

**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