



Democratic Services

Location: Phase II
DDI: 01895 277655
CMD No: 1530

**To: COUNCILLOR EDDIE LAVERY
CABINET MEMBER FOR COMMUNITY &
ENVIRONMENT**

**COUNCILLOR STEVE TUCKWELL
CABINET MEMBER FOR PLANNING, HOUSING &
GROWTH**

c.c. All Members of the Corporate Resources &
Infrastructure Select Committee
c.c. Dan Kennedy, Corporate Director of Residents
Services
c.c. Steven Austin, Residents Services Directorate
c.c. Ward Councillors for Wood End

Date: 7 October 2025

Non-Key Decision request

Form D

THE BECK THEATRE CAR PARK, HAYES - OBJECTIONS TO THE PROPOSED PARKING CHARGES FOR THE CAR PARK

Dear Cabinet Members,

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such, the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Wednesday 15 October 2025** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Anisha Teji
Democratic Services

Title of Report: The Beck Theatre Car Park, Hayes - Objections To The Proposed Parking Charges For The Car Park

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

Signed Date.....

Cabinet Member for Community & Environment / Cabinet Member for Planning, Housing & Growth

THE BECK THEATRE CAR PARK, HAYES - OBJECTIONS TO THE PROPOSED PARKING CHARGES FOR THE CAR PARK

Cabinet Member & Portfolio	Cllr Eddie Lavery, Cabinet Member for Community and Environment Cllr Steve Tuckwell, Cabinet Member for Planning Housing and Economic Growth
Responsible Officer	Dan Kennedy – Corporate Director, Residents Services
Report Author & Directorate	Steven Austin – Residents Services Directorate
Papers with report	Appendix A – Location Plan Appendix B – Objections and comments

HEADLINES

Summary	To inform the Cabinet Member that objections have been received to the proposed parking charges at the Beck Theatre Car Park.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Live in a sustainable borough that is carbon neutral This report supports our commitments to residents of: A Green and Sustainable Borough
Financial Cost	The estimated cost associated with the recommendations to this report is estimated to be £15k and could be funded by Parking Services.
Select Committee	Corporate Resources & Infrastructure Select Committee
Ward(s)	Wood End

RECOMMENDATIONS

That the Cabinet Member for Community and Environment, in consultation with the Cabinet Member for Planning, Housing & Growth:

1. Consider the objections received to the proposed parking charges for The Beck Theatre Car Park, Hayes; and
2. Decides whether to introduce the parking charges as proposed.

Reasons for recommendation(s)

In the partnership with the new operators of the Beck Theatre in Hayes, Parkwood Leisure Limited it was agreed that charges for parking in the theatre car park could be introduced. Following discussions with Parkwood Leisure Limited and in consideration of the activity at this theatre, proposals have been developed for a new parking regime, including charging and operational arrangements. These proposals were agreed by Cabinet in May and became the subject of formal statutory consultation. Following this consultation, a decision is now required on whether to introduce charging for parking in the Beck Theatre car park giving consideration to the responses to the consultation.

Alternative options considered / risk management

The Cabinet Member may determine not to introduce the parking charges or introduce them based on the rationale set out in this report and the comments received from the statutory consultation.

Democratic compliance / previous authority

Cabinet in May 2025 agreed that:

1. statutory consultation on the introduction of proposed charges for parking at the Beck Theatre, Hayes, as set out in the report, be approved.
2. authority be delegated to the Cabinet Member for Community and Environment, in consultation with the Corporate Director of Place, to consider the outcome of the statutory consultation and agree the charges and all further necessary decisions in regard to their implementation.
3. Subsequent charges be reviewed annually as part of the wider corporate review of fees and charges presented to Cabinet.

