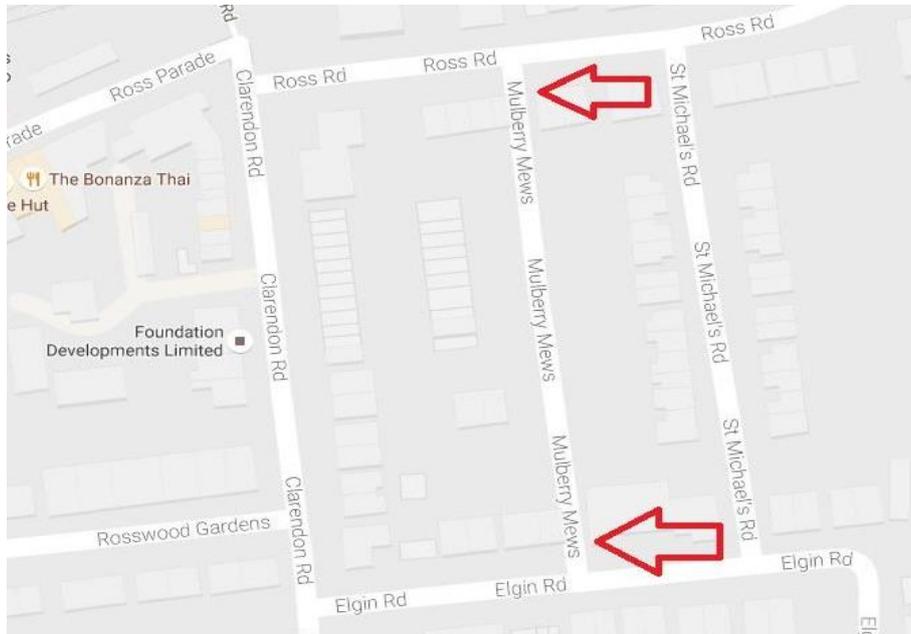


## BW/1617. Mulberry Mews road improvements – public realm project

### 1 Background

- 1.1 The project has been proposed by Cllr McCoy and is located in Wallington South.
- 1.2 Mulberry Mews is an access road, linking Ross Road and Elgin Road.



- 1.3 Planning for the Mulberry Mews housing development (green shaded area below) was granted in 1974. As part of this planning permission, responsibility for bringing the road up to standard and maintenance of the road was the responsibility of the property owner. At present this is Thames Valley Housing [for the section of road which runs along the length of the property, as shown in green below].



1.4 Mulberry Mews road is unregistered land. Each section of the road is owned by the property which faces onto it. The Local Authority cannot request ownership records for unregistered land.

**2 Issues**

2.1 Ownership for the access road from Ross Road up to the TVH property has not been identified. Ownership for the access road from Elgin Road up to the TVH property has not been identified. TVH would need to identify the landowners prior to commencing work to gain their consent.

2.2 At present Mulberry Mews does not meet the criteria for the Local Authority to adopt the road as it is not wide enough for a footway and carriageway. Conversations with Thames Valley Housing indicate they are not seeking for the London Borough of Sutton to adopt the road.

2.3 Advice from officers is that Local Authority funds should not be spent on private roads, as they are not council assets.

**3 Options**

3.1 The road is privately owned and has fallen into a state of disrepair. Thames Valley Housing (TVH) who own the housing development located on this road, have undertaken surveys and obtained quotes to bring the road up to standard.

3.2 Thames Valley Housing have provided 3 options for the repair of the road.

	OPTION	Cost excluding VAT and fees
Option 1	1 TVH Car Park and Footpaths	£102,500
Option 2	1 TVH Car Park and Footpaths 2 New road surface to Mulberry Mews- from car park to Ross Road	£168,500
Option 3	1 TVH Car Park and Footpaths 2 New road surface to Mulberry Mews- from car park to Ross Road 3 New road surface to Mulberry Mews- full length	£222,300

3.3 Thames Valley Housing are asking for a contribution of £30,000 from public realm capital to progress with **option 2**. This will enable the section of road from the access point at Ross Road to the boundary of their property to be brought up to standard.

3.4 At present there is not an agreement as to who would maintain the road should option 2 be progressed. This would need to be resolved prior to work commencing to prevent further degradation to the road once the works have been completed.

#### **4 Financial**

- 4.1 The Local Committee has £1,561 of public realm capital remaining and £5,147 of direct revenue funding for 2016/17.
- 4.2 Local Transport Fund cannot be used on private roads according to the TfL conditions.
- 4.3 The Local Committee would not be able to meet the full amount of this request from the 16/17 budget. £6,708 could be allocated towards this project from the 16/17 budget. The remainder of the funds would need to be allocated from the 2017/18 budget.
- 4.4 The capital base budget for 2017/18 is £55,544 and £10,000 for direct revenue funding, subject to agreement by Strategy and Resources Committee.

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