

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 28	Stockbury Drive	Lockswood	McCulloch	Issues with land transfer - see legal comments. Correspondence in 2006 suggests there is a problem with ownership of a retaining wall? And that the developer is keen to have scheme adopted. No further correspondence.	DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT APPROVAL AND/OR OWNERSHIP OF RETAINING WALL AND COMPLETE TRANSFER AND OTHER FORMALITIES POST ADOPTION.	Letter sent 2-6-08. Received e-mail from McCullochs and called Jeanette Norris 0208 466 5725 pm 12-6-08. KL explained the need to carry out a site meeting and then to progress the other issues. JN to call back with date. KL also called McCulloch's Solicitor Steve Wilbourne pm 12-6-08 and discussed. KL to advise in due course. KL called by Bob Gant 07736 609778 pm 13-6-08 - meeting arranged to visit site pm 19-6-08. Meeting duly held - KL e-mail of 23-6-08 refers. Additionally e-mail exchange between KL and Jamie Hare refers to affect by recent development at end of cul-de-sac. NB - 10-7-08 - KL had heated complaint from resident (would not give name or address) - KL had tried to explain why the clearance work was being carried out but the "Lady" insisted on shouting and swearing so KL hung up - subsequent complaint to Jamie Hare. Further call from "Lady" complaining that clearance work carried out had not cut the vegetation back from her garden . KL chased McCullochs pm 25-7-98 - was advised that nameplate and boundary markers are to be installed 6-8-08 approx. E-mail from McCullochs of 14-8-08 refers - K	100
Mid. 29	Lower Tovil	Allnut Mill Close The Meadows	Quintonglen Ltd	Legal require instructions to complete transfer. Check whether a licence is necessary for private culvert under road. Last correspondence October 2006 requesting as-built drgs. Remedial list required to establish condition of roadworks.	DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND INSTRUCT LEGAL TO COMPLETE TRANSFER. DECISION ON WHETHER TO ADOPT NOW AND COMPLETE TRANSFER AND OTHER FORMALITIES POST ADOPTION.	Letter sent 2-6-08. LCL to follow up.	5
Mid. 30	Kent Garden Centre Allington	Beaver Road?	Ward Homes	Confirm Adoption and Certificate release	ADOPTED? DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	ADOPTED APR-08 - AE	100

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 31	Perry Street	Arlott Close	McCulloch	Approval from Jacobs required for retaining wall and concern ownership. Cert 2 issued, remedial list required.	DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT APPROVAL AND OWNERSHIP OF RETAINING WALL AND OTHER FORMALITIES TO BE COMPLETED POST ADOPTION?	Letter sent 2-6-08. Received e-mail from McCullochs and called Jeanette Norris 0208 466 5725 pm 12-6-08. KL explained the need to carry out a site meeting and then to progress the other issues. JN to call back with date. KL also called McCulloch's Solicitor Steve Wilbourne pm 12-6-08 and discussed. KL to advise in due course. KL called by Bob Gant 07736 609778 pm 13-6-08 - meeting arranged to visit site pm 19-6-08. Meeting duly held - KL e-mail of 23-6-08 refers. Decision regarding retaining wall will be required from KCC. KL received e-mail 26-6-08 from Jamie Hare - OK to adopt, but need to confirm ownership of land above wall for the records. McCullochs e-mailed 26-6-07 and KL replied 27-6-08 - re-marking of road markings is required. See also notes for Mid 28. Advised by McCullochs that cosmetic tidying to wall will be carried out 6-8-08 approx. E-mail from McCullochs of 14-8-08 refers - KL checked 22-8-08 - all complete. File returned to Jamie Hare 4-9-08.	100
Mid. 32	Albion Road Marden	Roundel Way, Napoleon Drive, Sunburst Close	Formerly McAlpine now George Wimpey East London Ltd	Gazetteer suggests adoption 30/06/05. Confirm Adoption and Certificate release	ADOPTED? DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	ADOPTED APR-08 - AE	100
Mid. 33	Ulcombe Road, Headcorn	Uptons	English Village Housing Association - Now the Rural Housing Trust	Last correspondence 2 October 2007 requesting defective title indemnity insurance. Previous correspondence suggests that transfer and deeds of grant required. Need to check that easements are completed and defective title indemnity insurance secured together with transfer. Divisional office to carry out final remedial list.	DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT DEFECTIVE TITLE INDEMNITY INSURANCE POLICY AND EASEMENTS? REMEDIAL LIST REQUIRED BEFORE ADOPTION. TRANSFER AND OTHER FORMALITIES TO BE COMPLETED POST ADOPTION?	Letter sent 2-6-08. Was chased by Legal by e-mail to BC 12-6-08. KL called English Partnerships at Ashford 01233 651700. They advised that Simon Bandy the appropriate contact. KL e-mailed (simonbandy@englishpartnerships.co.uk) pm 15-6-08 requesting that he contact. KL spoke to SB am 19-6-08. Transpired that it isn't them. On studying the file, KL made contact with Denne the contractor - KL sent e-mail to Derek Butler am 19-6-08. KL chased again am 30-6-08 and was advised by Derek that Steve Bloice 01795 434700 would be dealing. KL forwarded previous e-mail(s). KL spoke with Steve am 3-7-08 - not him either. KL e-mailed his colleagues Les Hill and Adrian Plumb am 3-7-08. Adrian called KL and a meeting was arranged for am Thursday 10-7-08. The meeting was held and KL forwarded list of remedial Works by e-mail 15-7-08. KL contacted the KCC lighting Engineer, Al (01622 798342) and was advised that the Gaz Ref for the 3 No 3 columns in the development should be KUCO. KL e-mailed Adrian Plumb accordingly. Less Hill of Denne called am 1-8-07 and discussed the scheme with KL - KL explained that if the works are carried out (£3k approx ap	90

