



Overview and Scrutiny Task Group - Adoption of Estates

Agenda and Reports

For consideration on

Monday, 14th January 2013

In Committee Room 1, Town Hall, Chorley

At 2.00 pm

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07 January 2013

Dear Colleague

**OVERVIEW AND SCRUTINY TASK GROUP - ADOPTION OF ESTATES -
MONDAY, 14TH JANUARY 2013**

You are invited to attend a meeting of the Overview and Scrutiny Task Group - Adoption of Estates to be held in Committee Room 1, Town Hall, Chorley on Monday, 14th January 2013 commencing at 2.00 pm.

AGENDA

1 **Apologies for absence**

2 **Declarations of Any Interests**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

3 **Consultation with Developers (Pages 1 - 2)**

Representatives from the following developers have been invited to the meeting:

- Arley Homes
- Redrow
- Taylor Wimpey
- Wainhomes

A copy of the questions issued is enclosed for your information.

4 **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



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Chief Executive

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Distribution

1. Agenda and reports to all Members of the Overview and Scrutiny Task Group - Adoption of Estates (Matthew Crow (Chair) and Jean Cronshaw, Julia Berry, June Molyneaux, Dave Rogerson, Kim Snape and County Councillor Mike Devaney (Lancashire County Council) for attendance.
2. Agenda and reports to Jamie Carson (Director of People and Places), Jennifer Moore (Head of Planning), Alex Jackson (Senior Lawyer), Carol Russell (Democratic Services Manager) and Dianne Scambler (Democratic and Member Services Officer) for attendance.

**This information can be made available to you in larger print
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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

**Questions for developers at the Adoption of Estates Task Group meeting on Monday
14 January 2013**

1. What is your experience of working with Chorley Council and Lancashire County Council and statutory utilities organisations on the Adoptions of Estates and based on your findings what aspects have been positive and which have been the biggest barriers to overcome?
2. Do you have any examples of best practice of working with other authorities or within your own company that would enable the adoptions to proceed more efficiently?
3. Would you prefer a formalised adoptions strategy which agrees meetings and potential outcomes once permission has been granted; or a more informal ad-hoc process as issues arise and what would your preferred style look like?
4. What is your experience of dealing with the highway authority over S38 agreements and bond attached to these, would legislation making S38 agreements mandatory help with adoption delivery and would making the level of bond more proportionate to the work support quicker delivery of agreements and developments.
5. From your experience what are the main reasons for not transferring over open/green space to the Local Authority for adoption?
6. What information do you provide to potential purchasers in respect of play areas, affordable housing and the issues that can arise around drainage, roads, lighting and bus stops before estates are adopted? How do purchasers report any issues to you and how do you keep them informed of progress made? Is there any way to better inform residents about what they can do at their property?
7. How well do you think that purchasers understand the information given to them and do you feel that there is anything the Local Authority could do to improve their knowledge?
8. What experience does your company have of the success of management companies that manage areas of land or roads within your estates and any best practice principles that you are able to share and are management companies a realistic way forward for future housing land management.

Thank you

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