

Road and Footpath Management Plan

Development Overview

Miller Homes and Bellway Homes are developing a scheme of 680 residential dwellings to land North West of Boorley Green, Botley, Hampshire.

It is intended that any roads and footpaths not subject to S38 agreement or S278 works will be managed privately rather than being put forward for adoption.

It is proposed these roads will be managed and maintained in perpetuity by way of a Management Company, with Residential Management Group (RMG) acting as the appointed Managing Agent on their behalf.

This Management Plan is created in consultation with the Developer and should be seen as a living document, amended as appropriate once approved designs are available and throughout development and management through the lifetime of the scheme.

Fig 1. Extent of Boorley Gardens Road Network



Objective

The roads and footpaths will be maintained to a safe and effective standard.

The Management Company will meet the following management objectives;

-  To ensure that the roads and footpaths are maintained to an acceptable standard.
-  To ensure that the roads and footpaths free from foreseeable hazards.

It will do this by;

-  Monitor the condition of the roads and footpaths as part of a quarterly visual inspection program by a Property Manager.
-  Ensure a bi-annual Health and Safety inspection is carried out by an appropriately qualified risk assessor.
-  Putting in place a comprehensive maintenance regime.
-  Implementing a long-term maintenance plan.

Maintenance Regime

-  Monitoring and maintenance: monthly inspections, weed spraying and litter clearance.
-  Ad-hoc repairs to road and footpath surfaces where issues are identified on monthly/quarterly inspections.
-  Mechanical road cleaning/sweeping to be undertaken where deemed reasonably necessary.
-  Long term resurfacing plans to be made at the appropriate interval dictated by the type of road surface, anticipated lifespan and condition inspections.

Maintenance Funding

The contractual maintenance and administrative obligations of the Management Company are to be funded by an estate Service Charge Budget, as set by RMG and agreed by the Management Company Directors and, during its involvement, the Developer.

All plot purchasers will be bound by the covenants of the Transfer (TP1) upon property sale to contribute to the upkeep and maintenance of the estate and will pay an equal apportionment of the total of the service charge budget.

The Service Charge Budget will include an allowance for routine maintenance of the roads and footpaths. It will also include a reserve contribution for the long-term maintenance of the roads and footpaths which is held and built up over time until needed to be expended on such works.

The Service Charge budget is reviewed annually by RMG, on behalf of the Management Company, and can be amended to reflect the maintenance requirements of the roads and foot paths as necessary or in line with any open discussion with the Local Authority.