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 34	Button Lane Bearsted	Button Lane (part) and Smallhythe Close	Hillreed Homes Ltd	Divisional office to instruct legal to pursue transfer for phase 2. Correspondence in 21/11/05 suggests there is a problem with legitimacy of sewer vesting under S.104 agreement. Consultant TDS appointed on behalf of Hillreed Homes to resolve adoption. Latest correspondence requesting street lighting approval.	DIVISIONAL OFFICE TO AGREE FINAL WORKS WITH DEVELOPER THEN ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES OF ADOPTION, ENSURING STREET LIGHTING IS ACCEPTABLE AND PERCEIVED PROBLEM WITH SEWER VESTING UNDER S.104 IS RESOLVED. DECISION ON WHETHER TO ADOPT NOW AND RESOLVE STREET LIGHTING, SEWER VESTING, TRANSFER AND OTHER FORMALITIES POST ADOPTION?	Adopted - AE	100
Mid. 35	Button Lane Bearsted	Extension of Button Lane	Hillreed Homes Ltd	Divisional office to instruct legal to pursue transfer for phase 2. Correspondence in 21/11/05 suggests there is a problem with legitimacy of sewer vesting under S.104 agreement. Consultant TDS appointed on behalf of Hillreed Homes to resolve adoption. Latest correspondence requesting street lighting approval.	DIVISIONAL OFFICE TO AGREE FINAL WORKS WITH DEVELOPER THEN ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES OF ADOPTION, ENSURING STREET LIGHTING IS ACCEPTABLE AND PERCEIVED PROBLEM WITH SEWER VESTING UNDER S.104 IS RESOLVED. DECISION ON WHETHER TO ADOPT NOW AND RESOLVE STREET LIGHTING, SEWER VESTING, TRANSFER AND OTHER FORMALITIES POST ADOPTION?	Adopted - AE	100

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 36	Northdown Business Park	Northdown Close	C Becker	Last correspondence 12 October 2007 suggesting that as-built drgs and transfer required. Remedial list required to establish condition of roadworks. Need to check that easements are completed and S.278 works completed	ENSURE S.278 WORKS COMPLETED. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND DEEDS OF GRANT. DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER, DEEDS OF GRANT AND AS-BUILT DRGS?	KL attempted to visit site am 8-10-08 but could not find. File required.	20
Mid. 37	Yeoman Way Bearsted	Yeoman Park	Amy Homes Ltd	Last correspondence 1 November 2006 suggesting that development should have been adopted some time ago, but no reasons other than developer has not transferred the land and other adoption formalities have not been completed. Legal to contact developer and request transfer. Remedial list required to establish condition of roadworks. Need to check that easements are completed and S.278 works completed	DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND INSTRUCT LEGAL TO COMPLETE TRANSFER. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER? TRANSFER AND OTHER FORMALITIES TO BE COMPLETED POST ADOPTION?	Awaiting Land Transfer - Legal have been instructed	20
Mid. 38	Yeoman Way Bearsted	Discovery Road, Gascoyne Road	Taylor Woodrow Ltd	Currently on maintenance - due to expire 1 May 2008.	LEGAL TO COMPLETE FORMALITIES OF LAND TRANSFER AND DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST PRIOR TO ADOPTION. DECISION ON WHETHER TO ADOPT NOW AND COMPLETE TRANSFER AND OTHER FORMALITIES POST ADOPTION OR LET IT RUN ITS NATURAL COURSE?	Adopted Jun-08	100

