NHG's position.

It would be really helpful to receive that update at the WDCO Board meeting, so everyone has clarity on the position.

Thanks,
Omar

From: Sarah Young (Cllr) <sarah.young@hackney.gov.uk>

Sent: 18 November 2025 20:52

To: Jada Guest <Jada.Guest@nhg.org.uk>

Cc: Omar Villalba <omareliaszvillalba@hotmail.com>; Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>; Adrian Essex <omotng@gmail.com>; bahar aksu <baharaksu@hotmail.co.uk>

Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Jada,

It might be helpful to provide an update on this at WDCO Board.

I know that NHG and the council are working together to try to find a legal solution and that we would all like to be able to use the (currently empty) parking spaces for residents in need, such as Bahar.

I'm also aware that this is legally complex.

An update could set out what you're looking into and a roadmap.

Sarah

Sarah Young
Woodberry Down ward councillor

Cabinet Member for Climate Change, Environment and Transport

London Borough of Hackney
Hackney Town Hall
London E8 1EA

Direct line: 020 8356 4565

sarah.young@hackney.gov.uk

We hold a drop-in councillor surgery on the second Saturday of each month (except August), 11am at Woodberry Down Community Organisation office, unit 2c Rowan Apartments, Seven Sisters Road, N4 1FS.

On Tue, 18 Nov 2025 at 6:02 am, bahar aksu <baharaksu@hotmail.co.uk> wrote:

Dear Jada

I have been informed by your colleague that you are unable to be transparent about the information requested below.

I believe there are residents who live in ashview apartments who hold both a Hackney resident permit and park on the road and who also park in the indoor parking which is against the regulations.

I am a permit holder and a blue badge holder and I want to know why I am being discriminated against by NHG as a person with a disability and who is a social tenant? Why am I excluded and not permitted from using the indoor parking?

The indoor parking remains empty- the situation on Katherine close is desperate. In the evenings there are at least three or four cars parked on yellow lanes. Hackney council are continuing to issue penalty charge notices for these vehicles.

I will be seeking legal independent advice about why tenants like myself are discriminated against.

Best wishes

Bahar

Sent from [Outlook for iOS](#)

From: bahar aksu <baharaksu@hotmail.co.uk>

Sent: Thursday, November 13, 2025 7:45:14 PM

To: Omar Villalba <omareliasvillalba@hotmail.com>; Jada Guest <Jada.Guest@nhg.org.uk>; Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>

Cc: Adrian Essex <omotng@gmail.com>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>

Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Dear Jada

I am writing to request information under the Freedom of Information Act 2000 (or, if applicable, the Environmental Information Regulations 2004) regarding parking usage and enforcement.

Please provide the following information:

- Whether the housing association is aware of any instances of residents simultaneously using both the underground parking spaces and the allocated on-road bay spaces, and whether this practice is considered to be contrary to planning permission or tenancy/lease terms.

If this request cannot be processed under the Freedom of Information Act, please treat it as a general information request or Environmental Information Regulations request, as the information sought concerns the use of land and associated planning conditions.

Thank you.

Best wishes Bahar

Sent from [Outlook for iOS](#)

From: Omar Villalba <omareliaspvillalba@hotmail.com>

Sent: Wednesday, November 12, 2025 10:58 pm

To: Jada Guest <Jada.Guest@nhg.org.uk>; Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; bahar aksu <baharaksu@hotmail.co.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>

Cc: Adrian Essex <omotng@gmail.com>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>

Subject: Re: Car parking at WGN - S106 query / legal advice and operational review

Hi Jada,

I've received the clarification from Hackney Council regarding the parking permits, which may help your internal discussions.

In summary, their position is:

- The rules for parking at Ashview, Maplewood and Birchwood are set out in the planning agreement (the s106).
- As long as those rules are not being breached, the Council won't intervene.
- It is therefore for NHG to determine how parking permits are allocated or whether they can be transferred between buildings.
- Planning will only step in if there is evidence that NHG are acting contrary to the planning requirements.

In short, Hackney have passed this back to NHG as the responsible party.

We look forward to the update on Friday.

Best,
Omar



Dear Cllr Young

ME - Growth Team 38887225

RE: Mr Omar Villalba of Resident head of tenancy association, 83 maplewood apartment , Katherine close, London, N4 1FP

In response to your query received on 20 October 2025, regarding transfer of parking permits between the Ashview, Maplewood, and Birchwood buildings on Woodberry Grove within the Woodberry Down development.

