

Briefing Note Regarding Bugbrooke Management Company Meeting to be held on 10th June at Bugbrooke Community Centre

The purpose of this briefing note is to pass on information received via Councillors and not directly from the Management Company.

The Clerk has been informed by Councillors that a residents' meeting is scheduled for the 10th of June 2026 to consider a vote on a proposed transfer of the land at the Johns Road Estate to the Parish Council. Councillors have expressed the view that residents may benefit from receiving further information regarding the proposal and the associated process. Councillors have also raised concerns that the matter may be presented to residents as a 'done deal' and that the Parish Council could be 'railroaded' into taking on the land.

It should be noted that the Parish Council has not yet formally agreed to the transfer and will only consider doing so once it is satisfied that all conditions set out in Resolution PC/25/09/201 have been met.

The resolution is set out below:

PC/25/09/201 JOHNS ROAD – BUGBROOKE MANAGEMENT COMPANY UPDATE

The clerk has provided a briefing note in August, but councillors had deferred the discussion and where now asked to lead it. A number of councillors felt very strongly that this is a complicated national matter that the council cannot be in tangled with while the public open space is detailed on the resident deeds. As this is a national issue, and the correct course of action would be for the Bugbrooke Management Company to work closely with Sarah Bool who appears to be championing the cause. In principle the council are willing to adopt the land once the issues have been legally resolved.

RESOLUTION – Bugbrooke Parish Council agrees in principle to adopt the public open space at Johns Road and take over the maintenance of the verges, bins, playground and benches (to be detailed before transfer), subject to the following conditions being met:

- 1. That the land is fully transferred to the parish council with unencumbered legal title, at nil cost.**
- 2. That the land is removed from the deeds of the individual properties and any covenants or legal obligations affecting the land are discharged.**
- 3. That the land is transferred in a suitable condition for public use, including necessary works to turf, paths, play areas, drainage, and any other infrastructure as agreed later.**
- 4. Any remaining funds are transferred to the council as a commuted sum to cover future maintenance.**
- 5. That the council reserves the right to seek its own legal advice to ensure due diligence before final adoption and ensure the land is free of liability (no ongoing maintenance costs or liabilities are hidden).**

This resolution of intent and does not constitute a legally binding agreement. A formal resolution of Bugbrooke Parish Council and legal transfer will be required before adoption is completed when these conditions have been met.

Proposed – Councillor John Curtis

Seconded – Councillor Will Marriott

All in favour

Decision

Councillors need to determine how they would like to proceed. Currently, the Parish Council has not been officially informed of the meeting. However, would Councillors like to attend in order to hear what is said and provide a statement on behalf of the Parish Council? Alternatively, should the Clerk email the Bugbrooke Management Company in advance, or are Councillors satisfied that the Parish Council's position is already clearly set out within the resolution?