This report takes forward Cabinet's decision No. 2 above.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. The Beck Theatre is a 600-seat community theatre built in 1977 offering a wide and diverse range of activities including concerts, drama, comedy, dance, musicals, children's shows, films, opera, pantomime, and children's summer projects.
2. A new 15-year lease agreement with Parkwood with a further option for a 10-year extension has recently been agreed, which will maintain The Beck Theatre's cultural identity, deliver a financially sustainable model with no need for public subsidy and enhance community engagement and participation through diverse programming.

3. As part of the agreement with Parkwood Leisure Limited the introduction of parking charges in The Beck Theatre Car Park will align this car park with many others operated by the Council which require users to pay for the amenity; these changes were agreed by Cabinet on 22nd May 2025.
4. Charging users of the car park will ensure that the Council's operating costs are offset thus, reducing the need to divert resources from other services to the benefit of theatre users only. The charges will increase the cost of visiting this theatre, if travelling by car and expecting to park at the theatre, but **a proposed charge of £2 for 4 hours is considered likely to have limited overall impact on use of the theatre. However, Hillingdon residents are proposed to receive a 10% discount on the cost of parking by using the Hillingdon First Card.**
5. The proposed charging regime will allow Blue Badge holders to continue to park for free.
6. As a result of the above, approval was granted to commence statutory consultation on the proposals to introduce parking charges for The Beck Theatre Car Park. Formal notice was given of the Council's intentions for statutory consultation on the proposal, and a 21-day notice of intent was duly published between 4th and 25th June 2025.
7. During this period, the Council received nine objections / comments to the matter, which this report addresses. These have been tabulated in Appendix B with officers' responses to each enquiry raised.
8. As a result of the above, it is recommended that the Cabinet Member for Community and Environment, in consultation with the Cabinet Member for Planning, Housing & Growth who usually considers such objection reports, considers the objections and comments made during the consultation on the possible introduction of parking charges for The Beck Theatre Car Park and then determines whether the proposed charges and parking arrangements are to be introduced.

Financial Implications

The implementation costs associated with introducing charging for parking at the Beck Theatre is estimated to be approximately £14k which includes Car Park tickets, Pay by Phone transaction fees, re-lining, signing and branding of the carpark as well as a TMO publication. No budget has been allocated for this purpose in the 2025/26 MTFS. Costs associated with maintenance of parking arrangements in the Council's car park are expected to be funded by Parking Services.

Income relating to the introduction of car park charges at Beck Theatre has been built into the 25/26 Parking budgets with a £50k target. The expected income will reach this target based on current visitor numbers to Beck Theatre events annually. Daytime/ non-event charging would add to this income at unknown amount.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

To allow the Cabinet Members the opportunity to consider the comments made to the formal consultation on the proposed charges for The Beck Theatre Car Park.

Consultation & engagement carried out (or required)

Consultation has been carried out on this proposal through a notice on site and in the local press. Local Ward Councillors have also been consulted.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concurs with the Financial Implications set out above, noting the recommendations to consider the objections received for the proposed parking charges for the Beck Theatre Car Park, Hayes and to request a decision on the proposals.

Furthermore, it is noted the implementation costs of the proposed measures of £14k will be met from the 2025/26 approved Parking Services revenue budget, which also includes a saving target of £50k in relation to introducing the Beck Theatre Parking Charges, as at Month 4 the Community and Environment service operating budgets are forecasting an adverse variance of £2m. If the proposals are approved, the implementation costs, demand and income achieved for the car park will be monitored as part of the monthly monitoring cycle and as part of the wider MTFS.

Legal

Road traffic regulation considerations

The Council's power to introduce charges for use of the car park at the Beck Theatre, Hayes is set out in section 45 of the Road Traffic Regulation Act 1984. The consultation and order-making statutory procedures to be followed are set out in Schedule 9 of the Road Traffic Regulation Act 1984 and the Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996.

If the decision is taken to introduce charges for use of the car park, any relevant provisions in Part 5 of the Road Traffic Regulation Act 1984 and the Traffic Signs Regulations and General Directions 2016, which set out signage requirements, must be observed.

