

Maldens and Coombe Neighbourhood Committee

20 March 2019

Coombe Estate Highway Estimates

Report by Assistant Director, Highways, Transport, and Regulatory Services

Purpose

To comply with the requirements of the Maldens and Coombe Urban District Council Act 1933 to enable the level of Coombe Estate maintenance to be determined for recovery of costs in June 2020.

Recommendation

To **Resolve** that the maintenance estimates for the Coombe Estate roads, as set out in the Annex 1 to the report, be approved.

Key Points

- A. Under the Maldens and Coombe Urban District Council Act 1933 (the Act), the Council is responsible for maintaining, repairing and/or cleansing the Coombe Estate Roads. The Council recovers the costs of these works by apportioning the total costs to scheduled premises and to those premises fronting or abutting the scheduled roads. An additional sum, not exceeding 10% of the total expenditure, may also be collected for the purpose of forming a reserve fund.
- B. The Council is obliged to prepare an estimate of expenditure subsequently to apportion the actual expenditure in accordance with the Act. It is a requirement that the estimate is made available for inspection at the Council offices and that notice published in a local newspaper after the decision has been approved by the Committee. Any owner/occupier of a scheduled premise, or a premise abutting a scheduled road, may make representations on the estimate to the Council. This report seeks approval of the works estimate.
- C. The Council, as owner of a number of roads (the Scheduled Roads) within the Coombe Estate, is required by provisions the of the Act to report to the Committee, on an annual basis, the estimated sums deemed appropriate to keep these roads in a satisfactory condition. The estimate covers routine works (including street and gully cleansing, grass cutting, shrubs and trees), ad hoc works (including repairs to carriageway, footway, kerbing, drainage, street furniture), planned works, (including footway reconstruction,

carriageway resurfacing, tree removal) and access management (e.g. gate persons).

- D. Furthermore, a sum not exceeding 10% of the total annual expenditure may also be collected for the purpose of forming a reserve fund. The actual expenditure for a given year, plus the contribution to the reserve fund, is determined in arrears and the final amount determined after the closure of accounts in June. The total sum is then recovered, in accordance with the Act, from the scheduled premises and premises fronting or abutting the scheduled roads.

Context

1. The Act empowers the Council to undertake maintenance works in those roads listed in Schedule 1 to the Act. These works include activities such as resurfacing the estate roads and footways, maintaining the grass verges, shrubs, trees, signs, street and gully cleansing and, since a judgement the High Court in 2007, the cost of the gate persons operating the access barrier in Warren Road.
2. The Malden & Coombe Residents' Association (the MCRA) is provided with details of the cyclic services that are undertaken on the scheduled roads on the Estate, which includes street and gully cleansing, grass cutting, weed control, tree and grounds maintenance. At the annual meeting with the MCRA held on 20 February 2019, the budget estimates have been discussed and the follow up liaison has taken place.
3. Any representations received in response to the statutory notice publish in the local press must be considered at a future meeting of this Committee. The Committee needs to determine on the basis of the representations the total sums which should be sought to be recovered from 'owners of the premises'.

Options

4. The Committee is requested to approve the estimates indicated in Annex 1.

Consultations

5. Consultation has been undertaken at the annual meeting with the MCRA on 20 February 2019 and via further correspondence. In addition, officers involved in carrying out works utilising the Coombe estate budgets have been consulted.

Resource Implications

6. The estimate has been prepared taking into account expenditure levels in 2018/19 and inflation rates. The actual maintenance costs are recharged to the property owners/occupiers on the Estate. The new South London Waste Partnership contract starts from April 2019. The price will change as a result. The current prices have been used for the estimates.

Legal Implications

7. The body of the report sets out the statutory requirements of the Act which must be satisfied to enable the level of Coombe Estate maintenance to be determined for recovery of costs in June 2020.

Risk Assessment

8. The Coombe estate budgets need to be set at a level in accordance with the Act that enables the estate to be maintained in a safe condition.

Equalities Impact Assessment

9. There are no specific equalities issues.

Network Implications

10. There are no significant implications on the public highway network as a result of this decision.

Environmental Implications

11. This report has no direct environmental implications other than to maintain/improve the street scene on the estate, which includes trees, shrubbery and road margins.

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Background papers held by author of the report:

Previous Coombe Estate estimates

Annex 1

ESTIMATED REVENUE EXPENDITURE - 2019/20

Type of service	Value
Reactive Carriageway works	£5,000
Footway planned maintenance	£1,300
Footways Responsive Maintenance	£4,000
Gate persons, access and administration	£47,141
CCTV contract	£700
Street sweeping	£9,400
Ground maintenance services	£18,607
Street Lighting and electricity	£2,800
Establishment Charges	£17,300
Sub Total	£106,248
Transfer to Reserve Fund	£10,625