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 39	Pested Bars Road, Boughton Monchelsea (Phase 1)	Joywood, Lockham Farm Avenue, Firmin Avenue, Brooker Close, Foster Clarke Close, Morris Close, Bodkins	George Wimpey South London Ltd	Certificate 1 issued for all three phases 11 October 2005. No further progress due to problems with approval of surface water soakaways and outfall to lagoons. Suggestion that surface water problems not covered by Section 38 Surety??	NEEDS IN DEPTH RESEARCH TO PROGRESS FURTHER. LEGAL NEED TO BE INSTRUCTED TO SORT OUT TRANSFERS; DIVISIONAL OFFICE TO CONTACT MAIDSTONE BC AND DRAINAGE UNDERTAKER TO GET APPROVAL OF SOAKAWAY AND OUTFALL TO LAGOON. DECISION REQUIRED TO WAIVER MAINTENANCE PERIOD AND COMPLETE FORMALITIES FOR ALL 3 PHASES POST ADOPTION. ALSO DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08. Site visit/inspection held pm 3-7-08. KL e-mailed 15-7-08 to advise of remedials required. Several KL chase e-mails - latest of which was responded to be Paul Bending by e-mail pm 18-9-08. KL visited Brenda Russell at Southern Water am 22-9-08 - BR advised that Taylor Wimpey had agreed a one-off fee to SWS for adoption (i.e. future liability etc). KL continuing to chase remedials - Paul Bending advised that contractor has been instructed and work is to be programmed.	80
Mid. 40	Pested Bars Road, Boughton Monchelsea (Phase 2)	Harling Close	McLean Homes South East Ltd - Part of Taylor Wimpey Group	Certificate 1 issued for all three phases 11 October 2005. No further progress due to problems with approval of surface water soakaways and outfall to lagoons. Suggestion that surface water problems not covered by Section 38 Surety??	NEEDS IN DEPTH RESEARCH TO PROGRESS FURTHER. LEGAL NEED TO BE INSTRUCTED TO SORT OUT TRANSFERS; DIVISIONAL OFFICE TO CONTACT MAIDSTONE BC AND DRAINAGE UNDERTAKER TO GET APPROVAL OF SOAKAWAY AND OUTFALL TO LAGOON. DECISION REQUIRED TO WAIVER MAINTENANCE PERIOD AND COMPLETE FORMALITIES FOR ALL 3 PHASES POST ADOPTION. ALSO DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08. Site visit/inspection held pm 3-7-08. KL e-mailed 15-7-08 to advise of remedials required. Several KL chase e-mails - latest of which was responded to be Paul Bending by e-mail pm 18-9-08. KL visited Brenda Russell at Southern Water am 22-9-08 - BR advised that Taylor Wimpey had agreed a one-off fee to SWS for adoption (i.e. future liability etc). KL continuing to chase remedials - Paul Bending advised that contractor has been instructed and work is to be programmed.	80

