

Action	Comments
<p>Officers to develop a Supplementary Planning Document, which will include guidance on open space provision, management and maintenance.</p>	<p>Draft of the SPD to be reviewed by the Local Development Framework Group in 2024.</p> <p>The draft SPD will then be published for a period of statutory public consultation. Draft SPD, including any appropriate post-consultation amendments, would then likely be in a position to go to Cabinet for it to be considered for adoption. Once adopted, the SPD would be used in the determination of relevant planning applications.</p>
<p>Officers to look into developing a 'Good Practice Code', which developers could be asked to sign up to. This would set out the Council's expectations around the developer's appointment of an appropriate management company.</p>	<p>While the NHQC serves this purpose, Officers can explore whether there is value in creating a local code which reinforces the NHQC and adds additional expectations based on the experiences which have been reported to Officers e.g. extraneous fees unrelated to the management of open spaces.</p> <p>The Council will not be able to insist that developers sign up to a code and would not be able to refuse Planning Permission on this basis, but developers would be expected to explain if they were unwilling to sign.</p>
<p>Management Companies to be invited to join Growth/Development Boards.</p>	<p>This has already taken place for the Fairham and Bingham Developments. The relevant management companies will be invited to join the development boards, ensuring that RBC can establish expectations at an early stage and hold management companies to account more effectively moving forward.</p> <p>Where Growth/Development Boards are not in place, Officers will engage relevant management companies at the earliest opportunity to build positive relationships and establish expectations.</p>

<p>The Council to make contact with management companies on behalf of existing residents' groups with concerns or disputes, and where appropriate convene a meeting with a view to achieving positive resolution.</p>	<p>There is activity happening nationally and locally which is expected to improve the situation significantly for house buyers moving forward. However it is clear that there have been historic issues which may not necessarily be addressed or resolved.</p> <p>The Council cannot commit to acting as an advocate for residents on an individual case by case basis. However, the Council can seek to make contact with management companies on behalf of residents' groups representing estates and convene a meeting with resident representatives and management company representatives to try and resolve historic issues.</p>
<p>The Council to make contact with other agencies e.g. Nottinghamshire County Council in their role as Highways and Local Flood Authority</p>	<p>While the terms 'open spaces' is used throughout the report, the spaces referred to include not only green open space, but also hard surfaces, footpaths, waterways, sustainable drainage systems and other infrastructure.</p> <p>There is clearly a role for other agencies and authorities to be working collaboratively with the Council to advocate for best practice in the management and maintenance of relevant infrastructure.</p>