The relevant planning obligations relating to parking permits can be found in the attached s106 agreement, where the clauses can be found at paras 23.32 - 23.34. In addition the s106 requires creation and implementation of a Green Travel Plan at paras 23.45 - 23.47.

Ultimately, decisions around allocation of parking spaces to residents will be a matter for the managers of the buildings. The Planning Service has advised that unless there is a breach of planning requirements relating to the development they are unable to intervene in the matter.

I hope this is of assistance

Regards

James Bellis MRTPI

Yours sincerely

Chris Dunn

Caseworker

From: Jada Guest <Jada.Guest@nhg.org.uk>
Sent: 05 November 2025 08:00
To: Omar Villalba <omareliasvillalba@hotmail.com>; Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; bahar aksu <baharaksu@hotmail.co.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>
Cc: Adrian Essex <omotng@gmail.com>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>
Subject: Car parking at WGN - S106 query / legal advice and operational review

Hi Omar,

To confirm, Hackney have now shared with me the conclusions of their legal team's advice regarding this matter which I have forwarded to our legal team for review.

I will provide a further progress update by close of play on Friday 14 November.

Thanks,

Jada Guest

Estate Operations Manager | Places & Estates

mobile: 07717 692 831 | email: Jada.Guest@nhg.org.uk

Notting Hill Genesis Bruce Kenrick House, 2 Killick Street, London N1 9FL



www.nhgggroup.org.uk



 Follow us on

twitter.com/NHGHousing

From: Omar Villalba <omareliasvillalba@hotmail.com>
Sent: 21 October 2025 14:45
To: Jada Guest <Jada.Guest@nhg.org.uk>; Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; bahar aksu <baharaksu@hotmail.co.uk>; yasin.rahman@live.co.uk
Subject: Re: Fw: Hackney Parking Enforcement

Hi Jada,

Thank you for your update.

I've also followed up with Sarah, Hermione, and Gareth on this matter so that we can secure a definitive "yes or no" response on the Section 106 position.

I've compiled an updated list of residents across Maplewood and Birchwood who are interested in basement parking — many of whom rely on vehicles for work, family commitments, or have had repeated issues with vandalism and PCNs.

Happy to discuss options jointly if it helps move the review forward more efficiently.

A coordinated approach between NHG, the TA would be well-received locally and would go a long way in rebuilding resident confidence in how estate management issues are handled.

P.s this was issue no. 3 from the original resident survey and it would be fantastic to close off the matter.

Best regards,
Omar Villalba
Maplewood TA / WDCO

From: Jada Guest <Jada.Guest@nhg.org.uk>

Sent: 21 October 2025 14:18

To: Omar Villalba <omareliasvillalba@hotmail.com>; Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; bahar aksu <baharaksu@hotmail.co.uk>; yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>

Subject: RE: Fw: Hackney Parking Enforcement

Hi Omar,

Thank you for your email.

To clarify, the Ashview basement car park is managed by NHG. Therefore, decisions regarding its use and access fall solely within NHG's remit.

While we note the RA's engagement with Hackney, NHG is currently undertaking its own review before confirming any action. This review includes:

- Seeking legal advice to determine whether the Section 106 agreement restricts access for residents of Maplewood and Birchwood. We require a definitive answer—yes or no.

I am seeking that and from my initial undertakings they will say it falls to NHG,

- Assessing practical and strategic implications of any changes to car park access or allocation. There are 220 properties across the blocks, 43 parking spaces in total, and 15 of those have already been purchased by leaseholders, leaving only 28 unallocated spaces. We are considering how demand would be managed and the potential impact on existing leaseholders.

Of course- I have complimented a waiting list for those that have previously expressed an interest in Birchwood and Maplewood- and includes people who use these vehicles for work- taxi drivers- and those with families- as well as those who have reported vandalism damage and parking tickets-

- Considering appropriate resident communication should broader access be pursued.

Happy to work with you on this- as I believe residents will be very happy at the opportunity

- Potential engagement with Hackney Parking to review how on-street parking is currently operating and explore possible improvements. While this may not be residents primary concern—and any changes may be limited – Hermione has advised she is happy to follow up on this if it would be helpful.

We will confirm NHG's position once this review is complete and legal clarity has been received. A progress update will be provided by 7 November 2025.

