

28 November 2012

Dear Councillor

**OVERVIEW AND SCRUTINY TASK GROUP - ADOPTION OF ESTATES -  
WEDNESDAY, 28TH NOVEMBER 2012**

The following report tabled at the above meeting of the Overview and Scrutiny Task Group - Adoption of Estates.

**Agenda No    Item**

5.    **Additional information relating to the identified case studies**

c)    Lancashire County Council information (Pages 15 - 16)

Progress report as at 5 October 2012 (enclosed)

Yours sincerely



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Chief Executive

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**Adoptions Scrutiny – Chorley Borough Council (progress as at 5<sup>th</sup> October 2012)**

Development	Comments	Next action required by
Buckshaw Village	<p>This development comprises of many phases with a number of contractors to negotiate and liaise with. The sites are interrelated and some sites are landlocked by others and can only progress once others have been completed. Developers are Redrow/Barratt/Persimmon/David Wilson Homes.</p> <p>Phase 1 - Central Avenue is now adopted (2011).</p> <p>The following update relates to Phase 2 - Buckshaw Avenue:</p> <p>The Design team has provided the cost breakdown for the pelican crossing on Central Avenue and the Developer Support team has forwarded this to the developer for payment.</p> <p>The other issues remaining are the bus shelters (these are on order), minor resurfacing and some swales on Central Avenue need attention as the levels are not allowing water to drain.</p> <p>There are also some third party land drainage issues with water discharging onto the highway.</p> <p>Once Buckshaw Avenue is adopted this should release smaller sections of road such as the cul-de-sacs off the main road. These will be the next to progress.</p> <p>Regular inspections are taking place by Developer Support with defects being flagged up with the relevant developer, within appropriate timescales.</p>	<p>Redrow and Barratt</p> <p>Redrow and Barratt</p> <p>Redrow and Barratt</p> <p>All developers</p>
Gillibrands North	<p>Progressing well, overall, with Redrow. There is a need to re-site a street light which has been erected in the wrong location and another column which is bent. All other remedial works are complete and that takes adoption to approx</p>	<p>Redrow</p>

	<p>halfway through the site.</p> <p>Adactus Housing have approached us regarding their 2/3 parcels of land so these need progressing via short-form Section 38. These parcels are land-locking other areas and so it will be very beneficial to move these forward. Advice has been given to Adactus on how to proceed.</p>	Adactus Housing
Gillibrands South	Taylor Wimpey hold the key to the rest of the site as they are the lead developer. There are issues with the sewers and the pumping station. Once the Taylor Wimpey site is completed this unlocks the rest of the site.	Taylor Wimpey
Fairview, Adlington	<p>The developer, Persimmon Homes, had used a non-standard material on the road and the Developer Support team raised the skid resistance as an issue. The developer undertook skid tests and the results have recently been received by the Developer Support team. The results have yet to be analysed.</p> <p>The site has no Section 38 Agreement in place. A short-form S38 will be required. Persimmon Homes need to undertake various tests and provide test certificates.</p>	<p>Developer Support team</p> <p>Persimmon Homes</p>
Kittiwake Road, Heapey	All roads are adopted	No further action required