In exercising any of the powers under the Road Traffic Regulation Act 1984, section 122 of the 1984 Act requires the Council to consider its statutory duty to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians), and the provision of suitable and adequate parking facilities on and off the highway. These powers must be exercised so far as practicable having regard to the following matters:

- (a) the desirability of securing and maintaining reasonable access to premises;
- (b) the effect on the amenities of any locality affected and the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve amenities of the areas through which the roads run;
- (c) the national air quality strategy;

- (d) the importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
- (e) any other matters appearing to the Council to be relevant.

The Council's statutory duty must be balanced with the concerns raised by any objectors.

In carrying out functions under the Road Traffic Regulation Act 1984, the Council must also have regard to statutory guidance for local authorities on civil enforcement of parking contraventions made under section 87 of the Traffic Management Act 2004.

Furthermore, section 55 of the Road Traffic Regulation Act 1984 imposes obligations on the Council with respect to finances around parking places on the highway.

Consultation considerations

Pursuant to established public law principles on consultation, namely fairness and adequacy, the decision maker, when coming to a decision on whether or not to introduce charges at the Beck Theatre Car Park, Hayes must be satisfied that all consultation responses (contained in Appendix B), including those that do not accord with their own view, were conscientiously taken into account. If any material points have come out of the consultation that should naturally lead to a change in decision-making, then the decision must be so guided

The Council must also be mindful of its public sector equality duty under section 149 of the Equality Act 2010 when coming to a decision on the car parking charges.

Property

Although the lease for the theatre premises is yet to be finalised, Parkwood Leisure Limited has occupied the site under a temporary licence since January 2025. The agreed heads of terms specify a maximum parking rate of £2.00 for four hours for theatre patrons. As this rate will apply to all car park users, there is no preferential rate for theatre visitors, but the charge remains within the agreed terms.

As the Council retains responsibility for the theatre building's exterior and structure, Parkwood Leisure's consent is not required to erect signage on it. However, given their occupation of the premises, it would be courteous to inform them of our intention to install signage relating to the new parking charges.

Parkwood Leisure has requested a charging system that allows staff to park without incurring charges and that accommodates touring theatre production lorries for extended periods. Officers have confirmed that a permit system will be implemented to ensure free parking for these groups. Currently, there is no height barrier at the car park, allowing access for larger vehicles as needed by the theatre operator.

Comments from other relevant service areas

None at this stage.

