

KHS S38 Cold Cases (Resolution)

**PHASE 1 - EAST KENT**

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 01	St. Augustines Hospital, Chartham Social Housing	Sycamore Close	Hyde Housing Association	Works and transfer completed - currently held up by phase 1 & 2 not adopted	WHEN PHASES 1 & 2 HAVE BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES	LCL to progress.	0
East. 02	A2990/Church Lane, Whitstable- Phase 1A	Speedwell Road;	Abbey Homes Ltd.	Further remedials required following delay in completing scheme. Developer slow to respond to requests to complete works	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO SORT OUT ISSUE WITH FOOTPATH OWNERSHIP AND ENSURE TRANSFER COMPLETED.	Remedials due to start 20/10/08. Transfer now complete so a very good chance.	10
East. 03	St Augustines Hospital, Chartham Stigger Site	Old Garden Court	Taylor Woodrow Ltd.	Works and transfer completed - currently held up by phase 1 & 2 not adopted	WHEN PHASE 1 IS ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES	Letter sent 28-5-08.	5
East. 04	Bossington Road, Adisham	Bossington Road	Jenner (Contractors)Ltd.	Not a formal S.38 Agreement. Developer did not enter into agreement. Likely to be adopted by S.228.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION UNDER S.228.	Waiting for "as built" drawings. Reminder sent to dev. on 30/09. Could well be adopted by March.	10
East. 05	Market Way (West Site), Canterbury.	Market Way	David Wilson Homes	Not a formal S.38 Agreement. Developer to dedicate under S.37 procedure.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Barratts will commence snagging shortly and are preparing "as-built" drawings. Transfer is complete. Should be adopted by end of the year.	80

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File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 06	Park Farm Close, Summer Lane, Canterbury	Park Farm Close	S.T.C. Developments	Developer not responding to correspondence believed in receivership.	DECISION REQUIRED ON WHETHER TO SEEK SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. CERTIFICATE 2 ISSUED. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND COMPLETE FORMALITIES OF ADOPTION. LEGAL NEED TO CONTACT CANTERBURY TO TRACE FILE AND CHASE FOR TRANSFER.	LCL to progress.	0
East. 07	Estuary Close, Studd Hill, Swalecliffe	Estuary Close	George Wilson Developments Ltd.	Scheme linked to S.106 Agreement improvements works. Scheme held up over developer's refusal to agree to offset surety for S.38 against outstanding payment for S.106 works. Last correspondence to developer 28/07/06, letter from divisional office to KCC Head of Finance 29/08/06. Although remedial works complete will require further inspection to ascertain condition due to delays. As-built drgs and transfer required	DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT PAYMENT FOR S.106 WORKS AND WAIVER MAINTENANCE PERIOD. DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	LCL to progress.	0
East. 08	Churchwood Drive, Chestfield	Churchwood Drive (part) Kendal Meadows, Lodge Field Road	George Wimpey (South London) Ltd.	Letter to TDS consultants 13/11/07 confirming adoption and release of certificate.	ADOPTED 12/11/07. DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	Adopted April 08	100
East. 09	Cranmer Close, Bekesbourne	Aspinall Close	Samuel Lewis Housing Trust	Fax from Jenner Contractors 20/08/07 suggesting that remedial works now complete. Letter from Div Office 23/08/07 confirming that works have not yet been satisfactorily completed and that as-built drgs, deed of grant and transfer still outstanding.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	All items still outstanding. Reminder sent 30/09/08.	10
East. 10	St. Augustines Hospital, Chartham Phase 1	Linden Road; Aspen Road; Jasmine Close; Laurel Way; Almond Court	Taylor Woodrow Ltd.	Awaiting deed of grant to be completed. Correspondence dated 30/11/06 from KCC Legal confirming arrangements for completion of deed of grant. Remedial list required prior to adoption	DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND PURSUE FORMALITIES TOWARDS ADOPTION WHEN DEEDS OF GRANT COMPLETED.	Letter sent 28-5-08.	5

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East. 11	Coventry Gardens, Heme Bay.	Coventry Gardens	Harnvale Ltd.	Not a formal S.38 Agreement. Developer to dedicate under S.37 procedure. As-builts required	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO CONTACT CANTERBURY FOR FILE AND ENSURE TRANSFER COMPLETE	Legal are unable to effect a transfer. I can adopt using S228 if desired?	40
East. 12	Matthews Close Phase 3	Matthews Close (Extension)	R.K. Smith (Deal)	Last correspondence January 2006 suggesting works are complete and requesting completion of adoption process. Also letter from legal 9 October 2006 suggesting that Section 38 no longer required?	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO CONTACT DOVER TO TRACE FILE AND ENSURE TRANSFER COMPLETED.	Awaiting to hear from Mr Matthews Solicitor about Ransom Strip	15
East. 13	Grams Road / Liverpool Road	Badgers Rise	D.W. Construction	Developer in receivership. Last correspondence requesting transfer be sent from legal to Dover and asking whether Deeds of grant have been completed.	DECISION REQUIRED ON WHETHER TO PURSUE SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT AND ISSUE CERTIFICATE 2 & 3 TOGETHER. LEGAL TO CHASE FOR TRANSFER AND DEEDS AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	LCL to progress.	0
East. 14	Marine Mews - Phase 4 / Gladstone Road	Betty Shelvey Court	Alfred McAlpine Now George Wimpey	Last Correspondence 10 September 2007 from NHBC requesting status and whether Surety can be released. Awaiting land transfer from legal	WHEN PHASE 3 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES. LEGAL TO CHASE FOR LAND TRANSFER	Awaiting update from Legal regarding Land Transfer progress should be adopted by March 2009	10
East. 15	Warden House School London Road	Warden House Mews	Easton Builders	Transfer completed 03/06/05. Last correspondence to developer 04/07/05 requesting site meeting to agree final remedials with a view to issuing Cert 3. No response since.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	LCL to progress.	0

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File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 16	College Farm / Golf Road - Phase 3	Pavillion Close, Lanfranc Road (part)	Good Deal Homes	Transfer completed. No progress about completing remedials.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Developer not being co-operative but we are chasing	10
East. 17	College Farm / Golf Road - Phase 4	Lanfranc Road (part) Langton Close Miller Close	Good Deal Homes	No agreement in place, believed to be imminent - legal to chase for completion.	DECISION REQUIRED ON WHETHER TO WAIVER MAINTENANCE PERIOD AND ADOPT FOLLOWING COMPLETION OF WORKS OR ADOPT BY S.228. DIVISIONAL OFFICE TO CARRY OUT SITE INSPECTION AND ENSURE FORMALITIES ARE COMPLETE BEFORE ISSUING CERT 3. LEGAL TO ENSURE TRANSFER COMPLETED PRIOR TO ADOPTION IF S.38.	Awaiting response from Good Deal Homes Boss (Mr Botton) should be adopted by March 09	10
East. 18	Tower Street	St Bartholomew's Close	Pilgrims Homes Ltd	Transfer not complete, legal to pursue. Developer last contacted May 2002 and asked for as-constructed drawings. Check 104 agreement in place and remedial list required.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER. 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?	LCL to progress.	0
East. 19	Land at North Barracks	Ardent Avenue etc	Bremgreen Properties	Street Lighting defects to be completed. Needs to serve maintenance period	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE LAND TRANSFER AND LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER. DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Now on maintenance until next phase enables developer to complete work	10
East. 20	Balfour Road	Balfour Road (footway only)	Jenner (Contractors) Ltd	No agreement in place although works completed. Believed to be maintained by KCC?	DIVISIONAL OFFICE TO INVESTIGATE ADOPTION STATUS. IF WORKS ARE MAINTAINED AT PUBLIC EXPENSE POST NOTICES UNDER S.228 TO FORMALLY ADOPT. IF S.228 TRANSFER NOT REQUIRED	Case file has been closed by Gill Hogbin no recent correspondence. Decision required from Graham as to how to proceed	10

