

1. BACKGROUND

The Ministry of Housing, Communities and Local Government launched a consultation on 18th December 2025 to consider reducing the prevalence of private estate management arrangements.

The full consultation website can be found [here](#).

2. SUMMARY

The Parish Council has private estate management companies operating within the Parish on estates such as Hampton Park and Longhedge.

The consultation website states:

The consultation focuses on tackling the growing issue of unadopted amenities on privately managed housing estates in England, where roads, drainage systems, green spaces, and other communal infrastructure are maintained by private estate management companies rather than public authorities. This trend has led to unfair charges, poor transparency, and limited homeowner rights, creating significant consumer detriment.

The government aims to:

- **Reduce reliance on private estate management and increase adoption of amenities by public authorities.**
- **Implement common standards for adoptable amenities to improve quality and consistency.**
- **Explore mandatory adoption for certain public amenities, while considering exceptions for premium or exclusive features.**
- **Remove perverse incentives that make non-adoption attractive to developers.**
- **Improve data transparency, homeowner protections, and dispute resolution mechanisms.**
- **Consider prohibiting embedded management arrangements and promoting resident-controlled management.**
- **Assess financial sustainability of estate management charges and introduce affordability safeguards.**
- **Seek evidence on impacts for homeowners, developers, local authorities, and management companies.**

The government recognises the importance of new housing supply to meet national demand, and we must deliver reform in parallel with our wider housing ambitions, including building a record number of desperately needed new homes, while making sure that public services are sustainable.

The consultation poses these questions:

- Do common standards exist for Highways, Sewers, pumping stations and drains, Public open spaces and green infrastructure, playgrounds or car parks
- Where standards exist, why are amenities often not delivered to these standards
- At what level should standards be set (nationally or locally)
- Would the amenities benefit from common standards
- What do you see as the main benefits of using common standards in these areas
- Would you generally be in favour of common standards where amenities are subsequently maintained at public expense
- What are the risks of implementing mandatory common adoptable standards for amenities
- When should wider discretion be allowed to depart from common standards
- How can public authorities ensure consistent use of common standards across the same areas (e.g., planning and highways authorities), and who should be responsible for enforcing compliance with these standards
- How else can the government streamline adoption processes?
- Any other information you wish to provide in relation to common standards?

3. SUMMARY

From the comments so far received, I have prepared the following draft response;-
As a Parish Council we are not involved in the standards applied for Highways and Sewers/Drainage.

Operating under the unitary Wiltshire Council, Parish Councils are often their nominees to take on public open spaces, green infrastructure, play areas, sports pitches and community buildings provided as part of new developments. Despite this, there is no process to consult with the Parish Councils beyond our role as statutory consultees on planning applications. The provision and adoption of infrastructure should be agreed before permission is granted and the nominee consulted as part of this. The policy still referenced by Wiltshire Council for Public Open Spaces is 'Standard Specification for Adoption of Public Open Spaces' but this is dated 2012. The Wiltshire Council Equipped Play Space Specification is dated 2016. Neither are applied or enforced consistently.

It seems some detailed work and discussion is put into reaching s106 agreements, but these are let down by a lack of enforcement and the drive to deliver housing numbers. Trigger points for delivery of infrastructure are ignored by developers, yet they are allowed to continue to build and sell houses. There should be automatic stop notices enforced until infrastructure is delivered in line with agreed schedules. The Planning Authorities manpower costs to support monitoring and enforcement of s106 terms and conditions should be part of developer contributions.

Developer proposals to establish private management companies on their developments saves them huge amounts in developer contributions, and places the burden on home owners through management charges. Through precept, these same home owners also contribute to the facilities adopted by the local authority in the wider area, resulting in a form of double taxation. In our experience, these management companies are driven by profit and provide a poor quality, basic service. Finding volunteers to effectively run resident led management companies is an ever increasing problem, reflected across much of the volunteer sector in recent years. Unless significant and sustainable local resident involvement can be demonstrated, we do not support the management of local infrastructure through private organisations.

4. RECOMMENDATION

That the Parish Council considers a response to the consultation.