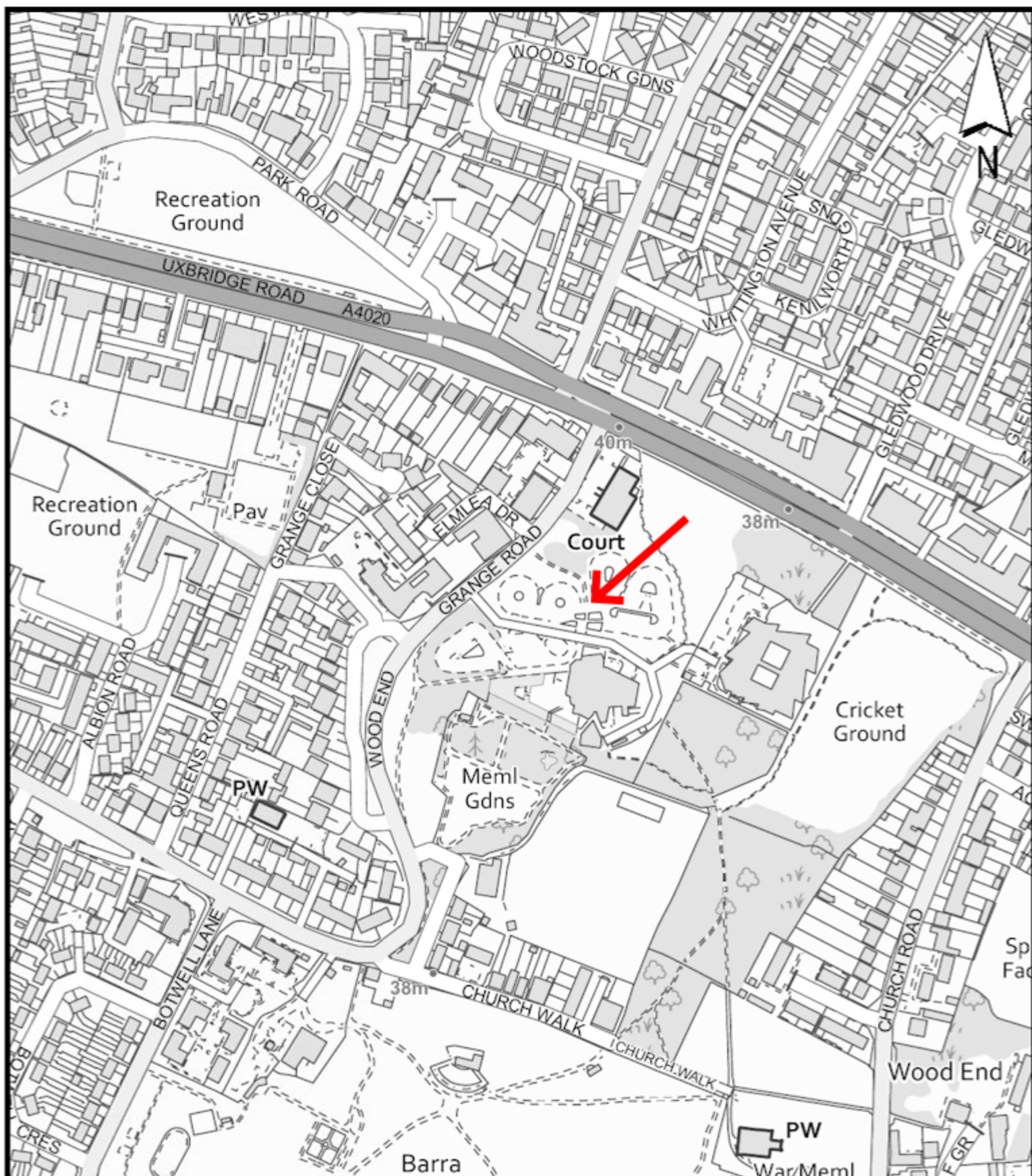
BACKGROUND PAPERS

- Traffic order
- Objection emails

TITLE OF ANY APPENDICES

Appendix A - Location Plan

Appendix B – Objections/comments received



Beck Theatre Car Park Location plan

Appendix A

July 2025

Scale 1:4,000

Responses to formal consultation to introduce parking charges within the Beck Theatre Car Park		
Approximate address	Response to consultation	Officers response
Grassy Meadow Court, Grange Road, Hayes	<p>I note that there is a plan to introduce a parking charge for the use of the Beck theatre car park. It states that there will be an exemption for Grassy Meadow court staff. Could you advise how this will work please.</p> <p>There is a large staff team that utilises this car park and will need any necessary permits if required.</p> <p>In addition, will parking enforcement cover the car park at Grassy Meadow Court? I have concerns that this will be used by people to avoid paying for parking. We already have some issues with people entering the car park who do not have business here.</p> <p>The GMC car park is accessible at all times due to the level of visitor / contractor / emergency vehicle traffic that needs to get onto site.</p>	<p>The present scope of the Traffic Order and associated parking enforcement does not cover ‘spill over’ into other areas outside its direct scope; it is suggested that this will need to be monitored by the Grassy Meadows Team, who must bear in mind that any future formal enforcement introduced here will apply to all their legitimate visitors.</p> <p>There are no plans to change access to the GM Car park</p>
Resident from Ickenham	<p>I feel it is wrong to charge people to go to the Beck Theatre. I believe this will put people off from going to the Theatre, or cause parking on nearby roads.</p> <p>We should be encouraging people to use local theatres etc not putting people off.</p> <p>I now read you are intending it to make this Pay by Phone only. A lot of older people go to the Beck Theatre and I guess many will not have smart phones and those that do will not want to Pay by Phone. Not that many years ago I remember Hillingdon Council explicitly saying they would not bring in Pay by Phone at any of their car parks.</p>	<p>Noted. Commercial viability has been a factor. Any parking displacement will be assessed and options considered</p> <p>Noted. Commercial viability has been a factor.</p> <p>Commercial viability has been a factor in terms of rolling out modern payment methods.</p>
Hayes resident	<p>I think charging parking in the Beck theatre will stop many people coming to the theatre especially the older generation who don't use debit cards to pay parking, also the tickets are already expensive for the theatre this would be an added expense. I belong to the Beck Community choir and our weekly fee has just gone up by £2 a week it will be even worse if we have to pay parking every week to rehearse, there was nothing about disabled drivers with Blue badge do they have to pay as well, also are the payment meters going to be miles from the people's car or will it be registration recognition.</p>	<p>With regard to Blue Badge Holders, there will be no charges for anyone legitimately displaying a Blue Badge.</p>

Responses to formal consultation to introduce parking charges within the Beck Theatre Car Park		