Appreciate the feedback and as a TA- this would be an amazing moment for the TA_

Thanks,

Jada Guest

Estate Operations Manager | Places & Estates

mobile: 07717 692 831 | email: Jada.Guest@nhg.org.uk
Notting Hill Genesis Bruce Kenrick House, [2 Killick Street, London N1 9FL](https://www.google.com/maps/place/Bruce+Kenrick+House,+2+Killick+Street,+London+N1+9FL/@51.511111,-0.111111,15z)



www.nhggrou.org.uk



 Follow us on

twitter.com/NHGshousing

From: Omar Villalba <omareliavillalba@hotmail.com>
Sent: 17 October 2025 12:54
To: Jada Guest <Jada.Guest@nhg.org.uk>; Nicholas Oemcke <Nicholas.Daniel@nhg.org.uk>; bahar aksu <baharaksu@hotmail.co.uk>; yasin.rahman@live.co.uk
Subject: Fw: Fw: Hackney Parking Enforcement

Hello Jada & Nick

We're progressing the parking permission discussions with Hackney, and expect this to be finalised within the next few weeks.

Both local schools have confirmed their support for the proposal and our legal advice supports this also- so once Hackney confirms that it is lawful to proceed, the TRA would appreciate the measure being implemented promptly. We'd then look to hold a follow-up meeting to discuss the practicalities of implementation.

I'll be back in touch as soon as I receive confirmation from Hackney.

Many thanks,

Omar

Maplewood & Birchwood Tenants' Association

From: Omar Villalba <omareliasvillalba@hotmail.com>

Sent: 16 October 2025 19:55

To: Hermione Brightwell <hermione.brightwell@hackney.gov.uk>

Cc: bahar aksu <baharaksu@hotmail.co.uk>; Terunesh McKoy <terunesh.mckoy@hackney.gov.uk>; Gareth Crawford <gareth.crawford@hackney.gov.uk>;

Yasin.rahman@live.co.uk <yasin.rahman@live.co.uk>

Subject: Re: Fw: Hackney Parking Enforcement

Dear Hermione,

Thank you for your reply.

To clarify, the study you mentioned is a separate workstream — my query relates specifically to the legality of parking allocation for Maplewood and Birchwood residents.

I simply need confirmation from Hackney on whether or not it is lawful for basement car park spaces to be allocated to tenants in Maplewood/Birchwood. My view is that it is legal, and I have already sought advice from legal professionals who support this position.

The questions I've raised have been with the team for some time, and they are straightforward.

Could you please connect me with the appropriate officer or team who can provide a definitive answer? I'm sure you'd agree this matter has gone on too long without a conclusive response, which everyone involved is now waiting for.

I would be grateful for a clear reply by next Wednesday, please.

Omar

From: Hermione Brightwell <hermione.brightwell@hackney.gov.uk>

Sent: 16 October 2025 18:19

To: Omar Villalba <omareliasvillalba@hotmail.com>

Cc: bahar aksu <baharaksu@hotmail.co.uk>; Terunesh McKoy <terunesh.mckoy@hackney.gov.uk>; Gareth Crawford <gareth.crawford@hackney.gov.uk>;

Yasin.rahman@live.co.uk <Yasin.rahman@live.co.uk>

Subject: Re: Fw: Hackney Parking Enforcement

Hi Omar

Apologies for the delay in replying. However i am still looking into this - I will come back to you.

I am aware that the specific query you are chasing is about the bays in Ashview. However the Parking Team has also highlighted things they can check to review the situation with the on-street bays - we are also referring this to them and will let you know if there's anything further they can do.

Kind regards

Hermione

Hermione Brightwell

Senior Regeneration Manager

Woodberry Down Regeneration,

Regeneration, Economy and Housing Development,

1 Hillman Street, E8 1DY.

Tel: 020 8356 4121

Email: hermione.brightwell@hackney.gov.uk

www.hackney.gov.uk

On Wed, 8 Oct 2025 at 09:51, Omar Villalba <omareliasvillalba@hotmail.com> wrote:

Hi Hermione,

Just to be clear, the issue I raised was not about creating more on-street capacity. It was the legal question of whether the basement car park can be allocated to Maplewood/Birchwood tenants on an *either/or* basis.

Per S106 clauses 23.32–23.34, my reading is:

- There is **no prohibition** on allocating basement spaces to social tenants;
- The restriction is simply that any household **benefiting** from a basement space **cannot also** hold an on-street permit (except Blue Badge holders).

Please can I have a **direct response** to that legal point:

1. **Is my interpretation correct?** (Yes / No)
2. If **No**, please quote the **specific clause(s)** that prohibit allocation to Maplewood/Birchwood tenants.
3. If **Yes**, please confirm the **process** Hackney expects (e.g. allocation criteria, permit-surrender checks, data-sharing with Parking/NHG) and who would need to sign this off (Planning / Legal / Parking).

