

** Town Council

- Has a couple of unadopted road
- Check what commuted sum is offered by developer
- Check what arrangement for contributions is in place with residents and also what easements are written in to their Deeds
- Maintenance of services under the road
 - o Easements
 - o Must be reinstated to high standard
- Road would be covered by PC's PLI but need to advise insurer that we have taken it on
- Check lighting?

** Parish Council

** owns an un-adopted road of around 200m. Historically I'd say it hasn't been easy. The house owners on the road (around 16 properties) over the years complained about the state of the road. They repaired it themselves & then gave the PC the bills. We have incurred legal costs when a new house was built & needed an easement for access. The owners park on the road though it is the PC property but I could imagine the response if I asked them not too!

After many years and just when I became the clerk it was decided to get the road resurfaced entirely. We had to check every house deed to see if owners had an obligation to contribute and if so how much. Not all did of course. We had to involve Capalc at one point. It was not easy to get quotes from reputable contractors & I learnt a lot about the different surface treatments. I even had to check with every utility to document what pipes & cables were below the road before it was dug up. It was a lot of stress at the time. The new road cost 14K in 2014 but it was a very good deal at the time & it could be twice that now. Everything is fine now but the PC puts £500 - £1000 pa in a reserve ready for the next time.

So whilst your road is shorter I would recommend you check what the status is presently as to who maintains it. Check if the houses on the road have an obligation to contribute to maintenance before taking the road on. Check if there is a guarantee/warranty on how long the new road will last. Our insurers say if it is PC owned land then our PLI will cover it, but definitely check your policy. Also note the street cleaners won't touch the road so there may be costs if leaves/dog waste/litter are a problem

From: Parish Clerk <parishclerk@melbournpc.co.uk>
Sent: 09 November 2021 13:42
To: Cambridgeshire SLCC <Cambridgeshire@slcc.co.uk>
Subject: Parish Council adopting roads

My council has been asked by a developer to adopt a small access road that leads from the development to our new cemetery. The road is only about 100 meters with three properties along it and the developer has assured us that the road will be finished to a high standard prior to transfer. Their suggestion is that if we take the road on, we will have more control over maintaining clear access to the cemetery in the future. What we don't want is to end up with expensive ongoing maintenance obligations and potential public liability issues. I'd be really interested to know whether any other parish councils have adopted roads.