

Roads on Brookwood Hospital Estate, Knaphill

Information correct to the best of my knowledge, October 2008

Road Adoption

Surrey County Council (SCC) look after roads that are part of the public highway. New roads become part of the highway when they are 'adopted'. Surrey County Council is in principle willing to adopt new residential roads, including the roads on the Brookwood Hospital Estate, but only do this so long as the roads are up to standard. The SCC website says:

“New roads that have been constructed in accordance with the County Council's guidelines are normally adopted by way of an agreement between the developer and the County Council under section 38 of the [Highways] Act 1980. Existing roads will not normally be adopted unless they are brought up to current standards by the owners of the road.”

Sewer adoption

Currently under The Water Industry Act, Section 104 a Water Authority undertaker allows developers to enter into a sewer adoption agreement, but as with road adoption this requires the sewers to meet specific criteria.

SCC's road adoption agreements expect the sewers to be adopted before the roads are adopted.

How it should happen:

1. An Adoption Agreement is drawn up between the Developer and Surrey County Council.

There is often a 'Builders Bond' to back the agreement.

2. The road adoption agreement with Surrey requires the builder to make sure that the drainage, in particular sewage, is up to standard and has been 'adopted' by the Water Company before SCC adopts the road. In the case of the Hospital Estate this is Thames Water. (TW)
3. SCC inspects the road, and specifies any remedial work needed.
4. The Developer carries out the work needed.
5. SCC re-inspects the road and confirms it is up to standard.
6. Adoption agreement certificates are issued, completing the adoption.

Diana Smith (County Councillor Knaphill)

What has actually happened:

Redding Way and Percheron Drive have been adopted. (But see table below.)

Adoption of some roads was held up at stage 2. (ie sewer adoption) Even if stages 3 and 4 went through satisfactorily, the delay meant they had to be repeated.

Meanwhile the companies that are the Developers have changed. Fairclough are now Miller Homes (MH). Taylor Woodrow and Wimpey are now Taylor Wimpey (TaW) It is possible that names have changed without SCC being informed.

What the terms used in this summary mean:*Road Adoption*

The road becomes part of the highway and Surrey County Council (SCC) is responsible for maintaining it.

Sewer adoption

Currently under The Water Industry Act, Section 104 a Water Authority undertaker allows developers to enter into a sewer adoption agreement, but as with road adoption this requires the sewers to meet specific criteria.

SCC's road adoption agreements expect the sewers to be adopted before the roads are adopted.

Builders Bond

Where there is an adoption agreement there is often a 'builders bond' which guarantees a sum of money that can be used if the builder defaults on the agreement. Calling in a bond would be regarded by SCC as an extreme measure, because it would cost a lot in terms of administration, with the risk that the bond would not cover all the expense. SCC will only call the bond in if the state of the road causes danger or significant problems for the general public.

Road by road summary, October 2008

| Road | Developer | Adoption agreement and Developers Bond? | Current Developer Action needed | Drainage Sorted? | Current SCC action needed | Comment/ next step |
|---|---------------------------------|--|--|-------------------------|-------------------------------------|---|
| Coresbrook Way | MH | Yes | Yes, underway | | | Work being done by MH |
| Alexandra Gardens | MH | No, but a short form of adoption agreement is planned. | Yes, underway | Yes | | Work underway (at 3) |
| Silistria Close | TaW (And some Taywood Homes) | Yes | Yes, primarily developer | Yes* | Yes, SCC to schedule new inspection | Road repairs needed (at 3) |
| Brushfield Way | TaW (And some Taywood Homes) | Yes | | Yes* | Yes, SCC to schedule new inspection | Road repairs needed (at 3) |
| Strathcona | Bellway | Yes | Yes, Bellway had list of work in 2007 | Yes | Yes, SCC to prompt Bellway | Road repairs needed (at 3) |
| Lorne Gardens | Bellway | Yes | | Yes | ?Yes | Road repairs needed (at 3) |
| Barton Close | TaW | Yes | Yes | Yes* | SCC to schedule new inspection | Developer needs to rectify snags to street (at 4) |
| Florence Way (A) (Leading from Redding Way to Florence Court) | TaW | Yes | Yes | Yes | | Developer needs to rectify snags to street (at 4) |
| Florence Way (B) (From no 3 to end of cul-de-sac) | TaW | No | Yes | Yes | | Developer needs to enter road adoption agreement with SCC (stage 1) and rectify snags to street (stage 4) |

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|-----------------|---|-----|----------------|----------------|--|--|
| Tringham Close | TaW | No | Yes | No | | Developer made commitment to adoption in house deeds but needs to enter road adoption agreement with SCC (stage 1) and rectify snags to street, including ensuring road is adopted by Thames Water |
| Cavell | TaW (Some also Alfred McAlpine Homes) | Yes | Yes | Yes | | Developer needs to rectify snags to street (stage 3/4). |
| Cubitt Way | Persimmon | No | Yes | No | | |
| Tudor Way | Bellways | No | | | | No approach made to SCC. |
| Hampton Close | Bellways | No | No information | No information | | Roads built out as private streets. Residents may want to clarify their position |
| Percheron Drive | Streets adopted by SCC. Minor variation in a small area still needed. | | | | | |

*** new information**