Approximate address	Response to consultation	Officers response
Resident from Ickenham	I object to these plans. My experience with Pay by Phone elsewhere is that it is very slow, often taking several minutes to process, and is unreliable (apps are usually very poor and automated phone lines are unreliable). It also comes almost always with a surcharge fee on top (not disclosed in your proposals if there is an extra fee).	The system is being rolled out widely and will be closely monitored. There are no surcharges.
	I note the comment from LBH on making another £45k from this one car park so it's clearly about making more money and very little to do with looking after residents, particularly older and less financially able residents who will be disadvantaged and inconvenienced by this proposal which will, I imagine, be rolled out across other LBH car parks.	Noted. Commercial viability has been a factor. Most other Council owned car parks already have parking tariffs with discount for residents with Hillingdon First Cards
	I think this, on top of the new garden waste tax, suggests LBH are losing the plot when it comes to looking after residents. Asking hard-pressed residents to pay even more for basic services and gardening after substantial recent increases in Council Tax is very unwelcome. I know from recent conversations with friends and neighbours in Ickenham, where we live, there is much concern about recent LBH plans to increase charges.	Noted – these other matters are outside the scope of this parking consultation.
	I would suggest that rather than raising parking charges regularly and introducing unreliable payment schemes that you do more to look after residents and drop this idea.	Noted – outside the scope of this consultation.

Responses to formal consultation to introduce parking charges within the Beck Theatre Car Park		
Approximate address	Response to consultation	Officers response
Grange Road, Hayes	<p>I am writing as a local resident to formally object to the proposed changes outlined in the public notice dated 4th June 2025, regarding the introduction of parking charges at the Beck Theatre Car Park (Reference: 3N/04/04/06/25).</p> <p>This car park is vital for residents in the area, many of whom rely on it daily due to limited or no off-street parking near our homes. Introducing charges—especially with no provision for resident permits—would cause significant inconvenience and financial strain. It also risks pushing more cars into nearby residential streets, increasing congestion and parking difficulties.</p> <p>While I understand the need for structured parking management, I strongly urge the Council to reconsider this proposal or, at the very least, to introduce a permit or exemption scheme for local residents.</p> <p>Thank you for considering my objection. I look forward to a response addressing the concerns of local residents like myself.</p>	<p>The primary purpose of the Beck Theatre Car Park always has been and remains to provide car parking for patrons of the theatre itself.</p> <p>Noted. As with many parking arrangements in Hillingdon, residents who are also holders of a ‘Hillingdon First’ Car will be eligible for a discounted rate for parking (£1.80 versus £2.00 for non residents)</p> <p>Noted</p>