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 41	Pested Bars Road, Boughton Monchelsea (Phase 3)	Morris Close	George Wimpey South London Ltd	Certificate 1 issued for all three phases 11 October 2005. No further progress due to problems with approval of surface water soakaways and outfall to lagoons. Suggestion that surface water problems not covered by Section 38 Surety??	NEEDS IN DEPTH RESEARCH TO PROGRESS FURTHER. LEGAL NEED TO BE INSTRUCTED TO SORT OUT TRANSFERS; DIVISIONAL OFFICE TO CONTACT MAIDSTONE BC AND DRAINAGE UNDERTAKER TO GET APPROVAL OF SOAKAWAY AND OUTFALL TO LAGOON. DECISION REQUIRED TO WAIVER MAINTENANCE PERIOD AND COMPLETE FORMALITIES FOR ALL 3 PHASES POST ADOPTION. ALSO DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08. Site visit/inspection held pm 3-7-08. KL e-mailed 15-7-08 to advise of remedials required. Several KL chase e-mails - latest of which was responded to be Paul Bending by e-mail pm 18-9-08. KL visited Brenda Russell at Southern Water am 22-9-08 - BR advised that Taylor Wimpey had agreed a one-off fee to SWS for adoption (i.e. future liability etc). KL continuing to chase remedials - Paul Bending advised that contractor has been instructed and work is to be programmed.	80
Mid. 42	Marden Road Staplehurst	Lime Trees, Barn Meadow, Marfield, Green Hill, Further Field, Little Field	George Wimpey South London Ltd	Last correspondence 1 November 2007 requesting that Legal arrange for transfer to be completed. Need to check that any deeds of grant have been completed.	DIVISIONAL OFFICE TO AGREE FINAL WORKS WITH DEVELOPER THEN ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES OF ADOPTION. DECISION ON WHETHER TO ADOPT NOW AND COMPLETE TRANSFER, DEEDS OF GRANT AND OTHER FORMALITIES POST ADOPTION OR LET IT RUN ITS NATURAL COURSE?	Awaiting Land Transfer completion.	20
Mid. 43	Queen Elizabeth Square, Sutton Road	Morton Close, Queen Elizabeth Square, Grant Drive, Stratford Drive, Coverdale Avenue	George Wimpey South London Ltd	Last correspondence 1 November 2007 requesting that Legal arrange for transfer to be completed. Need to check that deeds of grant have been completed.	DIVISIONAL OFFICE TO AGREE FINAL WORKS WITH DEVELOPER THEN ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES OF ADOPTION. DECISION ON WHETHER TO ADOPT NOW AND COMPLETE TRANSFER, DEEDS OF GRANT AND OTHER FORMALITIES POST ADOPTION OR LET IT RUN ITS NATURAL COURSE?	KL visited site am 8-10-08. List of defects issued to Taylor Wimpey under cover of KL e-mail 9-10-08.	60

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 44	Oakwood Road, Maidstone	Penny Cress Gardens	George Wimpey South London Ltd	Last correspondence 6 June 2005 confirming that as-built drgs have not been received from developer. E-mail to developer 18 May 2005 requesting drgs in order to complete transfer.	DIVISIONAL OFFICE TO INSTRUCT LEAGL TO COMPLETE LAND TRANSFER AND PROVIDE AS-BUILT DRGS. DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER? TRANSFER AND OTHER FORMALITIES TO BE COMPLETED POST ADOPTION?	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08. Subsequent site meeting held pm 30-6-08. No defects but there may be latent issues in connection with soakaways. OK to recommend though. KL e-mail to Paul Bending of 1-7-08 refers. Scheme completed and file returned to Jamie Hare 5-8-08.	100
Mid. 45	London Road/Buckland Lane	Cloudberry Close	Antler Homes SE Ltd	Last correspondence 26 April 2007 requesting H&S file from developer.	DIVISIONAL OFFICE TO AGREE FINAL WORKS WITH DEVELOPER THEN ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES OF ADOPTION. DECISION ON WHETHER TO ADOPT NOW AND SEEK H&S FILE POST ADOPTION?	Letter sent 2-6-08. KL contacted by e-mail by Neil Lockhart of Antler Homes 01959 547141 - meeting arranged for pm 9-6-08. The meeting was duly held and a few relatively minor items of remedial work were identified. KJL e-mail to Neil L of pm 12-6-08 refers. KL spoke with Al the street lighting Engineer 01622 798342 re the missing gaz refs on the LCs pm 12-6-08. KL chased for H & S File 30-6-08 by e-mail and left voice message pm 15-7-08. KL left another voice message pm 20-8-08. KL e-mails of 20-8-08 and 3-9-08 also refer. KL chased again am 24-9-08. KL advised by Antler Homes that remedials had been completed and road markings being carried out 24-9-08 (e-mail from Neil Lockhart of 24-9-08 refers). Scheme now complete KL to complete file copies and return to JH.	100
Mid. 46	Hart Street, Maidstone	Lindisfarne Gardens, Bodium Court	Bovis Homes	Certificate 3 issued dated 20 September 2007	ADOPTED? DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	ADOPTED APR-08	100
Mid. 47	Oakwood Hospital Site- Off Queens Road	Saffron Close	Charles Church South East	Certificate 3 issued dated 20 September 2007	ADOPTED? DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	ADOPTED APR-08	100

