

From: [Highways Correspondence](#)
To: [REDACTED]
Cc: [Ambe, Cllr Ernest](#); [Bilbow, Cllr Andrea](#); cll.r.charaborty@barnet.gov.uk; [First Contact](#)
Subject: RE:
Date: 09 March 2026 14:31:00

Dear Mrs Schalit,

Customer enquiry number [REDACTED].

Thank you for your email and please see below answers to your 4 questions

Whether Talgarth Walk is currently recorded as an adopted highway and/or public realm maintained by Barnet Council.

Talgarth Walk is listed on the Barnet Highways register as private, and is therefore unadopted. This means that Barnet Council is not responsible for the maintenance of the road or pavements. You can view the Highways register here:
<https://open.barnet.gov.uk/dataset/barnet-highways-register-2oon2>

If it is not adopted, who the council records as being legally responsible for the maintenance of the roads, pavements, lighting, drainage, and communal areas.

To understand who is legally responsible for the maintenance of the roads, pavements, lighting, drainage, and communal areas, you will be required to contact the landowner. The Council does not hold records on land ownership. To find out who the landowner is, you will need to make a land registry search: <https://www.gov.uk/search-property-information-land-registry>

Whether any Section 38 and/or Section 106 agreements exist in relation to this development, and if so, their current status.

For enquiries regarding the existing Section 38 adoption agreements please contact the council's Traffic and Development Section on highways.searches@barnet.gov.uk. There may be a charge for any searches.

Whether the estate is eligible for adoption by the council and, if not, what remedial works or standards would be required for adoption to be considered.

You can read information on how roads may be adopted here:
<https://www.barnet.gov.uk/roads-and-pavements/road-adoption>.

The freeholder is the only body that may start the process of road adoption. Only after they have made contact with us will we review the road against the criteria listed on the page above and advise on any works that need to be done.

I hope this email provides you with the information you need, and if not points you to the relevant service that can provide you with this information.

Kind regards

[REDACTED]

Communication and Development Manager - Highways, Environment Directorate
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Web: www.barnet.gov.uk

From: A Schalit <schalit@talktalk.net>

Sent: 09 March 2026 13:01

To: Ambe, Cllr Ernest <Cllr.E.Ambe@Barnet.gov.uk>; Bilbow, Cllr Andrea <Cllr.A.Bilbow@Barnet.gov.uk>; cllr.r.charaborty@barnet.gov.uk; First Contact <First.Contact@barnet.gov.uk>

Cc: Highways Correspondence <HighwaysCorrespondence@Barnet.gov.uk>

Subject: FW:

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**** Warning External Email ****

Dear Sirs//Madams,

We are residents of Talgarth Walk in Barnet and are writing collectively to request formal clarification regarding the ownership, maintenance responsibility, and potential adoption status of our estate.

The estate is currently managed by the residents through a company called Pembroke. Pembroke employs Sterling Estate Management to carry out certain management functions. However, residents have been attempting to replace Sterling for several years due to ongoing dissatisfaction with the service provided.

At present, Barnet Council is responsible for certain services on the estate, including bin collection and drainage issues. Grounds maintenance is currently carried out by the estate management company through its contractors, but residents are reviewing these arrangements and would prefer for the estate to be adopted and maintained by the council if possible.

Residents are therefore currently paying both full council tax and estate management fees, which has raised concerns about fairness and clarity over long-term responsibility.

To help us better understand the position, we would appreciate confirmation of the following:

.Whether Talgarth Walk is currently recorded as an adopted highway and/or public realm maintained by Barnet Council.

.If it is not adopted, who the council records as being legally responsible for the

maintenance of the roads, pavements, lighting, drainage, and communal areas.

.Whether any Section 38 and/or Section 106 agreements exist in relation to this development, and if so, their current status.

.Whether the estate is eligible for adoption by the council and, if not, what remedial works or standards would be required for adoption to be considered.

Residents have recently invested in improvements to the estate, including renewing the street lighting, and may plan to repair the pathways in the near future but would like the council to be involved as this is being forced upon us by an estate management company .

We would appreciate a written response outlining the estate's status, the council's position, and any guidance on the appropriate next steps should residents wish to pursue adoption of the estate.

We would also welcome engagement from the relevant Highways or Estates officer to help discuss the matter further.

Thank you for your time and assistance. We look forward to your response.

Kind regards,

A Schalit (Mrs)

On behalf of residents of Talgarth Walk

Barnet