Responses to formal consultation to introduce parking charges within the Beck Theatre Car Park

Approximate address	Response to consultation	Officers response
Ickenham Residents' Association	<p>Further operating arrangements for this car park are provisionally proposed as follows (subject to formal consultation):</p> <ul style="list-style-type: none"> a. The car park will remain open at all times. b. Charges will apply each day, including bank and public holidays. c. No maximum stay time will be specified to allow for visitors to park for longer than 4 hours if necessary. d. Parking will be limited to vehicles under 3.5 tons to prevent use of the car park to park large vans and goods vehicles, limiting access for theatre users. e. Blue badge holders will be able to park for free, similar to other Council operated car parks. <p>Cabinet Report – 22 May 2025 (Part 1 Public)</p> <ul style="list-style-type: none"> f. Payment will be by Pay by Phone only. g. No other discounts or concessions will be applied <p>We trust you will take these points into consideration</p> <ul style="list-style-type: none"> 1. That payment will be able to be made by credit card - not everyone attending the theatre will have a smart phone nor necessarily be willing to download / use the app 2. There will be adequate numbers of machines to obviate the necessity for queuing to obtain tickets especially in inclement weather. 3. A 4 hour time slot is insufficient for performances at the theatre especially if customers arrive early to ensure they have sufficient time to get a ticket or meet up with friends in the bar before the performance 4. Could you not offer a 6p.m. to 6a.m. slot to cover evening performances 5. Do we assume that you will be using ANPR cameras to check whether parking has been paid for? <p>We look forward to your responses to these matters</p>	<p></p> <ul style="list-style-type: none"> 1. The intention is to use mobile phone payment to avoid the use of on-site machines 2. See 1.; there will be no machines within the car park 3. Noted. The time periods have been carefully assessed and are considered a fair and reasonable compromise; It is worth noting that the theatre is used in the day and evening and therefore differentiating by time of day would result in a two tier system. 4. This has not been considered but could be subject to a future review. 5. Enforcement must be undertaken using Civil Enforcement Officers rather than ANPR due to National Legislation

Responses to formal consultation to introduce parking charges within the Beck Theatre Car Park		
Approximate address	Response to consultation	Officers response
Harmondsworth resident	As a long term user of the Beck Theatre I am dismayed to read of your intention to charge for parking. I knew nothing of this until Monday of this week and was shocked to see the deadline for responses is today.	Noted. The consultation has been undertaken over the usual 21-day period, with additional allowance for any late responses to ensure as many people have a fair opportunity to comment in accordance with the legal protocols for any parking consultation.
	I am a senior citizen and a member of the Beck Community Choir. I was an avid campaigner to save the Beck from closure and took my appeal to the Council Chamber. My sons were members of the Beck Youth Theatre and performed with the summer youth projects.	Closure of the Beck Theatre is not planned; the present car park charging proposals form part of efforts to sustain the viability of the site.
	Why is it £2.00 for parking for 4 hours? Yes, it is 20p cheaper for Hillingdon card holders. Is that all we are worth? It is insulting to us residents you claim to put FIRST.	The car park charges proposed are considered fair and proportionate for the range of attractions that are available at the Beck Theatre.
	There is no FREE drop off/pick up arrangement nor a minimum charge for short term stay on your notice. Is a parent expected to pay £1.80 when they deliver a child, inside the doors of the Beck for safety and security concerns, and are they expected to pay again when they collect their offspring?	As with most unbarriered car parks, there will be a reasonable expectation that visitors can come and pick up or drop off without a need to pay to park, but this will not extend to anyone parking up in the process.
	Will there be a 'no return' regulation for those who have paid but leave after a short time?	There is no intention to limit the number of stays at £2 (or £1.80 with Hillingdon First Card) per two hour session.
	Will there be a 30 minute free grace period to allow for those calling in to the theatre to eg book/collect show tickets or for reasons they don't require 4 hours parking?	There will not be a 30 minute free parking period.
	This has been ill thought through and needs to be reconsidered for the benefit of residents. This will add additional costs to already expensive shows.	
	In my opinion it is a spiteful response to saving The Beck.	The car park charges proposed are considered fair and proportionate for the range of attractions that are available at the Beck Theatre.
	It is time you valued your residents and PUT US FIRST and, also valued such a wonderful business that brings joy to the community, and training in the arts to many young people.	
	Will Council officers and Councillors use their free parking permits or pay when they are visiting The Beck or, pay and claim back on expenses?	Permits where issued have strict use criteria for business purposes only.

