

**AGENDA ITEM: 5**

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Meeting	Cabinet Resources Committee
Date	16 June 2005
<b>Subject</b>	Adoption of public open spaces at Adastral South, Grahame Park.
Report of	Cabinet Member for Environment and Transport
Summary	Report seeking approval to adopt public open space at Adastral South, Grahame Park.

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Officer Contributors	Matthew Mardling, Principal Greenspaces Manager
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Status (public or exempt)	Public
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Wards affected	Burnt Oak
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Enclosures	Map
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For decision by	Cabinet Resources
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Function of	Executive
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Reason for urgency/exemption from call-in (if appropriate)	
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Contact for further information: Matthew Mardling 020 8359 7823

## **1. RECOMMENDATIONS**

**1.1 That the committee agrees to accept a freehold transfer of the land shown shaded grey on the attached plan, at nil value subject to**

- (i) it being confirmed that none of the land is contaminated or is unfit for the purpose of open space use;**
- (ii) to there being no unacceptable restrictions on title or onerous covenants; and**
- (iii) to payment of the agreed sums as detailed in this report.**

## **2. RELEVANT PREVIOUS DECISIONS**

2.1 None.

## **3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS**

3.1 Working towards the Council's priority of "a cleaner, greener borough".

3.2 Greenspaces Best Value Review Improvement Plan (the Plan), 22<sup>nd</sup> March 2004 .One of the Plan's objectives is to identify and tackle funding gap. To help achieve this all new adoptions to reflect the true cost of maintenance.

3.3 The Premier Parks Strategy.

## **4. RISK MANAGEMENT ISSUES**

4.1 Refusal to adopt will cause delay and potential additional cost to Notting Hill Housing group.

4.2 Adoption will expose the Council to occupiers liability for the land. The land represent less than 0.1% addition to the present green space provision.

## **5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS**

5.1 The land is offered for transfer on the basis of the freehold title and its entries.

5.2 The subsequent maintenance costs will be absorbed on existing revenue budgets, raised appropriately to reflect the dowry payment.

## **6. LEGAL ISSUES**

6.1 None.

## **7. CONSTITUTIONAL ISSUES**

7.1 Constitution, Part 3, Responsibility for Functions, Section 3, Powers of the Executive, paragraph 3.6 - terms of reference of the Cabinet Resources Committee.

## **8. BACKGROUND INFORMATION**

- 8.1 Prior to the redevelopment of the site, public open space was present totalling 12,857 sq m. This was maintained by the Council.
- 8.2 Following the redevelopment this was reconfigured and reduced to 8,493 sq m. which Notting Hill Housing Trust wish to see re-adopted by the Council. It had been long standing working assumption on their behalf that the open space would be returned to the Council, along with a new children's play area.
- 8.3 In light of the Best Value Review findings the offer of adoption of an additional play area by Nottinghill was declined. In place of this an equivalent contribution towards the refurbishment of existing nearby park facilities was proposed. It was also proposed that a dowry would be required to cover the long term maintenance liability associated with the site.
- 8.4 Following negotiation the following sums were agreed upon:
- |                     |          |
|---------------------|----------|
| Grounds maintenance | £60,000  |
| Trees               | £25,000  |
| Off-site play area  | £125,000 |
- 8.5 These are single payments to be received at the time of transfer. The figures for grounds maintenance and tree maintenance are calculated using 15 years maintenance costs. The figure for off site play provision represents the realistic cost of providing an addition play area.
- 8.6 It is proposed that the play area investment will be made in Watling Park, in line with the Premier Parks Strategy.
- 8.7 Plan of the public open space to be adopted.

## **9. LIST OF BACKGROUND PAPERS**

- 9.1 None.

BT:  
MO: CH



NOTES

1. This drawing is a copy of the original.

1	10/10/01	PARKING SPACE DESIGN AMENDED	PL	100
2	20/10/04	PARKING AMENDED	SM	100
3	06/10/04	CAR PARKING LAYOUT AMENDED	AC	100
4	13/10/04	SITE BOUNDARY REVISED. LANDSCAPE INFORMATION & PLANT INFORMATION ADDED. IMPROVED TO THE CIRCLE & PARKING SPACE TO EAST. IMPROVED	PL	100
5	15/01/04	PARKING SPACES INCREASED AS PER NOTES. CHECK AMENDMENTS TO IMPROVED LAYOUTS AND NOTED DOWN BLOCKS IMPROVED. CHECK IMPROVED TO TURNING HEADS	SM	100
6	12/08/04	80% STORES. BOUNDARY WALLS PHASE 3 FOOTPRINT AMENDED. HORIZONTAL LAYOUT AMENDED	PL	100
7	07/03/04	HOUSE TYPE REFERENCES AMENDED. BOUNDARY LINE AMENDED. PHASE 3 MATCHMENTS. EXTERNAL WORKS AMENDED	AC	100
8	07/11/03	EXTERNAL WORKS LAYOUTS IMPROVED	SM	100
9	12/08/03	POSITION OF STREET 1. UNDEVELOPED. BEHIND OF KEELY HENNESSY CIRCLE AMENDED. CAR PARKING NEAR LAKE ROAD REDUCED	SM	100
10	07/07/03	CAR PARKING LAYOUTS AMENDED. REVISED TO FRONT OF LANORE PHASE 2	PL	100
11	07/06/03	PHASE 2 & 3 DESIGN AMENDMENTS TO STREET 1. DRIVEWAY AND DRIVE	SM	100
12	07/06/03	CAR PARKING SPACES AMENDED AND COMMENTS CENTRE IMPROVED	AC	100
13	07/06/03	PLOT NUMBER 20 TO 22 AMENDED	SM	100
14	06/11/03	REVISION TO PLOT NUMBER TO 20	SM	100
15	24/03/03	REVISION TO 1. VILLAGE OUT PLAN. FOLLOWING HEADINGS COMMENTS	SM	100

21.04