The last thing we want is for residents to keep receiving parking tickets simply because the on-street pressure hasn't been resolved. The aim here is straightforward — to make better use of available spaces within the estate and relieve pressure on Katherine Close.

I feel this question has now been raised several times and would really appreciate a clear, direct answer to this specific legal point so we can move forward constructively.

Many thanks

Omar

From: Omar Villalba <omareliasvillalba@hotmail.com>
Sent: 07 October 2025 17:30
To: Hermione Brightwell <hermione.brightwell@hackney.gov.uk>

Cc: bahar aksu <baharaksu@hotmail.co.uk>; Terunesh McKoy <terunesh.mckoy@hackney.gov.uk>

Subject: Re: Hackney Parking Enforcement

Hi Hermione,

Thanks for the update and for following up with Parking — that's really helpful.

Can I also ask whether the team has considered the use of the basement car park as part of this review? From our previous discussions and the S106 wording, there doesn't appear to be any restriction on allocating these spaces to Maplewood/Birchwood tenants (provided they don't also hold an on-street permit).

Given the ongoing pressure on Katherine Close, it would be good to understand whether Hackney and NHG could look at making better use of those under-used spaces alongside the permit review.

Many thanks,
Omar Villalba

From: Hermione Brightwell <hermione.brightwell@hackney.gov.uk>

Sent: 07 October 2025 17:22

To: Omar Villalba <omareliasvillalba@hotmail.com>

Cc: bahar aksu <baharaksu@hotmail.co.uk>; Terunesh McKoy <terunesh.mckoy@hackney.gov.uk>

Subject: Re: Hackney Parking Enforcement

Hi Omar

I hope you're both well.

I spoke to colleagues in Parking again today.

They have given a couple of helpful suggestions in terms of them reviewing the permits which have been issued at Katherine Close to check these are all correctly allocated (as there are a relatively high number of permits). They are also going to look into the usage of the pay and display bays to understand the pressure on parking in this location.

Katherine Close is constrained in terms of adding additional parking bays but depending on the findings from the above they may be able to take some actions for example to change the bays to permit only (or some of them), or possibly reduce permits if some have not been issued correctly.

We will follow up on that this week with them, as we have to get some data to send - but will keep looking into this and keep you updated. Copying my colleague Terunesh, in our team, who is helping look into this.

Thank you

Hermione

Hermione Brightwell

Senior Regeneration Manager

Woodberry Down Regeneration,

Regeneration, Economy and Housing Development,

1 Hillman Street, E8 1DY.

Tel: 020 8356 4121

Email: hermione.brightwell@hackney.gov.uk

www.hackney.gov.uk

On Fri, 3 Oct 2025 at 16:58, Omar Villalba <omareliasvillalba@hotmail.com> wrote:

Hi Hermoine,

Has there been any progress with highways?

Many thanks

Omar

From: Hermione Brightwell <hermione.brightwell@hackney.gov.uk>

Sent: 26 September 2025 15:16

To: Omar Villalba <omareliasvillalba@hotmail.com>

Cc: bahar aksu <baharaksu@hotmail.co.uk>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; Terunesh McKoy <terunesh.mckoy@hackney.gov.uk>; Gareth Crawford <gareth.crawford@hackney.gov.uk>; Caroline Selman (Cllr) <caroline.selman@hackney.gov.uk>; Adrian Essex <omotng@gmail.com>; parking.enforcement@hackney.gov.uk <parking.enforcement@hackney.gov.uk>

Subject: Re: Hackney Parking Enforcement

Thanks, Omar, and [@bahar aksu](#) for your emails.

Just to confirm that I am following up and will come back to you next week.

Best wishes

Hermione

Hermione Brightwell

Senior Regeneration Manager

Woodberry Down Regeneration,
Regeneration, Economy and Housing Development,
1 Hillman Street, E8 1DY.
Tel: 020 8356 4121
Email: hermione.brightwell@hackney.gov.uk

www.hackney.gov.uk

On Thu, 25 Sept 2025 at 12:57, Omar Villalba <omareliasvillalba@hotmail.com> wrote:

Hi [@bahar aksu](#)

Thank you for your email. I appreciate how frustrating parking fines are, especially when basement spaces sit empty — but unfortunately this is one of the outcomes of the current arrangements.

[@Hermione Brightwell](#), I've reviewed the Section 106 Agreement. NHG had previously suggested this was a stumbling block, but actually the S106 does allow Maplewood/Birchwood tenants to use the basement spaces. The key point is:

The S106 does not prevent social tenants using basement spaces – it only says that anyone who takes one cannot also hold an on-street permit (unless they have a Blue Badge).