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File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 21	Penfold's Yard - Shooters Hill	Meadow Way	Hill Acre Ltd	No agreement in place although works completed.	moved many of Ashleys columns so that it can be viewed much more easily now.	Adopted April 08	100
East. 22	Marine Mews - Phase 3 / Gladstone Road	Chater Court, Finch Mews, Drew Lane	Alfred McAlpine Now George Wimpey	Developer has not completed formalities or minor remedial works. Wimpey have been instructed to complete works ans are pursuing currently. Last correspondence 1 November 2007 in response to local land search advising as much.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO ENSURE TRANSFER COMPLETED.	Land Transfer being chased by Louise Carter (Legal) should be adopted by March 2009	15
East. 23	Branch Street / Bridge Street	Branch Street	Co-Operative Retail Services Ltd	Minor works covered by agreement. Works completed, however remedials possible. Requires inspection and ensure adoption formalities completed. Legal to enquire for transfer. Believed to be on maintenance, but no trace of certificate or date	LEGAL TO CONTACT DOVER TO TRACE FILE AND CHASE DEVELOPER FOR TRANSFER AND REQUEST THAT WORKS ARE COMPLETED WITHIN TIME PERIOD OTHERWISE CALL IN SURETY. COULD GET RINGWAY TO COMPLETE WITH SURETY/DEVELOPER'S CONSENT. DECISION REQUIRED ON WHETHER TO WAIVER MAINTENANCE PERIOD. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND COMPLETE FORMALITIES WHEN DECISION MADE.	LCL to progress.	0
East. 24	Holmestone Road	Holmestone Road (Extension)	Co-Operative Retail Services Ltd	Road leads to minor small industrial units. Cert 1 & 2 issued 1990, however agreement dated 1991?	THIS ROAD WAS BUILT ON THE UNDERSTANDING THAT NEW INDUSTRIAL UNITS WOULD BE BUILT IN THE FUTURE. AT THE PRESENT TIME THERE IS MINIMAL DEVELOPMENT WITH NO LIKELIHOOD OF ANY FURTHER DEVELOPMENT TAKING PLACE. ACCORDINGLY THE ROAD ONLY SERVES A FEW UNITS. CURRENT POLICY WOULD PREVENT THIS ROAD FROM BEING ADOPTED AS IT DOES NOT SERVE ANY PUBLIC PURPOSE OR INTEREST. THE DEVELOPER IS UNWILLING TO COMPLETE OUTSTANDING REMEDIALS AND NOT INTERESTED IN SEEKING ADOPTION. A DECISION IS REQUIRED ON WHETHER TO PURSUE ADOPTION OR REVOKE THE AGREEMENT. LEGAL TO CONSIDER STEPS TO REVOKE AGREEMENT. POSSIBILITY OF CALLING IN SURETY AND GETTING RINGWAY TO COMPLETE WITH DEVELOPER'S CONSENT IF DECISION IS TO ADOPT. DIVISIONAL OFFICE TO CONDUCT FORMALITIES FOLLOWING DECISION.	<b>Nasser and GC agree that no action to be taken. Development derelict and road does not serve any purpose. NO ACTION</b>	N/A

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File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 25	Land off Coombe Valley Road	Coombe Close	Samuel Lewis Housing Trust - Now Southern Housing Group	Developer last contacted March 2002 and asked to pursue formalities. Legal to ensure transfer completed.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Letter sent 28-5-08. KL spoke to Mohamad at Southern Housing Group re KCC S38 - 0207 324 1291 am 30-5-08. KL chased by 'phone am 5-6-08. KL e-mailed copy of letter(s) sent to SH Group. Mohamed advised that contact should be Tony Sweetman (0207 3246453). No answer from number given. KL chased Mohamed again 23-6-08, who copied KL into his internal e-mail to Lorraine Boyce. KL spoke to Lorraine am 3-7-08 - not her either - KL called Gail Little, Secretary for Jeremy Barkway am 3-7-08 - who confirmed receipt of e-mails. She said she would call back shortly. Gail e-mailed 4-7-08. KL responded 7-7-08 advising that he needed to hold a site meeting and Gail replied 8-7-08 saying she has passed onto a colleague Peter Spoor. KL then received a message 30-7-08 from Caroline at SHG 01233 895633 - KL to call her. After the mutual leaving of messages, KL finally spoke pm 11-8-08. Site meeting held on site Mon 18-8-08. KL e-mail to Caroline of 20-8-08 refers. A little confusing as site is tiny - no remedials are required. KL met with Brenda Russell of SWS - see her e-mail of 30-9-	100
East. 26	Downlands - Dover Road	Downlands	S.E.Kent Developments Ltd	Developer in liquidation. Bond called in to complete works in 2002. Not sure whether land transfer completed.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CARRY OUT SITE INSPECTION AND ENSURE FORMALITIES ARE COMPLETE BEFORE ISSUING ADOPTION CERTIFICATE. LEGAL TO ENSURE TRANSFER COMPLETED.	LCL to progress.	0
East. 27	Hogbrook Farm	Newlyns Meadow	Alfred McAlpine Now George Wimpey	Developer is currently attempting to rectify erroneously transferred land. Site inspection required.	LEGAL TO ADVISE ON POSSIBLE SOLUTION WHERE VISIBILITY SPLAYS HAVE BEEN TRANSFERRED TO THIRD PARTY. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT REQUIRED VISIBILITY. DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION WHEN TRANSFER ISSUES HAVE BEEN RESOLVED.	Abortive Legal Costs to be paid by Walter Lawrence Homes should be adopted by March 2009	15

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File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 28	55 - 57 New Street	Millfield	Sanctuary Housing	Works completed satisfactorily. Awaiting completion of land transfer ONLY	DIVISIONAL OFFICE TO FINALISE ADOPTION FORMALITIES	Adopted April 08	100
East. 29	St Mary's Meadow	Miles Court	Sanctuary Housing	Works completed satisfactorily. Awaiting completion of land transfer ONLY	LEGAL TO ENSURE DEEDS OF GRANT AND TRANSFER COMPLETED. DIVISIONAL OFFICE TO FINALISE ADOPTION FORMALITIES	With Legal to sort out defective title indemnity could be adopted by March 09	50
East. 30	Woodcock Gardens, Hawkinge	Woodcock Gardens, Hawkinge	Originally Wilcon Homes, now Taylor Wimpey	Transfer completed awaiting final inspection before adoption.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Waiting for response from developers regarding final inspection	50
East. 31	Megone Close, Mayfly Drive, Hawkinge	Megone Close, Mayfly Drive, Hawkinge	Originally Wilcon Homes, now Taylor Wimpey	Awaiting transfer and final inspection before adoption.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO COMPLETE LAND TRANSFER AND DEED OF GRANT.	Transfer in progress	50
East. 32	Hunt Close & Lysander Walk, Hawkinge	Hunt Close & Lysander Walk, Hawkinge	Originally Wilcon Homes, now Taylor Wimpey	Transfer completed awaiting final inspection before adoption.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Waiting for response from developers regarding final inspection	50
East. 33	Waddington Drive, Hawkinge	Waddington Drive, Hawkinge	Originally Wimpey Homes, now Taylor Wimpey	Awaiting completion of Haven Drive before completing formalities. Transfer and deeds of grant complete.	WHEN HAVEN DRIVE HAS BEEN ADOPTED DIVISIONAL OFFICE TO COMPLETE ADOPTION FORMALITIES.	Will follow on from Haven Drive adoption	50

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File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 34	Haven Drive, Hawkinge	Haven Drive, Hawkinge	Originally Wimpey Homes, now Taylor Wimpey	Awaiting transfer and final inspection before adoption.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO CHASE FOR LAND TRANSFER TO BE COMPLETED.	Final inspection W/C 13/10/08	50
East. 35	Wood Way, Lympe	Folkswold Way	Originally McLean Homes, now Taylor Wimpey	Transfer completed awaiting final inspection before adoption.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Adopted April 08	100
East. 36	Poplar Lane, Lydd	Megan Close & Samuel Mews	Crown Builders	Developer building houses to order, works progressing slowly. Overall development split into phases. Cannot put onto maintenance until surfacing complete and issues resolved.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER TO GET EACH PHASE COMPLETED AND ADOPTED RATHER THAN WAIT FOR ENTIRE DEVELOPMENT TO BE FINISHED. ADOPTION FORMALITIES TO BE COMPLETED AND LEGAL TO COMPLETE TRANSFER.	Jacs to progress	0
East. 37	Page Road, Hawkinge	Page Road, Hawkinge	Pentland Homes	Maintenance period expired in June this year. Developer completing final minor remedials prior to adoption	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO CONFIRM TRANSFER COMPLETED.	Land transfer in progress	50
East. 38	Stone Street, Lympe	Manor Farm Close	Originally McLean Homes, now Taylor Wimpey	Transfer completed awaiting final inspection before adoption.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Adopted April 08	100
East. 39	The Street / Mill Lane, Hawkinge	Mitchell Avenue	Originally Wilcon Homes, now Taylor Wimpey	Awaiting transfer, as-builts and deed of grants. Final inspection required before adoption.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO CONFIRM AS-BUILTS AND TRANSFER COMPLETED.	Needs priority work as footway collapsing	15



