

From: [REDACTED]
To: [Ambe, Cllr Ernest](#); [Bilbow, Cllr Andrea](#); [Chakraborty, Cllr Rishikesh](#); [First Contact](#)
Cc: [Highways Correspondence](#)
Subject: Request for clarification regarding ownership and adoption status of Talgarth Walk estate
Date: 09 March 2026 19:59:40

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Dear Sir/Madam,

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, which appoints 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 provides certain services on the estate, including waste collection and assistance with drainage issues. Grounds maintenance is currently arranged through the estate management company and its contractors. Residents are now reviewing these arrangements and would prefer for the estate to be formally adopted and maintained by the council if possible.

Residents are therefore currently paying both full council tax and separate estate management fees, which has raised concerns regarding fairness and clarity over long-term responsibility for the estate's infrastructure and communal areas.

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, the council records who it considers to be legally responsible for the maintenance of the roads, pavements, street 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 the renewal of street lighting, and may undertake repairs to the pathways in the near future. However, residents would prefer for the council to be involved in determining the appropriate long-term solution, as these works are currently being undertaken due to the lack of clear responsibility and ongoing issues with estate management arrangements.

We would appreciate a written response outlining the estate's current 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 discuss the matter further.

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

Kind regards,

[REDACTED]

[REDACTED]

On behalf of the residents of Talgarth Walk
Barnet