

Local Management Organisation Requirements for Public Open Space, Outdoor Sports Pitches and Play Areas

NOTE: It is the Council's strong preference that public open space, outdoor sports pitches and play areas on new developments continue to be adopted by the Council together with payment of a commuted sum.

The Council will only consider a management organisation proposed by a developer if it meets the list of conditions set out below:

- (i) The Owner shall provide a written statement confirming;
 - a. the Management Company's name, address, phone number, and email address; and that those details will be provided to all residents at the point of purchase who are liable to pay a management fee ('the residents')
 - b. the Council will be informed when the management company takes over responsibility for the management of the public open space.
 - c. The Council will be informed of the Land Registry Title number if the public open space is transferred to the management company.
 - d. that the residents will receive a 'balance sheet' at the end of each financial year to demonstrate how their management fees have been spent, what revenue is available to cover unexpected costs, for example fly-tipping and unauthorised encampments; and what money is available to reinvest in the public open space.
 - e. That residents will be involved in the decisions about how the public open space management fees is be spent.

(ii) the Owner shall provide a method statement containing details of;

- a. how capital funding for replacement items/unforeseen costs will be generated and;
- b. how the Management Company will ensure that the standards of maintenance will be at least to the same standard as set out in the Public Open Space Scheme.

(iii) Confirmation that at no point will the service charges levied on residents increase the rents for affordable housing above 80% of the open market rents as published by the Home and Communities Agency (HCA) (or successor body), where affordable rents are in place.

(iv) Confirmation that all public open space, outdoor sports pitches and play areas remain accessible and usable by the general public in perpetuity.

(v) If the Management Company goes in to administration or otherwise ceases to exist, confirmation that title deeds of all public open space, outdoor sports or play areas transfer at consideration of £1 to the Council as the provider of last resort and details of the mechanism by which this transfer shall take place.