Responses to formal consultation to introduce parking charges within the Beck Theatre Car Park		
Approximate address	Response to consultation	Officers response
Additional response	<p>I am writing to formally object to the proposed designation of the parking areas adjacent to the Beck Theatre as chargeable car parks, as outlined in the Hillingdon. Order 1985 (Amendment) Order 2025, published on 4th June 2025.</p> <p>The Beck Theatre is a vital cultural and community venue, and many of its patrons, especially families, senior citizens, and those with limited mobility, rely on accessible and affordable parking. Introducing parking charges in this area — particularly the £2.00 standard fee for 4 hours — could discourage attendance, impact theatre revenues, and reduce community engagement with the arts.</p> <p>Furthermore, the proposed changes disproportionately affect lower-income residents and those who do not hold a Hillingdon First Card. While a slight discount (£1.80) is offered to cardholders, this does little to offset the inconvenience and financial burden, especially when considered cumulatively over regular visits.</p> <p>I am also concerned about the broader implications of this scheme, including increased pressure on nearby residential streets from displaced parking and a potential decline in local business patronage.</p> <p>I urge the Council to reconsider this proposal and explore alternative solutions that maintain free or time-limited parking provisions near the Beck Theatre, particularly during performance hours. Enhancing access to cultural venues should be prioritised over revenue-generation from parking fees.</p> <p>Thank you for considering my objection. I would appreciate being informed of the outcome of this consultation process.</p>	<p>This objection was received outside the consultation period, but has been included within the report for consideration. The decision to introduce a modest charge is a commercial decision to balance the reasonable costs of maintaining the car park with theatre needs. The Hillingdon First Card discount will benefit all residents of the Borough who are entitled to hold a card for that purpose; the discount amounts to a generous twenty percent reduction in parking costs for Borough residents. Matters of parking displacement will need to be assessed later, as it is difficult to reliably predict the true extent of this prior to the scheme being introduced. The Council will review the effectiveness of the scheme in due course, and may decide to amend it or to promote other changes; any such changes would again be subjected to formal consultation. It should be noted that the primary purpose of this car park remains, as it has always been, to serve the theatre rather than to provide free parking for local businesses.</p>

Responses to formal consultation to introduce parking charges within the Beck Theatre Car Park		
Approximate address	Response to consultation	Officers response
The Wakley Centre , Grange Road, Hayes	<p>Please consider this an objection to the proposals. We have around 30 members of admin and clinical staff that use this car park daily.</p> <p>Our team, based at The Wakley Centre directly opposite the Beck Theatre, relies heavily on this car park. Due to the fact that our premises are owned by Hayes Cottage Nursing Home, we are limited to just two allocated parking spaces for staff, despite having a significantly larger team.</p> <p>Given this, I would like to enquire whether our service would be eligible to receive parking permits should charges be introduced. We are an NHS-run service commissioned by Hillingdon Council.</p> <p>Thank you for your time and consideration. I look forward to your response.</p>	<p>Noted; however the primary purpose of the Beck Theatre Car Park always has been and remains to provide car parking for patrons of the theatre itself.</p> <p>Officers will discuss options with the Cabinet Members</p>