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
Mid. 73	Carriers Road, Cranbrook	Rectory Fields	Fairclough Homes Ltd	Approval from Jacobs required for retaining wall. No certificates issued. Remedial list required to establish extent of outstanding work. Divisional office to instruct legal to complete transfer.	DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT ACCESS TO LAND TO COMPLETE STRUCTURAL CHECKS AS AGREED BY JACOBS FOR RETAINING WALL & WAIVER MAINTENANCE PERIOD AND ISSUE CERTIFICATES TOGETHER. TRANSFER AND OTHER FORMALITIES TO BE COMPLETED POST ADOPTION?	Letter sent 2-6-08. Letter returned 10-7-08 by Royal Mail as unable to deliver.	5
Mid. 74	Longfield Road, Southborough Phase 1	Dowding Way	Fraser Wood Properties	Complicated - Road split into different phases. Difficult to see from correspondence the exact extent of each phase although plan on file seems to indicate different parts. There seems to be two separate Section 38 Agreements and one Section 278 Agreement covering the entire road - the second agreement was sealed on 10.11.2000. Additionally there are several land ownerships to sort out with regard to transfers, structural approval required and easements to sort for two culverts that pass under the road. Will require remedial lists.	THIS SCHEME IS VERY COMPLICATED AND NEEDS IN DEPTH RESEARCH TO PROGRESS FURTHER. LEGAL TO SORT OUT TRANSFERS; DIVISIONAL OFFICE TO SORT OUT APPROVAL OF CULVERTS, EASEMENTS AND ENSURE COMPLETION OF S.278 WORKS, AGREE REMEDIALS WORKS AND COMPLETE FORMALITIES. DECISION REQUIRED TO WAIVER MAINTENANCE PERIOD?	Letter sent 2-6-08. KL contacted by Jane Docherty of Fraser Wood properties (01892 545111) 4-6-08. KL to call back and advise following progress meeting with KCC. Following discussions KL/JH, KL advised Jane D am 6-6-08 that it would be wise for her to cancel or postpone her meeting with many various KCC parties set for 9-6-08 . KL and Jane D then to hold simplified meeting in w/c 9-6-08 - JD to confirm. Further to conversations with Geoff Frost, meeting to be reconvened to include all parties! KJL/GF discussed at length am 10-6-08. KJL spoke to Jane D pm 12-6-08. On legal "hot list" . KL attended meeting with KCC et al at Joynes House pm 9-7-08. Notes circulated by KL pm 23-7-08. Process has apparently stalled due to more remedials than first thought necessary.	80
Mid. 75	The Heathers, Cranbrook	The Heathers	McLaughlin & Harvey PLC, New Homes Division, Jeffreys Road, Brimsdown, Enfield, Middlesex EN3 7UB 081 364 7766 (Last correspondence 20 Sept 2001. Solicitor acting on behalf of Receiver unwilling to meet costs of transfer. NHBC involved in negotiations. Remedial list required to establish extent of outstanding work. Divisional office to instruct legal to complete transfer.	LEGAL TO CONTACT TUNBRIDGE WELLS LEGAL TO LOCATE AGREEMENT.DECISION REQUIRED ON WHETHER TO ADOPT AND COMPLETE LAND TRANSFER POST ADOPTION. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND COSTS INVOLVED. DIVISIONAL OFFICE TO ENSURE NO MAJOR REMEDIALS REQUIRED	Contacted by Jim Sanders of NHBC (01494 735223) by e-mail and telephone 21-5-08 . KL replied by e-mail 30-5-08. Letter sent 2-6-08. KL chased (left voice message) am 5-6-08. On legal "hot list" . KL left another message and re-sent above e-mail pm 19-6-08. KL received copy of the S38 from NHBC (Paul Vasey 01494 735223) 23-6-08. KL carried out site visit am 17-7-08. KL left voice message am 17-7-08. KL left another message pm 21-7-08. Paul Vasey called KL pm 21-7-08 - has passed to Team Leader and she to make contact when returned from leave on 23-7-08. KL chased again pm 11-8-08. KL subsequently spoke to Kirsten Givens who forwarded a scan of the latest NHBC correspondence from the Liquidator. KL forwarded to Louise Carter 14-8-08, followed by KL instruction to LC to proceed.	80
Mid. 76	52 High Street, Pembury		Crest Homes Ltd.	No file can be found. Understood from Graham White that this development will remain private. Very small cul-de-sac turning head off main road	DECISION REQUIRED ON WHETHER TO REMAIN PRIVATE OR ADOPT BY S.228 NOTICE IF NO ISSUES OR PROBLEMS - UNDERSTOOD FROM GRAHAM WHITE THAT THERE MAY	LCL to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