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East. 40	Harden Road, Lydd	Beech Close	Browne Bros	Developer in receivership. Browne Construction have taken over from Browne Bros and are undertaking commitments to complete works. Alan Ash agreed to reduce surety tp 10% in August 2004	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO CONFIRM AS-BUILTS AND TRANSFER COMPLETED.	AE to progress	15
East. 41	The Ridgeway - Phase 1 Lympe	The Ridgeway (part)	Ward Homes	Certificate 3 issued dated 31 March 2007	NONE. ADOPTED	Adopted April 08	100
East. 42	The Ridgeway - Phase 2 Lympe	The Ridgeway (part)	Ward Homes	Certificate 3 issued dated 31 March 2007	NONE. ADOPTED	Adopted April 08	100
East. 43	The Ridgeway - Phase 3 Lympe	The Ridgeway (part)	Ward Homes	Certificate 3 issued dated 31 March 2007	NONE. ADOPTED	Adopted April 08	100
East. 44	Heron Forstal Avenue extension, Hawkinge	Pritchard Avenue	Matthew Homes	Not sure if scheme on maintenance, file has Cert 2 dated 22/12/04 - Dean to check that Cert 2 has been issued. Believed that structural approval now given and scheme progressing towards completion. Final inspection required and legal to chase for deed of grant.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO CONFIRM TRANSFER AND DEEDS OF GRANT COMPLETED.	AE to progress	15
East. 45	St Saviours Close, Folkestone	St Saviours Close	Southern Housing Group, Samuel Lewis Housing Trust	Correspondence from Alan Ash 18/10/00 stating that he was preparing an estimate to get works completed and would then request that legal send it to the Surety. Believed that there maybe complications with approval for retaining wall and adjacent land owner. Division to investigate further and decision required following research.	DECISION REQUIRED ON WHETHER TO PURSUE SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. ALSO DECISION REQUIRED ON WHETHER TO ACCEPT SUBSTANDARD STRUCTURE PRIOR TO ADOPTION. LEGAL TO CONFIRM COMPLETION OF DEEDS OF GRANT AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Letter sent 28-5-08. KL spoke to Mohamad at Southern Housing Group re KCC S38 - 0207 324 1291 am 30-5-08. KL chased by 'phone am 5-6-08. KL e-mailed copy of letter(s) sent to SH Group. Mohamed advised that contact should be Tony Sweetman (0207 3246453). No answer from number given. KL chased Mohamed again 23-6-08, who copied KL into his internal e-mail to Lorraine Boyce. KL spoke to Lorraine am 3-7-08 - not her either - KL called Gail Little, Secretary for Jeremy Barkway am 3-7-08 - who confirmed receipt of e-mails. She said she would call back shortly. Gail e-mailed 4-7-08. KL responded 7-7-08 advising that he needed to hold a site meeting and Gail replied 8-7-08 saying she has passed onto a colleague Peter Spoons. KL then received a message 30-7-08 from Caroline Ruiz at SHG 01233 895633 - KL to call her. After the mutual leaving of messages, KL finally spoke pm 11-8-08. Site meeting held on site Mon 18-8-08. KL e-mail to Caroline of 20-8-08 refers. KL chased am 3-9-08 for update on progress. Predominant problem is in connection with adjacent wall. However, it was established that this should not be a major is	85

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East. 46	Shearway Business Park, Folkestone	Shearway Road & Pent Road	Gilbert & Caswell	Recent correspondence from legal requesting instructions on whether to close file due to inactivity. Correspondence from Alan Ash 23/03/05 suggesting that it is not possible to enter into agreement for Phase 2 due to continued non-compliance of design submissions and construction of roadworks and that all further works are at the developer's risk	DECISION REQUIRED ON WHETHER TO ADOPT OR LEAVE PRIVATE OR GET RINGWAY TO COMPLETE WORKS AT KCC EXPENSE? DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS, CHECK S.104 APPROVED AND PURSUE FORMALITIES TOWARDS ADOPTION UNDER S.228.	LCL to progress.	0
East. 47	Oasthouse Field, Ivychurch	Oasthouse Field	Southern Housing Group, Samuel Lewis Housing Trust	No agreement, however land transfer apparently completed. Last correspondence 3rd May 2005. S.37 Notice not found although file shows one with 1997 date? Correspondence from Alan Ash 23/11/01 states that notice was served on 27/06/01. Deed of Grant required. Remedial list required to establish condition of roadworks. Establish status of S.104 agreement.	LEGAL TO FOLLOW UP REQUEST FOR DEEDS OF GRANT AND CONFIRM S.37 NOTICE WAS SERVED. DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS, CHECK S.104 APPROVED AND PURSUE FORMALITIES TOWARDS ADOPTION UNDER S.37.	Letter sent 28-5-08. KL spoke to Mohamad at Southern Housing Group re KCC S38 - 0207 324 1291 am 30-5-08. KL chased by 'phone am 5-6-08. KL e-mailed copy of letter(s) sent to SH Group. Mohamed advised that contact should be Tony Sweetman (0207 3246453). No answer from number given. KL chased Mohamed again 23-6-08, who copied KL into his internal e-mail to Lorraine Boyce. KL spoke to Lorraine am 3-7-08 - not her either - KL called Gail Little, Secretary for Jeremy Barkway am 3-7-08 - who confirmed receipt of e-mails. She said she would call back shortly. Gail e-mailed 4-7-08. KL responded 7-7-08 advising that he needed to hold a site meeting and Gail replied 8-7-08 saying she has passed onto a colleague Peter Spoons. KL then received a message 30-7-08 from Caroline at SHG 01233 895633 - KL to call her. After the mutual leaving of messages, KL finally spoke pm 11-8-08. Site meeting held on site Mon 18-8-08. KL e-mail to Caroline of 20-8-08 refers. KL chased am 3-9-08 for update on progress. Caroline's e-mail of 1-10-08 refers. <b>KL to complete file copies and app</b>	100
East. 48	Imbert Close, New Romney	The Meadows	J Godden	Small extension to cul-de-sac. Road built to base course only. Remedial list required to establish condition of roadworks. Developer not interested in completing roadworks. Residents Association believed to be chasing developer to get works completed.	DECISION REQUIRED ON WHETHER TO ADOPT OR LEAVE PRIVATE OR GET RINGWAY TO COMPLETE WORKS AT KCC EXPENSE? DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS, CHECK S.104 APPROVED AND PURSUE FORMALITIES TOWARDS ADOPTION UNDER S.228. LEGAL TO CONTACT SHEPWAY TO TRACE FILE.	LCL to progress.	0

