

Lib Dem Altered Motion to Agenda Item 10a: Proposed by Councillor Hauk, Seconded by Councillor Payne.

This alteration includes both the Labour and Green proposed amendments to the Motion.

Changes can be seen in colour.

Council notes:

That many residents move into new developments expecting to become part of established communities yet can spend many years living with unresolved issues such as roads awaiting new markings or safety features, waiting for adequate street lighting, lack of facilities and upkeep of open spaces, play areas, drainage, signage and other community infrastructure such as health provision, community spaces and libraries.

That responsibility for such infrastructure is often divided between developers, management companies, Cambridge City Council, Cambridgeshire County Council and other public bodies. As a result, residents can face considerable difficulty in identifying who owns or maintains particular assets, who is responsible for resolving issues, whether infrastructure is intended for adoption, and what barriers remain to adoption.

Council recognises that adoption of highways, open spaces and other infrastructure can only occur where the relevant standards have been met and the responsible authority is satisfied that legal and technical requirements have been fulfilled.

That lengthy periods of uncertainty and unclear accountability can delay the resolution of problems, reduce confidence in the stewardship of developments and undermine trust in the planning and delivery of new communities.

That Cambridge City Council already works with developers, management companies, Cambridgeshire County Council and local ward councillors to help resolve issues where appropriate, recognising that statutory responsibilities remain with the relevant landowner, developer, management company or adopting authority.

That not all infrastructure is intended to be adopted by a public authority and, in some developments, the long-term management of open spaces and communal infrastructure by management companies or trusts is an intended outcome secured through the planning process. In such cases, transparency over ownership, maintenance responsibilities and resident engagement is particularly important.

Council believes:

That residents should be able to understand who is responsible for the places in which they live, how issues can be reported, and what progress is being made towards long-term management and adoption arrangements.

That improving transparency, accountability and communication on existing developments will help build public confidence in the delivery and stewardship of future developments and demonstrate that growth is accompanied by clear responsibilities and effective community engagement.

That the City Council's powers in relation to privately managed developments are limited and many responsibilities rest with developers, management companies, Cambridgeshire County Council, statutory undertakers and other public bodies. The Council's role is therefore to influence, coordinate and advocate where appropriate rather than to direct or assume responsibility for infrastructure owned or managed by others.

That residents living on existing developments should benefit from improved transparency and communication now, using the powers, partnerships and information already available to the City Council and its partner organisations, rather than waiting for future governance arrangements to be established.

That Cambridge is a growing city that will continue to see significant housing and infrastructure development in the coming years, and in future that this is proposed to be the responsibility of a Development Corporation.

Council therefore requests that the Leader works with relevant officers to make clear and timely representations to the Cambridge Growth Company Development Corporation on behalf of the council, as the Dev Co establishes itself and its role in larger developments, to request that any proposals include:

1. Working with developers, management companies, Cambridgeshire County Council, and the Cambridge City Council Greater Cambridge Shared Planning Service to improve, for residents, transparency, accountability and coordination between the relevant responsible organisations.

2. Exploring the establishment of a code of engagement for developers and management companies operating occupied developments within the city;
3. Considering mechanisms to ensure residents have access to clear and publicly accessible information on:
 - o ownership and maintenance responsibilities for community infrastructure;
 - o adoption intentions and adoption status;
 - o clear signposting to routes for addressing issues;
 - o barriers preventing adoption or transfer to public or private bodies;
 - o expected timescales for resolution where known, and
 - Property Management Company governance models which make estate management providers directly accountable to residents for performance against specified services, standards and agreed budgets.
4. Exploring mechanisms to improve visibility of progress on issues, including response and progress monitoring, making use of existing reporting systems wherever possible.
5. Exploring the creation of a publicly accessible source of information for occupied major developments within the city, bringing together, where available, information on ownership, maintenance responsibilities, adoption status, reporting routes and the organisations responsible for resolving issues.
6. Considering how successful elements of any code could be incorporated into future planning policy, planning conditions, management arrangements or **future** Local Plan policies for major developments.

In addition, in the near term, Council requests that the Leader works with **planning** officers, and with relevant cross party ~~ward and planning~~ members to:

1. Identify opportunities **working with relevant partners** to reduce unnecessary delays in the current adoption of infrastructure by the relevant public and private bodies and to highlight any barriers that may require further action by local government, developers or management companies;

2. To remind developers and management companies of their responsibilities to maintain positive engagement throughout the development of new sites and once these are established;
3. To consider whether existing planning guidance, supplementary planning guidance and conditions could be strengthened to bring this forward;

4. Within existing resources and in partnership with Cambridgeshire County Council, developers and management companies, explore the establishment of a publicly accessible information resource for occupied major developments within the city, bringing together, where available from the relevant responsible organisations listing:

- who is responsible for maintaining key infrastructure;
- whether roads, open spaces and drainage are intended for adoption;
- the current stage of any adoption process;
- how residents can report issues; and
- the organisation responsible for responding.

Consider how the stewardship of open spaces, green infrastructure and sustainable drainage systems can be strengthened during the period between occupation of developments and formal adoption or transfer, including:

- ensuring public open spaces are maintained to an appropriate environmental standard before transfer;
- protecting biodiversity features and ecological enhancements during the period before adoption; and
- ensuring sustainable drainage systems and green infrastructure are properly maintained and monitored throughout the transition from developer responsibility to the adopting body.

5. To report back to the relevant scrutiny committee ~~Council~~ within six months with an update on progress on all of the above.