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Mid. 77	Sandhurst, Sandhurst Road	The Beeches	Willow Bank Homes (Dev) Orbit Housing Association (Owner)	The developer has gone into receivership, onus now on owner (Orbit Housing Association) to fund outstanding works. Orbit in turn are asking Kirksaunders Associates to get works completed. Highway Structure requires approval and commuted sum to be paid. Remedial list prepared and works underway. Easement and transfer required - Divisional office to instruct legal to complete transfer.	DECISION ON WHETHER TO WAIVER MAINTENANCE PERIOD AND ACCEPT SUBSTANDARD STRUCTURE PRIOR TO ADOPTION. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO CHASE FOR TRANSFER AND EASEMENTS. LEGAL AND/OR DIVISIONAL OFFICE TO CHASE FOR COMMUTED SUM. DIVISIONAL OFFICE TO APPROVE FINAL REMEDIAL WORKS AND COMPLETE FORMALITIES FOR ADOPTION.	LCL to progress.	0
Mid. 78	Greenway, Cranbrook	Goddards Close	High Weald Housing Association (Owner) Mansfield Homes South East Ltd (Developer)	The developer has gone into receivership, the ground workers (Keir Southern) have completed remedials agreed in 2005. Further inspection of works required.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORK PRIOR TO ADOPTION, THEN COMPLETE FORMALITIES.	LCL to progress.	0
Mid. 79	Heath Engineering site, Horsmonden	The Manwarings	Buxton Homes South East Ltd	Issues over land ownership holding up completion. Remedial list required prior to adoption together with easement for soakaway.	LEGAL TO LOCATE FILE. DECISION REQUIRED ON WHETHER TO ADOPT AND COMPLETE LAND TRANSFER POST ADOPTION. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER, EASEMENT AND COSTS INVOLVED. DIVISIONAL OFFICE TO ENSURE NO MAJOR REMEDIALS REQUIRED	On legal "hot list" . LCL to progress.	0
Mid. 80	Old Orchard Road, Sandhurst	Tanyard	Rydon Construction Ltd.	Section 104 Agreement signed, Section 278 Stage 1 issued not sure about Stage 2. Land transfer required	DECISION REQUIRED ON WHETHER TO ADOPT AND WAIVER LAND TRANSFER. DIVISIONAL OFFICE TO ENSURE NO MAJOR REMEDIALS REQUIRED	LCL to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