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File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 49	Offley Close Margate	Offley Close	Mr A & Mrs S Offley 1a Offley Close, Margate, Kent CT12 6BG 01843 223445	Service margin land transferred to owners. Thanet DC have accepted deeds of covenant from individual property owners granting permission for access purposes. Service margins also overgrown and in need of severe clearance. Land transfer completed As-builts required. Divisional office to prepare remedial list.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO INVESTIGATE ACCEPTABILITY OF DEEDS OF COVENANT AND WHETHER DEEDS OF GRANT INCLUDED. DECISION REQUIRED ON WHETHER TO ADOPT FOLLOWING COMPLETION OF MINOR REMEDIALS GIVEN THAT SCHEME IS NOW 18 YRS OLD. DIVISIONAL OFFICE TO CONTACT DEVELOPER TO GET WORKS COMPLETED.	Mrs Offley contacted KCC by 'phone 10-6-08 - passed through to KJL. The number given was incorrect, but KJL eventually called and left a message am 19-6-08. Following an exchange of telephone messages, KL met Mr Offley on site pm 23-6-08. Vegetation clearance only significant issue. KL letter of 23-6-08 refers. Mr Offley called am 3-7-08 to confirm clearance work was completed. KL received a copy of the original S38 drawing from KCC Legal 31-7-08- for use as an as-built as there are no drawings on file. File returned 5-8-08.	100
East. 50	Sanger Close (Railway Goods Yard Ph.2) Margate	Sanger Close	English Churches Housing Group Ltd & Denne Group Ltd.	Last correspondence 30/11/06 outlining issues to be resolved. Problems with drainage awaiting S.104 approval and certificates. Extensive remedials required. Land transfer and deeds required together with H&S File	DEPENDANT ON DRAINAGE UNDERTAKER GRANTING APPROVAL FOR S.104 AGREEMENT. DECISION REQUIRED ON WHETHER TO WAIVER MAINTENANCE PERIOD AND ADOPT FOLLOWING COMPLETION OF REMEDIALS AND TRANSFER AND OTHER REQUIREMENTS (H&S FILE, AS BUILT DRGS ETC). DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST PRIOR TO ADOPTION. LEGAL TO CHASE FOR LAND TRANSFER.	LCL to progress.	0
East. 51	Fair Street Phase 2 , Broadstairs	Fair Street (S38 works - adoptable footway fronting new houses and drainage to an existing road)	Jones Homes (Southern) Ltd & Denne Group Ltd	Last correspondence 28/11/05 to legal suggesting that no progress can be made until drgs have been received and site meetings held to discuss extent of remedial works required. Possible land transfer to property owners.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO INVESTIGATE AND CHASE FOR LAND TRANSFER AND DEEDS OF GRANT. DECISION REQUIRED ON WHETHER TO WAIVER MAINTENANCE PERIOD AND ADOPT FOLLOWING COMPLETION OF REMEDIALS. POSSIBLE DECISION ON WHETHER TO WAIVER TRANSFER. DIVISIONAL OFFICE TO CONTACT DEVELOPER TO IDENTIFY AND COMPLETE REMEDIALS.	LCL to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 52	Mariners Lea (Rumfields Road) Broadstairs	Mariners Lea	Hill Reed Homes Ltd.	TDS now attempting to complete works on behalf Hillreed and are complying with requirements to get scheme adopted. Legal not yet instructed to pursue transfer. Progressing now to natural conclusion. <b>KL note - land transfer completed 28-4-08.</b>	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO ENSURE TRANSFER COMPLETED.	Letter sent 28-5-08. Richard Green has dealt with some redials Works, carried out in June 2008. KL visited site pm 23-6-08. All OK. KL to progress. KL telephoned and then e-mailed Martyn Williams of TDS to chase H & S File 30-6-08. KL chased by e-mail again 7-7-08. MW called pm 15-7-08 to advise that the completed H & S File should be available by 23-7-08. As-built drawing and H & S File received 25-7-08. KL e-mail of 25-7-08 requested lantern manufacturer details. File returned 5-8-08.	100
East. 53	Cornelis Drive (Watchester Lane) Minster	Cornelis Drive	Wimpey Homes Holding Ltd (presumably part of Taylor Wimpey now)	TDS now attempting to complete works on behalf Wimpey and are complying with requirements to get scheme adopted. H&S file required together with inventory. Progressing now to natural conclusion although some problems with private planting and fencing in service margins.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	LCL to progress.	0
East. 54	Antolin Way (Eurokent Ph.1) Ramsgate	Antolin Way	Rosefarm Estates PLC	Last correspondence 2001 - outlining issues to be resolved. Problems with drainage awaiting S.104 approval and certificates. Extensive remedials required. Land transfer and deeds required together with H&S File	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER TO COMPLETE WORKS. FAILURE TO COMPLY WITH REQUEST WILL REQUIRE DECISION ON WHETHER TO CONTACT SURETY TO GET WORKS COMPLETED AND WAIVER MAINTENANCE PERIOD. LEGAL NEED TO CHASE FOR TRANSFER ETC.	LCL to progress.	0
East. 55	Southwood Heights, (Reservoir site Southwood Road), Ramsgate	Southwood Heights	Roeallen Homes Ltd	Problems with drainage awaiting S.104 approval and certificates. Some issues with service margin planting. Base course and street lighting remedials required before Cert 1 can be issued. Land transfer required.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER TO COMPLETE WORKS. FAILURE TO COMPLY WITH REQUEST WILL REQUIRE DECISION ON WHETHER TO CONTACT SURETY TO GET WORKS COMPLETED AND WAIVER MAINTENANCE PERIOD. LEGAL NEED TO CHASE FOR TRANSFER ETC.	LCL to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 56	Foreland Heights (St Stephens College) Broadstairs	Foreland Heights	Broadstairs Property BV	Last correspondence 21/09/07 outlining issues to be resolved. Remedials required together including service maring problems - planting and large ornamental stones. Land transfer, H&S File and as-built drgs required. Some issues with land transfer of visibility splays.	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER TO COMPLETE WORKS. FAILURE TO COMPLY WITH REQUEST WILL REQUIRE DECISION ON WHETHER TO CONTACT SURETY TO GET WORKS COMPLETED AND ADOPT IMMEDIATELY. LEGAL NEED TO CHASE FOR TRANSFER AND ENSURE THAT PROBLEM WITH VISIBILITY TRANSFER IS RESOLVED.	KL visited site and carried out joint inspection with TDS in afternoon of 11-9-08. KL e-mail listing minor remedials of 24-9-08 refers.	80
East. 57	Nightingale Place (Princess Mary Hospital) Margate	Nightingale Place	Midco Holdings Ltd & Woodbarn Properties Ltd	Last correspondence 29/09/03 regarding attempts to get Department of Health to release charges over land to enable land transfer to be completed. Deeds of grant required, together with deeds for lighting columns outside highway land. Remedials, land transfer, H&S File and as-built drgs required?.	LEGAL TO ENSURE THAT EASEMENTS ARE COMPLETED FOR DRAINAGE AND STREET LIGHTING OUTSIDE HIGHWAY LAND. DIVISIONAL OFFICE TO CONTACT DEVELOPER TO COMPLETE WORKS. FAILURE TO COMPLY WITH REQUEST WILL REQUIRE DECISION ON WHETHER TO CONTACT SURETY TO GET WORKS COMPLETED.	LCL to progress.	0
East. 58	Courtlands Close (Viking Motel) Cliffsend	Courtlands Close	Ward Homes	TDS now attempting to complete works on behalf of Barratts (took over from Wards) and are complying with requirements to get scheme adopted. Land transfer and highway inventory required. Minor remedials required - now progressing to natural conclusion.	DIVISIONAL OFFICE TO ENSURE DEVELOPER COMPLETES WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. LEGAL TO COMPLETE TRANSFER.	Letter sent 28-5-08. KL received a telephone call from Phil Townshend of TDS (on behalf of Wards) 01403 864450 - Richard Green has been overseeing but scheme has now moved on - KL agreed to visit sit and assess/advise his view of vegetation. KL visited site am 24-7-08 - all fine, pleasant development - could see no reason to withhold approval. KL advised Phil accordingly pm 25-7-08. File returned 5-8-08.	100
East. 59	East Northdown Close (Northdown Park Estate Phase 9.1) Margate	East Northdown	Sunley Estates PLC	TDS now attempting to complete works on behalf of Sunley Homes and are complying with requirements to get scheme adopted. Land transfer completed. H&S file and highway inventory required. Minor remedials required - now progressing to natural conclusion.	DIVISIONAL OFFICE TO ENSURE DEVELOPER COMPLETES WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION. .	Adopted May 08	100

