

Chetwynd Barracks Up date.

Thank you to everyone who took part in the BBC East Midlands Today news item broadcast on Monday.

I have a mix of news.

Adopted roads

We have been sent a map from Broxtowe Borough Council that shows NONE of the roads have been adopted by the Highways Authority. Only some roads are subject to s.38 agreements struck between the Borough Council and the builder of that part of the development. I have been told by the Borough Council that there are s.38 agreements on Catt Close, Wilkinson Close, Lewsey Close, Tindall Close, Leonard Mews, Dallagio Mews, Cohen Close and Grayson Mews. But the agreement cannot be enforced because “they do not connect to any piece of road that it already adopted and until they do, the roads will not be adopted.”

I am very concerned as to the consequences of all this and it will be one of the many questions I will be asking the Chief Executive of the Borough Council when I meet her on Friday.

The Park

I have been told that the solicitor who maintains the “stakeholder fund” has sent a cheque to the Administrators (Deloittes) for £50,000 to be paid, in effect to the Borough Council to fund the work to the park space. I know some residents believe this money should be paid over to make good the roads. I am not sure the money can be used for anything other than the park but again I will make further enquiry.

The “stakeholder fund” and the roads

Again I am repeating what I am told by one of your good neighbours! The good news is that the builders have been told they can access the stakeholder fund and use the money to make good the roads. The bad news (and I hope this is wrong) is that there is less than £150,000 left in the fund. I am awaiting details from Deloittes and should say that their initial information was that there was more money available.

Sale Contracts

A number of residents are checking their contracts of sale in which the builder who sold them the home agreed to make good the roads etc etc. We have been shown a few contracts and in the next few days I will enquire as to whether there is any legal action that can be taken to enforce the contracts. My concern is that any reference to s.38 agreements won't take us very far as there are no s.38 agreements on the majority of roads. I really need one solicitor to advise us on one contract and it will save everyone a lot of time and money!

Correspondence.

Apart from an email from Persimmon I have not had any replies to my letters to the Borough Council, the builders or Administrators.

What can you do?

Please check your contract of sale, if you can, get legal advice or contact me
anna.soubry.mp@parliament.uk

If you have complained to the builder or indeed anyone else about the roads or park please send me copies of any letters or emails. I have at least one resident who has complained for many years with no effect and has asked me to contact the builder directly to complain about the dreadful way his perfectly proper complaints have been ignored.

Come along next Wednesday to the Residents meeting.

NEXT WEDNESDAY – RESIDENTS MEETING THE VILLAGE HOTEL AT 7.30