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Mid. 81	Sandhurst Road, Tunbridge Wells	Quantock Close	Mansfield Homes South East Ltd.	The developer has gone into receivership, the Solicitors acting on behalf of the Surety (French Company) have said in correspondence that any creditor claim against the company comes too late and that no settlement could be apportioned within the liquidation process. Remedial identified but not carried out and issue with substandard visibility. Divisional office to instruct legal to complete transfer.	DECISION REQUIRED ON WHETHER TO ADOPT WITH SUBSTANDARD VISIBILITY AND COMPLETE LAND TRANSFER POST ADOPTION. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND COSTS INVOLVED. DIVISIONAL OFFICE TO ENSURE NO MAJOR REMEDIALS REQUIRED	On legal "hot list". LCL to progress.	0
Mid. 82	Merrion Way, Tunbridge Wells	Lakeman Way	Alfred McAlpine Partnership Ltd.	No file can be found. Understood from Graham White/Brian Claydon that remedials list needs compiling prior to adoption. Divisional office to instruct legal to complete transfer.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORK PRIOR TO ADOPTION, THEN COMPLETE FORMALITIES. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND COSTS INVOLVED.	Final remedial list inspection required	50
Mid. 83	Mascalls Court Development Phase 2A	Green Lane,	Countryside Residential (South Thames) Ltd.	Divisional office to confirm Adoption and Certificate release and instruct legal to release outstanding bond and complete transfer.	ADOPTED? DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	ADOPTED Oct 08	100
Mid. 84	Longfield Road, Southborough Phase 2	Dowding Way	Fraser Wood Properties	Complicated - Road split into different phases. Difficult to see from correspondence the exact extent of each phase although plan on file seems to indicate different parts. There seems to be two separate Section 38 Agreements and one Section 278 Agreement covering the entire road - the second agreement was sealed on 10.11.2000. Additionally there are several land ownerships to sort out with regard to transfers, structural approval required and easements to sort for two culverts that pass under the road. Will require remedial lists.	THIS SCHEME IS VERY COMPLICATED AND NEEDS IN DEPTH RESEARCH TO PROGRESS FURTHER. LEGAL TO SORT OUT TRANSFERS; DIVISIONAL OFFICE TO SORT OUT APPROVAL OF CULVERTS, EASEMENTS AND ENSURE COMPLETION OF S.278 WORKS, AGREE REMEDIALS WORKS AND COMPLETE FORMALITIES. DECISION REQUIRED TO WAIVER MAINTENANCE PERIOD?	See Mid 74	80

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

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West. 1	Worcester Park Phase 1	Argles Close Borland Close Cowley Ave. (part) Evans Close Low Close Steele Ave. (part)	Persimmon Homes		LEGAL TO WRITE TO DEVELOPER GIVING THREE MONTHS NOTICE TO COMPLETE WORKS AND TRANSFER OTHERWISE SEEK SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND COMPLETE FORMALITIES OF ADOPTION. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT LAND TRANSFER	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20
West. 2	Worcester Park Seebed Site	Sayer Close	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20
West. 3	Worcester Park Roads 6 & 7	Trivett Close 6 Wheatley Close 7	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20
West. 4	Worcester Park Road 9	Richardson Close	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
West. 5	Worcester Park Road 8	Whitby Close	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20
West. 6	Worcester Park Roads 14 & 16-19	Chambers Close Dawers Close Jackson Close Stafford Close Sutherland Close	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20
West. 7	Bow Arrow Lane	Clifton Walk Grange Crescent Hardwick Crescent Osbourne Road	Rialto Homes		LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEED OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER AND DEEDS?	As built drgs requested by fax 16/06/06. Now taken over by Persimmon Homes. Letter to Terry Hughes 15/01/08. Email chaser 06/08/08.	20
West. 8	Worcester Park Roads 10 & 11	Perkins Close	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
West. 9	Worcester Park Roads 15 & extension of Road B	Bullivant Close Cowley Ave. (part)	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20
West. 10	Worcester Park Road 12	Perkins Close ex	Persimmon Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Persimmon appointed TDS have had initial meeting awaiting follow up site visit - email chase sent 13/10/08	20
West. 11	Edwin Road	Appleton Drive Martin Road (part) Taylor Row	Taywood Homes		ENSURE S.278 WORKS COMPLETED. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND DEEDS OF GRANT. DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER.	Formal adoption cannot be completed until problem with associated S278 Agreement is resolved.	20

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
West. 12	Bennett Way	Moss Way	Barratt Homes		SURETY PAID. DIVISIONAL OFFICE TO PROJECT MANAGE FINAL WORKS INCLUDING RETAINING WALL REMEDIALS. COULD GET RINGWAY TO COMPLETE WORKS. LEGAL TO CHASE FOR TRANSFER AND AS-BUILT DRGS. DECISION REQUIRED ON WHETHER TO WAIVER MAINTENANCE PERIOD AND ADOPT WHEN WORKS AND TRANSFER COMPLETE	Letter sent 2-6-08. Adopted - AE	100
West. 13	Darenth Park - Phase 1	Darenth Park Ave. St Margarets Cl. The Green	Wimpey Homes		LEGAL TO WRITE TO DEVELOPER GIVING THREE MONTHS NOTICE TO COMPLETE WORKS AND TRANSFER OTHERWISE SEEK SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND COMPLETE FORMALITIES OF ADOPTION. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT LAND TRANSFER	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08.	5
West. 14	Darenth Park - Spine Road	Darenth Park Ave. (extension)	Wimpey Homes		LEGAL TO WRITE TO DEVELOPER GIVING THREE MONTHS NOTICE TO COMPLETE WORKS AND TRANSFER OTHERWISE SEEK SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND COMPLETE FORMALITIES OF ADOPTION. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT LAND TRANSFER	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08.	5