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 60	Highland Glade (Highlands) Manston	Highland Glade	Gillcrest Homes Ltd	Last correspondence from legal 03/09/07 requesting land transfer be completed. Problems including cathpit surfaced over in carriageway, ponding plus other minor remedials. Easements required for soakaways.	LEGAL TO SORT OUT LAND TRANSFER AND ENSURE THAT EASEMENTS ARE COMPLETED FOR DRAINAGE. DIVISIONAL OFFICE TO CONTACT DEVELOPER TO COMPLETE WORKS. FAILURE TO COMPLY WITH REQUEST WILL REQUIRE DECISION ON WHETHER TO CONTACT SURETY TO GET WORKS COMPLETED.	LCL to progress.	0
East. 61	Old Kingsdown Close Broadstairs	Old Kingsdown Close	R K Leatt Ltd. (now in liquidation)	Developer went into liquidation in 1997. Cheque received from NHBC (Bondsman) for £6,952.59 in October 1999. Issue with two street lighting columns situated in gardens outside land to be transferred to KCC.	LEGAL TO CONTACT THANET TO TRACE FILE AND ENSURE THAT LAND TRANSFER COMPLETED AND EASEMENTS ARE COMPLETED FOR STREET LIGHTS SITUATED OUTSIDE HIGHWAY LAND. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND DEEDS OF GRANT AND CONDUCT SITE INSPECTION AND ARRANGE FOR WORKS TO BE COMPLETED. DECISION REQUIRED ON WHETHER TO GET KHS TO PAY FOR REMEDIALS GIVEN THAT MONEY PAID BY SURETY WENT TO THANET DC. DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	LCL to progress.	0
East. 62	Upchurch Walk also Westmarsh Drive Extension (Northdown Park 7.4.8) Margate	Upchurch Walk Westmarsh Drive	Sunley Estates	TDS now attempting to complete works on behalf of Sunley Homes and are complying with requirements to get scheme adopted. Land transfer required. Problem with visibility covenant, however to move forward and given guidance in MfS decided to pursue without covenant in place. As-builts, H&S file and highway inventory required. Minor remedials also required - now progressing to natural conclusion.	LEGAL TO SORT OUT FOOTPATH OWNERSHIP MATTER AND COMPLETE LAND TRANSFER. DIVISIONAL OFFICE TO ENSURE DEVELOPER COMPLETES WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	Adopted by RG may 08	100
East. 63	Dene Walk (Cabbage Patch Ph.2) off Ramsgate Road, Margate		Trustees of Samuel Lewis Housing Trust	Last correspondence October 2003 requesting drgs to progress land transfer. Remedials required Possible issues with retaining wall. Land transfer, H&S File and as-built drgs required.	LEGAL TO CONTACT THANET TO TRACE FILE AND ENSURE THAT LAND TRANSFER IS COMPLETED. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER TO COMPLETE WORKS. FAILURE TO COMPLY WITH REQUEST WILL REQUIRE DECISION ON WHETHER TO CONTACT SURETY TO GET WORKS COMPLETED. DIVISIONAL OFFICE ALSO TO INVESTIGATE ISSUE OF RETAINING WALL AND IDENTIFY REMEDIALS REQUIRED.	LCL to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
East. 64	Millennium Way (Thanet Reach) Broadstairs	Millenium Way	Thanet Reach Estates Ltd & Denne Group Ltd & Thanet District Council	Problem with Tesco extending road without approval from KCC which has implications for current S.38 agreement. Will require supplemental agreement to cover new works, not covered by original agreement, in vicinity of turning area linking to new road. New road could be subject to a separate agreement, but may remain private. Land transfer and deeds of grant required. Divisional office to agree final remedial works.	LEGAL TO ENSURE THAT SUPPLEMENTAL AGREEMENT IS COMPLETED TOGETHER WITH LAND TRANSFER AND EASEMENTS. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CONDUCT SITE INSPECTION AND ENSURE THAT WORKS ARE COMPLETED TO ADOPTABLE STANDARDS. ALSO DIVISIONAL OFFICE TO ENSURE THAT ADOPTION FORMALITIES ARE COMPLETED.	Tesco works recently completed in September. Snagging meeting with developer to be held 22 /10/08 - hopefully will issue cert 2 soon after. Issue of Cert 3 could however take a while as there are land issues (particulary with regard soakaways and visibility splays outside adoptable highway land ) - KCC Legal have however already started on these.	15
East. 65	George Park (Canterbury Road) Margate	George Park	Throwley Limited	Last correspondence 2004 regarding problems with acquiring visibility splays as part of land transfer. Some of the service margin land has been transferred to land owners. Remedials required together with land transfer, H&S File and as-built drgs.	DECISION REQUIRED ON WHETHER TO PURSUE SURETY TO COMPLETE IN LINE WITH AGREEMENT AND ACCEPT REDUCED VISIBILITY WITHOUT COVENANT. ALSO DECISION REQUIRED ON WHETHER TO SEEK LAND TRANSFERRED TO RESIDENTS MISTAKENLY. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND COMPLETE FORMALITIES OF ADOPTION. LEGAL NEED TO COMPLETE TRANSFER.	LCL to progress.	0
East. 66	Newmans Close (Lanthorne Rd) Broadstairs	Newmans Close	Taylor Wimpey Ltd (ex Wilcon site)	TDS now attempting to complete works on behalf of Taylor Wimpey Homes and are complying with requirements to get scheme adopted. Land transfer and deeds required. Problem with locating buried soakaway in garden and with visibility splays built in wrong place, however to move forward and given guidance in MfS decision taken to accept reduced visibility. As-builts, H&S file and highway inventory required. Minor remedials also required - now progressing to natural conclusion	DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND CHASE DEVELOPER TO COMPLETE WORKS. FAILURE TO COMPLY WITH REQUEST WILL REQUIRE DECISION ON WHETHER TO CONTACT SURETY TO GET WORKS COMPLETED. LEGAL NEED TO COMPLETE TRANSFER ETC. DIVISIONAL OFFICE TO COMPLETE ADOPTION FORMALITIES WHEN VISIBILITY ISSUES SORTED. AS-BUILTS AND H&S FILE REQUIRED	Letter sent 28-5-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08.	5

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 01	Eureka S&b Park,ph1	Trinity Road, Thomson Road	Trinity College, Cambridge	Land transfer outstanding. Divisional office produced remedial list of outstanding works to be completed - currently working up estimate. Developer to be given estimate and asked to complete works.	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER. DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AFTER ESTIMATE COMPLETED AND AGREED. DEVELOPER SHOULD BE GIVEN TIME PERIOD TO COMPLETE OTHERWISE CALL IN SURETY. COULD GET RINGWAY TO COMPLETE WITH DEVELOPER'S CONSENT.	Adopted May 08	100
Mid. 02	Lit Burton Fm,spine2	George Williams Way, Richmond Meech Drive	Little Burton Dev Co Ltd	Divisional Office to resolve outstanding surface water drainage problems. Developer to provide amended drawings to enable completion of land transfer. Remedial list required before adoption. Last correspondence 03/10/07.	LEGAL TO ENSURE LAND TRANSFER COMPLETED. AWAITING RESPONSE FROM DEVELOPER (LAST CORRESPONDENCE 03/10/07) DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN DRAINAGE PROBLEM RESOLVED. DECISION REQUIRED TO ADOPT BEFORE DRAINAGE PROBLEM RESOLVED	Adopted April 08	100
Mid. 03	Goat Lees,phase 1	Trinity Road, Jersey Close	Ward Construction (medway) Ltd	Legal to chase Land Transfer. Divisional Office to inspect to ensure works acceptable - possible remedial list.	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN DRAINAGE PROBLEM RESOLVED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Jacs to progress	0
Mid. 04	Goat Lees,phase 2	Friesia Way	Ward Construction (medway) Ltd	Legal to chase Land Transfer. Divisional Office to inspect to ensure works acceptable - possible remedial list.	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEED OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN DRAINAGE PROBLEM RESOLVED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Jacs to progress	0
Mid. 05	Goat Lees,spine Rd. Ph 2	Trinity Road	Ward Construction (medway) Ltd	Legal to chase Land Transfer. Divisional Office to inspect to ensure works acceptable - possible remedial list.	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEED OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN DRAINAGE PROBLEM RESOLVED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Jacs to progress	0



KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 06	Bridge St, Wye	Dennes Hill Close	Ruddy Developments Ltd	Developer in receivership. Problems with gas main laid through S.104 Foul manhole. Part of visibility splay transferred to resident. Default notice issued on Surety 28/01/02. Outstanding 25% of costs of the works is £6,227.25. Surety has offered a payment of £2000 only. Revised estimate for costs of works £1600 not including legal costs.	LEGAL TO SEEK COSTS FROM SURETY TO COMPLETE WORKS. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT LAND TRANSFER, ISSUE WITH GAS MAIN IN S.104 MANHOLE AND WITHOUT LEGAL COSTS	<b>On legal "hot list"</b> KL visited site am 25-8-08. Site found to be tidy and on a few minor remedials required. KL chasing Southern Water in connection with the apparent pipe clash. At KL's meeting with SWS on 22-9-08 it was confirmed that SWS would not be prepared to adopt. KL has re-visited site and confirmed that clash is not in MHs.	50
Mid. 07	Hoads Wood,sandyhurst Ln.	Hoadswood Gardens	Mclean Homes South East Ltd	Transfer and deed of grant outstanding. Remedial list required to complete	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEED OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER AND DEED COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Jacs to progress	0
Mid. 08	Lit Burton Fm,phse 2	Clarke Crescent, John Badger Close, James Haney Drive	Wimpey Homes Ltd	Transfer outstanding. Remedial list required to complete. Last correspondence 09/10/07	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Letter sent 28-5-08. <b>On legal "hot list"</b> . KL meeting Paul Bending of Taylor Wimpey am 27-6-08.	5
Mid. 09	Market,orbital Park	Monument Way	Hobbs Parker	Not on Maintenance. Problems with culvert under highway - structural approval and adoption by Southern Water. Remedial list required to complete. Last correspondence 08/02/07	DECISION REQUIRED ON WHETHER TO ADOPT WITH PRIVATE STRUCTURE UNDER THE HIGHWAY? WAIVER MAINTENANCE PERIOD AND ISSUE CERT 2 AND 3 TOGETHER AND PURSUE LAND TRANSFER?	LCL to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 10	Stanhope School Phase 2 (housing Association)	The Limes	Alfred McLain	Not on Maintenance. Street Lighting not yet approved. Ensure S.104 Agreement in place. Remedial list required to complete. Last correspondence 14/05/07. Transfer ongoing.	LEGAL TO SORT OUT TRANSFER ISSUES. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT ELECTRICAL CERTIFICATES/APPROVAL FOR STREET LIGHTING? / S.104 AGREEMENT APPROVAL WAIVER MAINTENANCE PERIOD AND ISSUE CERT 2 AND 3 TOGETHER AND PURSUE LAND TRANSFER?	Letter sent 28-5-08. Carrillion Building (?) responded and advised that now with Wimpey. Paul Bending at George Wimpey then advised that this is dealt with by Peter Mandell (p.mandell@peterind.co.uk). KL e-mailed 15-7-08. KL chased by e-mail pm 21-7-08. KL left voice message on his mobile 07860 285712 pm 21-7-08. KL met Peter Mandell (p.mandell@peterind.co.uk, 07860 285712) am 13-8-08. KL e-mail listing remedials of 14-8-08 refers. E-mail from Peter of 20-8-08 advised that remedials were programmed. KL discussed land issue with Dawn Sherwan of KCC Legal - no problems on site - appears to be an administrative issue with regard to plans. Dawn's e-mail of 27-8-08 refers. KL raised with Peter Mandell via e-mail 3-9-08. KL has discussed the "disputed" land boundaries with the Developer's Representative (David Melbourne) regarding junction - to be surveyed and land plan amended.	80
Mid. 11	Stanhope School Phase 1 (private Development)	The Limes	Alfred McLain	Not on Maintenance. Street Lighting not yet approved. Ensure S.104 Agreement in place. Remedial list required to complete. Last correspondence 14/05/07. Transfer complete.	LEGAL TO CONTACT ASHFORD LEGAL TO LOCATE AGREEMENT. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT ELECTRICAL CERTIFICATES/APPROVAL FOR STREET LIGHTING? / S.104 AGREEMENT APPROVAL WAIVER MAINTENANCE PERIOD AND ISSUE CERT 2 AND 3 TOGETHER?		
Mid. 12	Glebe House ,Mersham	Old Rectory Gardens	Embassy Homes Ltd	Part of land transferred to resident needs sorting. Remedial list required to complete. Last correspondence 26/09/07	DECISION REQUIRED ON WHETHER TO ADOPT AND COMPLETE LAND TRANSFER FOR PLOT 1 POST ADOPTION.	Working on land transfer	10
Mid. 13	Henwood Allotments	Gordons Close	Wimpey Homes	Issue over need for additional bollards to prevent misues of emergency access. Land transfer and remedial list required to complete	DECISION REQUIRED ON WHETHER TO ADOPT AND COMPLETE LAND TRANSFER POST ADOPTION AND SORT ISSUE WITH BOLLARDS FOR EMERGENCY LINK.	Letter sent 28-5-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08. Graham Currie forwarded an e-mail which attached LR plans 15-7-08. KL discussed with Paul B pm 21-7-08 - PB to pass to his sub-consultant TDS. KL chased TDS pm 11-8-08. Site meeting held pm 11-9-08. KL e-mail of 24-9-08 refers. KL to raise vegetation clearance with Paul Bending at TaylorWimpey (elevate from TDS). GC to discuss the background to the visibility to the right when emerging from the development with Agreement Engineer.	50

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 14	Henley Fields,ph 3	Colonel Stephens Way	Wilcon Homes	Transfer and deeds of grant outstanding. Remedial list required to complete. Last correspondence 26/09/07	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Jacs to progress	0
Mid. 15	Park Farm Lp B	Redberry Road	Persimmon Homes	Confirm Adoption and Certificate release	ADOPTED? DIVISIONAL OFFICE TO CONFIRM ADOPTION DATE AND CERTIFICATE RELEASE	Adopted Oct 08	100
Mid. 16	Rhm Site,mace Lane	Mill Court, Miller Close	Osbourne	Transfer and deeds of grant outstanding. Remedial is required to complete. Last correspondence 17/04/07	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER, DEEDS OF GRANT AND AS-BUILT DRAWINGS DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER AND DEEDS?	<b>On legal "hot list"</b> Paul Turner's e-mails (of Osbourne) of 21-8-08, 21-8-08 and 28-8-08 refer. KL visited site am 25-8-08 - no remdials of note required. KL to progress.	90
Mid. 17	Westhawk Fm Phase 1	Britannia Lane, Antonius Court, hadrain Gardens, Claudius Grove, Constantine Road, Temple Close	Taylor Woodrow Ltd	Transfer and deeds of grant outstanding. Remedial list required to complete. Last correspondence 09/10/07	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER AND DEEDS?	AE to progress	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 18	Brisley Farm Ph 1	Coulter Road, Harrow Way	Ward Homes	Transfer and deeds outstanding for both S.38 and S.278. Remedial list required to complete. Last correspondence 07/12/05	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER AND DEEDS COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER AND DEEDS?	LCL to progress.	0
Mid. 19	Factory Outlet	Kimberely Way	Gallifords	Transfer outstanding. Remedial list required to complete. Last correspondence 04/09/07	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	LCL to progress.	0
Mid. 20	Goat Lees,west End	Trinity Road, Guernsey Way	Goat Lees Joint Venture Co. Ltd	Transfer and deeds outstanding. Issue over legal costs. Remedial list required to complete. Last correspondence 24/08/07	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER AND DEEDS OF GRANT DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER AND DEEDS COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER AND DEEDS?	On legal "hot list". KL has visited site but not found any cause for remedials?	50
Mid. 21	Lit Burton Fm Lp4	Raymond Fuller Way	Wimpey Homes	Transfer outstanding. Remedial list required to complete. Last correspondence 27/09/06	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Letter sent 28-5-08. On legal "hot list". KL meeting Paul Bending of Taylor Wimpey am 27-6-08.	5
Mid. 22	Kennington Road	Kings Chase	Pelham Homes	Transfer outstanding. Issue with some land transferred to resident. Remedial list required to complete. Last correspondence 26/04/07	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER ENSURING LAND TRANSFERRED TO THIRD PARTY RESOLVED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST WHEN LAND TRANSFER COMPLETED. DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	LCL to progress.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 23	Godinton Park Ph 1	Butternut Copse	Bovis Homes	Transfer outstanding. Certificate 3 to be issued if no remedials	LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER. DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3	Jacs to progress	0
Mid. 24	Little Burton Fm Plots 5a&b	Alec Pemble Close, Harry Pay Close, Beatrice Hills Close, John Dutton Way	Mcleans	Maintenance period recently expired. Transfer and formalities to be completed. Last correspondence 19/03/07	DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 WHEN TRANSFER COMPLETE. LEGAL TO CONFIRM TRANSFER COMPLETE	5A Adopted - 5B separate Agreement not adopted due to drainage problems	55
Mid. 25	Goat Lees, Phase 4	Aylesbury Road, Muscovy Road, Dunnock Road, Snipe Close	Bryant Homes	Not on Maintenance. Street lighting issues to be resolved prior to Cert 2 being issued. Last correspondence 15/05/07	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORK PRIOR TO MAINTENANCE PERIOD COMMENCING. DECISION REQUIRED WHETHER TO ISSUE CERT 2 AND 3 TOGETHER. ALSO DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	LCL to progress.	0
Mid. 26	Brisley Farm Ph 2	Haywain Close	Ward Homes	Not on Maintenance. Awaiting S.104 Cert, SA 3 completion, Street Lighting checks etc before Cert 2 can be issued. Last correspondence 15/10/01	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORK PRIOR TO MAINTENANCE PERIOD COMMENCING. DECISION REQUIRED WHETHER TO ISSUE CERT 2 AND 3 TOGETHER. ALSO DECISION REQUIRED TO ADOPT WITHOUT LAND TRANSFER?	Jacs to progress	0
Mid. 27	Goat Lees Phase 5	Guernsey Way	Westbury Homes (Holdings) Ltd	Currently running maintenance period. Due to expire 18/04/08	DIVISIONAL OFFICE TO PURSUE NORMAL REQUIREMENTS DURING MAINTENANCE PERIOD. LEGAL TO COMPLETE FORMALITIES.	Jacs to progress	0
Mid. 48	Chaffes Lane	Layby and Footway only	D & W Barling	Last correspondence 2001. Works finished no contact from developer. Divisional office to instruct legal to complete transfer.	LEGAL TO CONTACT SWALE LEGAL TO LOCATE AGREEMENT. DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 WHEN TRANSFER COMPLETE. DECISION REQUIRED ON WHETHER TO ISSUE ALL CERTIFICATES TOGETHER ONLY MINOR FOOTWAY AND LAYBY WORKS	On legal "hot list" KL visited site am 25-8-08 and could find need for remedials. KL discussed with developer Mr Barling pm 13-10-08 - Mr Barling advised that he had provided undertaking for costs for LT. Therefore KL to progress adoption.	100

