

---

**From:** [REDACTED]

**To:** [REDACTED] Housebuilding

**Subject:** Re: POS: Consultation on private management of public amenities on housing estates

[REDACTED]

Hi [REDACTED]

POS represents local authority planners and many of the issues raised by adoption relate to other Council services such as highways, parks etc. Nevertheless I have come across issues relating to the questions you have asked throughout my career and offer the following:

Q9c: If amenities are to be adopted, then it will be necessary for the ultimate custodians to be part of the design and specification process as they will be responsible for future maintenance. The amenities will need to be designed and implemented to an appropriate standard so that they function and perform well and do not result in additional or extraordinary maintenance costs or otherwise fail to deliver the expected amenities.

Q9d: Where an amenity has not been designed to or constructed to the appropriate standard. There may be cases where future maintenance is problematic - such as difficulties with access - and non-adoption should be an option.

Q10: Other amenities that are provided include public halls or community centres. Where these are not adopted they rarely succeed as expecting a (newly formed) community to take them on is unrealistic.

Q11: They used to be funded through a commuted sum for their maintenance which was calculated on the basis of a sum, which if invested would accrue interest at a level that would fund annual maintenance costs and increase the principle so future interest kept pace with inflation. This may have worked when interest rates were higher than they have been in recent years but is unlikely to work in current times.

I hope that helps

Best wishes

[REDACTED]

**From:** [REDACTED]  
[REDACTED]  
**To:** Housebuilding [Housebuilding@cma.gov.uk](mailto:Housebuilding@cma.gov.uk)

**Subject:** Re: CMA consultation on management of public amenities on housing estates

Thanks for sending me your working paper. I agree with its content and your approach.

My reason for writing is that there is an important area that you do not seem to have looked at. The areas you have covered relate to the charges for maintaining roads, open space etc. However in all of these cases there will come a point where a structure such as a road or a piece of play equipment will need to be replaced. If an appropriate sinking fund is not in place householders will be faced with very high bills for this work when it materialises. The most significant area of concern in this regard is the need to carry out major repair works to structures containing flats, particularly tall buildings. These works can be very expensive where access to facades requires scaffolding or specialist equipment and management companies do not generally seem to be making any provision for these through sinking funds. I think this needs to be looked into.

Best wishes

[REDACTED]

[REDACTED]

[REDACTED]

[www.planningofficers.org.uk](http://www.planningofficers.org.uk)