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
West. 15	Darenth Park - Phase 2	The Green	Wimpey Homes		WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08.	5
West. 16	Darenth Park - Phase 3	Moore Close	Wimpey Homes		WHEN SPINE ROAD HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Letter sent 2-6-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08.	5
West. 17	Darenth Park - Area 4	Foord Close Redding Close	Bovis Homes		WHEN SPINE ROAD HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT WHERE NECESSARY	Letter sent 2-6-08.	5
West. 18	Staple Close	The Coppice	Ward Homes		BARRATTS NOW TAKEN OVER AND APPOINTING TDS TO PROGRESS WORKS TO COMPLETION. DIVISIONAL OFFICE TO AGREE REMEDIALS, REQUEST LEGAL TO SEEK LAND TRANSFER AND PURSUE FORMALITIES TOWARDS ADOPTION.	Fax to Wards 02/03/06 chasing progress with land transfer etc. Chaser 05/01/07. Email acknowledgement. Chaser 05/01/07.	80
West. 19	Darenth Park - Area 7	Darenth Park Av	Bovis Homes		WHEN SPINE ROAD HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF	Adoption delayed as land is locked by Wimpey development DA0013. Letter to Bovis 01/03/07 revised as built required. Chaser 18/06/07.	90

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
West. 20	Cornwall Road - extension	Cornwall Road	Bovis Homes		SECRETARY OF STATE FOR HEALTH NEEDS TO ISSUE CERTIFICATE FOR LAND OWNERSHIP. LEGAL TO PURSUE REQUEST FOR LAND TRANSFER DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	ADOPTED OCT 08	100
West. 21	Fawkham Avenue	Merileys Close	Ward Homes		BARRATTS NOW TAKEN OVER AND APPOINTING TDS TO PROGRESS WORKS TO COMPLETION. DIVISIONAL OFFICE TO AGREE REMEDIALS, REQUEST LEGAL TO SEEK LAND TRANSFER AND	18/06/08 email to David Hitchcock TDS confirming that all that is outstanding is the Deed of Grant.	90
West. 22	Cannon Walk, Gravesend				DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE DEED OF GRANT. LEGAL TO COMPLETE DEED OF GRANT. DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Letter sent 2-6-08. LCL to follow up.	5
West. 23	Lyons Crescent Tonbridge		Crest Nicholson South East Ltd	Certificate 3 issued dated 11 June 2007	ADOPTED DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	ADOPTED APR-08	100
West. 24	Bradbourne House / Bradbourne Fields, off New Road, East Malling	Bradbourne Park Road (Part) Tassell Close	Redrow Homes Limited		DIVISIONAL OFFICE TO CONFIRM THAT S.104 AGREEMENT IN PLACE AND INSTRUCT LEGAL TO COMPLETE LAND TRANSFER. LEGAL TO COMPLETE TRANSFER AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Jac to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - WEST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx Percentage complete
West. 25	Papyrus Way	SCA	Peter Brett Associates 30 Tower View Kings Hill West Malling Kent ME19 4NC		DIVISIONAL OFFICE TO CONFIRM THAT S.104 AGREEMENT IN PLACE AND INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND ENSURE DEEDS IN PLACE TO MAINTAIN SIGN NOT IN HIGHWAY. LEGAL TO COMPLETE TRANSFER AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	LCL to progress.	0
West. 25	SCA Phase 5 Larkfield	Papyrus Way	SCA		DIVISIONAL OFFICE TO CONFIRM THAT S.104 AGREEMENT IN PLACE AND INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND ENSURE DEEDS IN PLACE TO MAINTAIN SIGN NOT IN HIGHWAY. LEGAL TO COMPLETE TRANSFER AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	KL met with Brenda Russell of Southern Water am 22-9-08 - BR advised that the site was adopted by SWS 31-12-98 (SW ref TM104/712). Therefore no reason not to proceed. KL e-mail to LC of 25-9-08 refers.	100