

CHETWYND BARRACKS UPDATE – September 20th

I have had a meeting with the Chief Executive of Broxtowe Borough Council, Ruth Hyde and at her suggestion I will chair a meeting of all the builders, the administrators and other interested parties. Ruth Hyde has agreed to contact all the relevant people. I have supplied her with the names of the people to contact at the Administrators of Cofton, the original purchasers of the land and owners of the majority of roads and pavements on the development.

I have heard from two of the builders – William Davies and Persimmon. I have also had the letter I sent to Barratts returned. I was given a contact address by Broxtowe Borough Council which turns out to be an address they stopped using some five years ago. We now have the correct address and an email address for the Chief Executive and have sent off the letter to both. I think we can fairly not criticise Barratts for failing to respond in time for Wednesdays meeting. I will inform Ruth Hyde of the inaccuracy in her officers information first thing tomorrow morning. I should add that I have yet to receive a reply from Simon Smith at the Borough Council to the letter I sent him almost three weeks ago – I will also chase that up first thing tomorrow.

William Davis has sent a very interesting though rather confusing response. The Managing Director has been good enough to reply and assures me that his company and the other builders are already working to resolve matters. I have responded to his letter accordingly.

A map from Broxtowe Borough Council has revealed that none of the roads on the development have been adopted by Broxtowe Borough Council. Some roads are subject to agreements (s.38's) that they will be built to the required standard ready to be adopted by the Highways Authority. Most of these roads have had the work completed BUT cannot be adopted by the Highways Authority as they meet up with roads like Mountbatten which is not subject to an agreement.

The builders apparently (according to a letter from Persimmon) bought the land as a consortium with William David being the "lead". The proposal is that the land on which the roads and pavements lie which are not subject to any agreement (s.38 agreement) and which is currently "owned" by Cofton, should be transferred to one of the builders. There is no time scale given for this and most importantly no indication as to who would then pay to make good the roads.

The letter from William Davies confirms there is a sum of money in account for the roads and the plan is for the builders to dip into it to make good "the roads" with the builders making up the shortfall on a pro-rata basis. That account contains less than £140,000 which is not good news given that I am unsure as to whether this agreement includes the non s.38 roads or just the roads where there are agreements. Hence my latest letter to William Davis which asks for clarification.

The letter from William Davis also confirms there is an account with money set aside for the public open space and that the administrators have authorised a cheque for £55,000 to be paid to Broxtowe Borough. This was news to Broxtowe Borough Council and comes just a few days after the "Cabinet" decided to use council tax payers money from another fund to sort out the park area. I should add that Conservative Councillors opposed this proposal. I do not know why Broxtowe was unaware of this and fear that it may be because they simply do not have the contact details which they clearly should have.

