

**From:** [Highways-MemberEnquiries](#)  
**To:** [Members Enquiries; Chakraborty, Cllr Rishikesh](#)  
**Cc:** [Ambe, Cllr Ernest; Bilbow, Cllr Andrea](#)  
**Subject:** RE: Request for Clarification and Potential Adoption of Talgarth Walk Estate - Your ref: [REDACTED]  
**Date:** 16 March 2026 10:20:00

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Dear Cllr Chakraborty,

**Request for Clarification and Potential Adoption of Talgarth Walk Estate - Your ref: [REDACTED]**

Thank you for your enquiry regarding the request for Clarification and Potential Adoption of Talgarth Walk Estate.

1) Whether Talgarth Walk is currently recorded as an adopted highway and/or public realm maintained by Barnet Council. Answer - No. According to our records Talgarth Walk is not adopted adopted highway and/or public realm

2) .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. Answer - The Council do not hold these records - there is no statutory obligation to do so.

3) .Whether any Section 38 and/or Section 106 agreements exist in relation to this development, and if so, their current status. Answer - No s.38 agreements. Please liaise with Planning Authority on s.106.

4) .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. Answer - For road to be adopted , it needs to be dedicated for adoption by the landowner and meet adoption criteria. Talgarth Walk does not meet current LBB adoptable standards including in terms of layout. Also there is no available evidence to show that its construction meets LBB's specification for adoptable roads.

Kind Regards

[REDACTED]  
**Link Officer - Highways , Environment Directorate**

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

**Tel:** 0208 359 3555 | **Web:** [barnet.gov.uk](http://barnet.gov.uk)

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**From:** Members Enquiries <members.enquiries@Barnet.gov.uk>

**Sent:** 09 March 2026 15:30

**To:** Chakraborty, Cllr Rishikesh <Cllr.R.Chakraborty@Barnet.gov.uk>

**Cc:** Ambe, Cllr Ernest <Cllr.E.Ambe@Barnet.gov.uk>; Bilbow, Cllr Andrea <Cllr.A.Bilbow@Barnet.gov.uk>; Highways-MemberEnquiries <Highways-MemberEnquiries@Barnet.gov.uk>

**Subject:** RE: Request for Clarification and Potential Adoption of Talgarth Walk Estate - Your ref: [REDACTED]

Dear Cllr Chakraborty,

Thank you for your e-mail regarding the request for clarification and the potential adoption of Talgharth Walk Estate.

Your enquiry has been passed to the Highways department and the Lead Officer for this service area is [REDACTED] [REDACTED]. This has been logged under reference number [REDACTED] which you will need to quote in any future correspondence. We will respond to your enquiry by 16<sup>th</sup> March at the latest.

Should you require any further assistance, please do not hesitate to contact us on 0208 359 2002.

Kind Regards,

[REDACTED] [REDACTED]

**Members Enquiries**

**Customer Support Group**

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 2002 | Web: [www.barnet.gov.uk](http://www.barnet.gov.uk)

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**From:** Chakraborty, Cllr Rishikesh

**Sent:** 09 March 2026 11:07

**To:** Members Enquiries

**Cc:** Ambe, Cllr Ernest ; Bilbow, Cllr Andrea

**Subject:** Fw: Request for Clarification and Potential Adoption of Talgarth Walk Estate

Dear Members Enquiries,

Please could you investigate the below and advise?

Best Regards,

Councillor Rishikesh Chakraborty

West Hendon Ward

Pension Fund Committee Chair

London Borough of Barnet Digital Champion

Mobile: [REDACTED]

Twitter: [REDACTED]

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**From:** [REDACTED] >

**Sent:** Monday, March 9, 2026 7:57 AM

**To:** Ambe, Cllr Ernest <[Cllr.E.Ambe@Barnet.gov.uk](mailto:Cllr.E.Ambe@Barnet.gov.uk)>; Bilbow, Cllr Andrea

<[Cllr.A.Bilbow@Barnet.gov.uk](mailto:Cllr.A.Bilbow@Barnet.gov.uk)>; Chakraborty, Cllr Rishikesh <[Cllr.R.Chakraborty@Barnet.gov.uk](mailto:Cllr.R.Chakraborty@Barnet.gov.uk)>;

First Contact <[First.Contact@barnet.gov.uk](mailto:First.Contact@barnet.gov.uk)>

Cc: Highways Correspondence <[HighwaysCorrespondence@Barnet.gov.uk](mailto:HighwaysCorrespondence@Barnet.gov.uk)>

**Subject:** Request for Clarification and Potential Adoption of Talgarth Walk Estate

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**\*\* 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,



On behalf of residents of Talgarth Walk

Barnet