Issue

- Maplewood & Birchwood residents face severe pressure on on-street parking.
- Basement spaces are under-used.
- Residents want access to these spaces.

What the S106 Says

- **Clause 23.32–23.34:** If a resident's home "benefits" from a parking space (lease, tenancy or licence), they cannot also hold an on-street permit or Council car-park contract.
- Exception: **Blue Badge holders** can keep permits.

- If a home does not “benefit” from a space, residents remain entitled to apply for on-street permits.

Overall

- No outright ban on allocating basement spaces to social tenants.
- The rule is simply **either/or**: basement space **or** on-street permit (except Blue Badge).

We have started discussions with the Skinners and Woodberry down school (they support in principle) but I am awaiting formal confirmation from the school heads.

Can I get a response from Hackney to comment my review? and what are the next steps to get this moving.

Many thanks

Omar

From: bahar aksu <baharaksu@hotmail.co.uk>

Sent: 24 September 2025 12:02

To: Omar Villalba <omareliasvillalba@hotmail.com>; Hermione Brightwell <hermione.brightwell@hackney.gov.uk>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>

Cc: Terunesh McKoy <terunesh.mckoy@hackney.gov.uk>; Gareth Crawford <gareth.crawford@hackney.gov.uk>; Caroline Selman (Cllr) <caroline.selman@hackney.gov.uk>; Adrian Essex <omotng@gmail.com>; parking.enforcement@hackney.gov.uk <parking.enforcement@hackney.gov.uk>

Subject: Hackney Parking Enforcement

Parking Services Department
Hackney Council

Subject: Appeal Against Penalty Charge Notice [PCN Number] QZ21189391

Dear Sir/Madam,

I am writing to formally contest the rejection of my appeal against the above penalty charge notice. I do not agree that the enforcement officer waited long enough to observe loading, nor do I agree with the decision to dismiss my initial appeal.

As a valid permit holder, I am left with no reasonable choice but to park in restricted areas because there are consistently no available spaces on Katherine Close or the adjoining road. The permit I pay for should allow me to park outside my home, yet I am being penalised for circumstances entirely beyond my control.

This situation is fundamentally unfair. Please note that many residents, including myself, are being forced to park in restricted areas due to lack of available spaces. I have attached evidence taken this morning which shows permit holders parking in restricted areas for this very reason. The issue is compounded by the fact that leaseholders, who should be using their allocated indoor car parking, are instead occupying street spaces, while more than 20 indoor spaces remain unused.

I urge you to reconsider this penalty in light of these circumstances. Please also ensure that the charge does not escalate to £160 while this matter is under review, as the penalty is currently due tomorrow.

I trust you will give proper consideration to the unfairness of this situation and take my concerns seriously.

Yours faithfully,

Mrs Bahar Aksu

Sent from [Outlook for iOS](#)

From: bahar aksu <baharaksu@hotmail.co.uk>

Sent: Monday, September 22, 2025 3:20:26 PM

To: Omar Villalba <omareliasvillalba@hotmail.com>; Hermione Brightwell <hermione.brightwell@hackney.gov.uk>; Sarah Young (Cllr)

<sarah.young@hackney.gov.uk>

Cc: Terunesh McKoy <terunesh.mckoy@hackney.gov.uk>; Gareth Crawford <gareth.crawford@hackney.gov.uk>; Caroline Selman (Cllr) <caroline.selman@hackney.gov.uk>; Adrian Essex <

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



Notting Hill Genesis Email Disclaimer

This message (including any attachments) may contain confidential information and is intended only for the individual(s) named. Distribution, use or reproduction without the sender's prior consent is strictly prohibited. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of Notting Hill Genesis. If you have received this email in error please notify the sender immediately and permanently delete it.

Notting Hill Genesis and its associated companies are registered in England and have their Registered Office at Bruce Kenrick House, 2 Killick Street, London N1 9FL.

Although we have taken precautions to ensure that this email and attachments are free from any virus, we accept no responsibility for viruses that we may have unintentionally transmitted to you within this email and you should check for viruses before opening any attachment.

The electronic communications disclaimer and further information can be found on our website www.nhg.org.uk/legal.

--
Adrian Essex

Chair, WDCO | Manager, London Heathside Vets | Facebook Gopher, BMAF | BSc (Hons) Lower Second Psychology (1972)

Mobile and WhatsApp: 07970705411