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 49	Swanstree Avenue	Wadham Place	Royco	Receiver has been asked to provide funds to cover outstanding works and landscaping commuted sum. Divisional office to instruct legal to complete transfer.	LEGAL TO CONTACT SWALE LEGAL TO LOCATE AGREEMENT. DIVISIONAL OFFICE/LEGAL TO FOLLOW UP REQUEST FOR SURETY TO BE PAID AND INVESTIGATE LAND TRANSFER DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST BEFORE ISSUING CERTIFICATE.	Adopted April 08 ?	100
Mid. 50	Abbey Street	Lammas Gate	Townscape	Problem with overhanging structure and licence required under S.177 HA 1980. Planning Authority (Swale BC) unhappy with KCC's request for signage. Residents committee have indicated willingness for development to remain private. Div Office have requested that land between existing highway and structure be transferred to KCC and that residents have agreed and are fully aware of private status.	DECISION REQUIRED ON WHETHER TO CANCEL S.38 AGREEMENT AND REVERT TO PRIVATE STATUS. WILL REQUIRE LEGAL TO GET UNDERTAKING TO SUCH AFFECT FROM RESIDENTS COMMITTEE AND AGREE TRANSFER OF LAND REQUESTED.	On legal "hot list". LCL to progress.	0
Mid. 51	Church Milton Ph.6a	Todd Crescent (Part) Miller Close	Willowbank Homes	Works completed but no progress as developer is in receivership. Last correspondence June 2005 suggesting that KCC legal would write to De Montfort Insurance confirming that surety cannot be released until works are completed. Divisional office has conducted remedial list in December 2006. Divisional office to instruct legal to complete transfer.	LEGAL TO CONTACT SWALE LEGAL TO LOCATE AGREEMENT. DECISION REQUIRED ON WHETHER TO SEEK SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. LEGAL NEED TO CHASE FOR TRANSFER AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	On legal "hot list". KL visted site 14-8-08. Mnay remedials required and a generally difficult development. Since developer is in receivership, unlikely to easily recover adequate costs.	50
Mid. 52	Beach Approach Phase 1	St Clements Road, Seaview Gardens	Wards Construction	Recent correspondence 1 November 2007 chasing for title or defective title indemnity policy. Works complete but will require final check to ensure all ok	LEGAL TO CONTACT SWALE TO INVESTIGATE WHETHER DEFECTIVE TITLE INDEMNITY POLICY HAS BEEN AGREED AND COMPLETED. DECISION REQUIRED ON WHETHER TO ADOPT WITHOUT DEFECTIVE TITLE INDEMNITY AND/OR SEEK TRANSFER POST ADOPTION. DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Awaiting Defective Title Indemnity Insurance Details from Developer Solicitor.	0
Mid. 53	Beach Approach Phase 2	St Clements Road, Seaview Gardens	Wards Construction	Works and transfer completed - currently held up by phase 1 not adopted	WHEN PHASE 1 HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES	See Phase 1	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 54	Benstead Grove	Benstead Grove	Swale Housing Assoc	Divisional office pursuing completion of works and formalities. Divisional office to instruct legal to complete transfer.	LEGAL TO CONTACT SWALE LEGAL TO LOCATE AGREEMENT. LEGAL NEEDS TO CHASE FOR TRANSFER AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Letter sent 28-5-08. <b>On legal "hot list"</b> . KL unable to find???	5
Mid. 55	Church Milton Ph. 8	Miller Close	Swale Housing Assoc	Linked to Phase 6a (see above) Last correspondence from Legal requesting surety be paid for outstanding works. Divisional office to instruct legal to complete transfer.	LEGAL TO CONTACT SWALE LEGAL TO LOCATE AGREEMENT. DECISION REQUIRED ON WHETHER TO SEEK SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. LEGAL NEED TO CHASE FOR TRANSFER AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Letter sent 28-5-08. <b>On legal "hot list"</b> . KL visited site 14-8-08. See Mid 51 -where to the schemes split? KL visited site again 2-10-08 - if separate from Mid 51 only minor remedials required. See also Mid 58.	50
Mid. 56	Bull Lane	Dennis Willcocks Close	S.H.A./Alfred Mcalpine	Last Correspondence from developer 27 November 2006 confirming adoption of sewers under S.104 agreement.	DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3.	KL visited site pm 2-10-08. No significant remedials required. KL to progress to adoption.	90
Mid. 57	Noreen Avenue	Maggie Court Mallard Court	S.H.A./Alfred Mcalpine	File now found. Issue with Southern Water refusing to adopt S.104 works as there are some flooding problems. Solution suggested by Robert Colley to developer in correspondence 14 July 2006 was to have separate outfall for highway drainage.	LEGAL TO PURSUE DEVELOPER TO GET RESOLUTION OVER DRAINAGE ISSUES AND COMPLETE TRANSFER. DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 WHEN TRANSFER AND DRAINAGE SOLUTION AGREED.	Jacs to progress	0
Mid. 58	Rochester Park Ph. 2	Yeates Drive, Miller Close	Construct Reason	Last correspondence 10 June 2004 from developer requesting adoption following confirmation from Sarath Attanayake (Swale HU) 17 February 2004 that remedial works were completed. No further communication.	DIVISIONAL OFFICE TO ARRANGE SITE MEETING WITH DEVELOPER TO AGREE COMPLETION OF WORKS. DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	KL visited site pm 2-10-08. Only minor remedials required. KL to progress.	90

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 59	Thistle Hill - SHA/Moat-Spine Road	Heron Drive, Thistle Hill Way	Osborne Homes	Divisional office pursuing completion of works and formalities.	DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 WHEN TRANSFER AND DEED OF GRANT COMPLETE. LEGAL TO FOLLOW UP REQUEST FOR LAND TRANSFER, DEEDS OF GRANT AND AS-BUILT DRGS.	Transfer and Deeds of Grant completed - Adoption held up due to section of land on Scocles/Thistle Hill Way S278 works not transferred.	0
Mid. 60	Thistle Hill - SHA/Moat Ph. 2	Lapwing Close Heron Drive	Osborne Homes	Progress cannot be made until adoption of Spine Road (see above)	WHEN SPINE ROAD HAS BEEN ADOPTED DIVISIONAL OFFICE TO CONDUCT FINAL REMEDIAL LIST AND ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES	See Phase 1 Thistle Hill SHA/Moat Spine Road	0
Mid. 61	Off Power Station Road	William Rigby Drive, Buddle Drive, Scotchmen Close	Wimpey Homes	S.278 scheme not yet completed. Last correspondence 24 April 2006 from Alun Millard requesting meeting with developer to agree final remedials. No further information on file.	DIVISIONAL OFFICE TO CHASE JACOBS FOR COMPLETION OF S.278 SCHEME AND ARRANGE SITE MEETING WITH DEVELOPER TO AGREE COMPLETION OF WORKS. DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Letter sent 28-5-08. KL meeting Paul Bending of Taylor Wimpey am 27-6-08. Subsequent site meeting held pm 30-6-08. Several items of remedial Works are required - KL e-mail of 1-7-08 refers. KL advised by Taylor Wimpey that a contractor has been instructed and that Works are programmed. Feedback awaited from SWS regarding the	80
Mid. 62	Dunkirk Road North	Weatherall Close	Jones Homes	Divisional office pursuing completion of works and formalities.	DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION	Adopted April 08	100
Mid. 63	Davington Wood Yard	Admiralty Close	Orchid Homes	Last correspondence 18 July 2006 from Alun Millard suggesting that developer has gone into receivership and legal are investigating. Divisional office to instruct legal to complete transfer.	DECISION REQUIRED ON WHETHER TO SEEK SURETY AND GET RINGWAY TO COMPLETE WORKS OR PURSUE SURETY TO COMPLETE IN LINE WITH TERMS OF AGREEMENT. NO CERTIFICATES ISSUED. DIVISIONAL OFFICE TO INSTRUCT LEGAL TO COMPLETE TRANSFER AND COMPLETE FORMALITIES OF ADOPTION.	KL visited site pm 2-10-08. Only very minor remedials required (lighting numbering and painting). KL to progress.	80
Mid. 64	Thistle Hill - Spine Road Phase 1	Thistle Hill Way, Plover Road	Bovis	Last correspondence 22 June 2007 from Bovis submitting commuted sum payment. Problems with damage to road sustained during maintenance period. Developer has agreed to undertake these works which the divisional office are supervising. Divisional office to instruct legal to complete transfer.	DIVISIONAL OFFICE TO AGREE FINAL WORKS WITH DEVELOPER, THEN ISSUE CERTIFICATE 3 AND COMPLETE FORMALITIES OF ADOPTION AND INSTRUCT LEGAL TO COMPLETE TRANSFER.	Land Transfer; - Area of land discovered not to be within Developers Title: Legal pursuing Developer to remedy	0



KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 65	Thistle Hill Area 1 Phase 1	Bellflower Avenue, Buckthorn Road, Orchid Close, Penny Cress Road	Bovis	Progress cannot be made until adoption of Spine Road (see above) Divisional office to instruct legal to complete transfer.	WHEN SPINE ROAD HAS BEEN ADOPTED DIVISIONAL OFFICE TO ISSUE CERTIFICATE 3, COMPLETE FORMALITIES AND INSTRUCT LEGAL TO COMPLETE TRANSFER.	See Phase 1 Spine Road	0
Mid. 66	Ex- Preston Allotments Canterbury Road - Phase 1	Hilton Close	Crest Homes	Divisional office pursuing completion of works and formalities.	LEGAL TO COMPLETE TRANSFER AND DIVISIONAL OFFICE TO COMPLETE FORMALITIES OF ADOPTION.	Adopted	100
Mid. 67	Pantene Lane	Avent Walk, Randle Way, Scoones Close	Ward Homes Ltd	Correspondence from Jo Davies 31 October 2006 requesting stage 3 audit and design, certificates for S.104 Agreement and street lighting certificates, together with a list of remedials to be completed. Last correspondence 2 March 2007 from Ward Homes suggesting that works are in hand and they will contact Jo when everything has been completed to arrange final inspection prior to Part 2 certificate. Divisional office to instruct legal to complete transfer.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF REQUIREMENTS AND INSTRUCT LEGAL TO COMPLETE TRANSFER. DECISION ON WHETHER TO WAIVER MAINTENANCE PERIOD AND PURSUE ADOPTION FOLLOWING COMPLETION OF FORMALITIES?	Jacs to progress	0
Mid. 68	The Meads, Spine Road	Senora Way, Jacinth Drive, Argent Way	Redrow Homes (Eastern) Ltd	Divisional office pursuing completion of works and formalities. Divisional office to instruct legal to complete transfer.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF REQUIREMENTS AND INSTRUCT LEGAL TO COMPLETE TRANSFER. DECISION ON WHETHER TO WAIVER MAINTENANCE PERIOD AND PURSUE ADOPTION FOLLOWING COMPLETION OF FORMALITIES AND TRANSFER?	10.10.08 - Remedial/Completion Works completed, Stage 3 SA works being completed then Certificate 2 to be issued.	0
Mid. 69	The Meads, Area 1	Sorona Fields, Cinnibar Drive, Galena Close, Balas Drive	Redrow Homes (Eastern) Ltd	INTERESTING THAT CERT 2 ISSUED FOR THIS PHASE YET SPINE ROAD NOT ON MAINTENANCE!! Divisional office pursuing completion of works and formalities.	WHEN SPINE ROAD HAS BEEN ADOPTED DIVISIONAL OFFICE CAN PROCEED WITH COMPLETING FORMALITIES AND ISSUE CERTIFICATE 3.	See The Meads Spine Road comments.	0

KHS S38 Cold Cases (Resolution)

PHASE 1 - EAST KENT

File Ref	Location	Road Names	Developer	Current Status	Action Required	Comments	Approx. Percentage complete
Mid. 70	The Meads, Area 4	Tourmaline Drive, Argent Way, Sorona Way	Alfred Mcalpine	Divisional office pursuing completion of works and formalities. Legal have contacted Swale re position of transfer and are awaiting response	WHEN SPINE ROAD (REDROW HOMES AGREEMENT) HAS BEEN ADOPTED DIVISIONAL OFFICE CAN PROCEED WITH COMPLETING FORMALITIES AND ISSUE CERTIFICATES. DECISION ON WHETHER TO WAIVER MAINTENANCE PERIOD AND PURSUE ADOPTION FOLLOWING COMPLETION OF SPINE ROAD? LEGAL TO PURSUE COMPLETION OF TRANSFER.	See The Meads Spine Road comments	0
Mid. 71	The Meads, Area 3	Feldsper Close, Argent Way, Anatase Close	Wilcon Homes	Divisional office pursuing completion of works and formalities. Divisional office to instruct legal to complete transfer.	WHEN SPINE ROAD (REDROW HOMES AGREEMENT) HAS BEEN ADOPTED DIVISIONAL OFFICE CAN PROCEED WITH COMPLETING FORMALITIES AND ISSUE CERTIFICATES AND INSTRUCT LEGAL TO COMPLETE TRANSFER. DECISION ON WHETHER TO WAIVER MAINTENANCE PERIOD AND PURSUE ADOPTION FOLLOWING COMPLETION OF SPINE ROAD?	See The Meads Spine Road comments	0
Mid. 72	Attlee Way - St Thomas School	Wyvern Close	George Wimpey South London Ltd	Last correspondence 27 June 2007 from Robert Colley to Solicitor acting for purchaser outlining outstanding requirements.	DIVISIONAL OFFICE TO CHASE DEVELOPER FOR COMPLETION OF WORKS AND PURSUE FORMALITIES TOWARDS ADOPTION.	31.01.08 List of completion works agreed - awaiting developer to carry out	0