

## **Report to the Leader of the Council**

**Subject:** Bestwood Lodge Drive Carriageway Improvements

**Date:** 12 May 2025

**Author:** Chief Executive

---

### **Wards Affected**

Bestwood St Albans

### **Purpose**

To seek approval for a financial contribution towards the cost of improving a section of Bestwood Lodge Drive that is unadopted carriageway.

### **Key Decision**

This is not a Key Decision.

### **Recommendation**

#### **That the Leader of the Council:**

- a) Approves a financial contribution of 25% towards the cost of improving a section of Bestwood Lodge Drive that is unadopted carriageway. This section is referred to on the plans as being between Points C and D.

## **1 Background**

- 1.1 Bestwood Lodge Drive has multiple ownerships across the whole length of the carriageway, meaning that any improvement to it has proved very difficult to achieve. This has resulted in a road that is in a poor state of repair with some very large potholes featured.
- 1.2 In early 2021, it was agreed that Gedling Borough Council, in conjunction with Nottinghamshire County Council and Nottinghamshire Fire and Rescue Authority, resurface the unadopted section situated between the Woodchurch Road junction and Bestwood Lodge Hotel. A waiver to enable this work through a direct award to Via EM was approved by Council on 4 March 2021 and works were completed in May 2021. Since that time the remaining parts of the road between Bestwood Lodge Hotel and Gaunt's Hill have continued to deteriorate. Gedling Borough Council have tried their best to address these by regularly filling the holes with aggregate, but that gets worn away over time.

- 1.3 In May 2025 the Council procured contractors to resurface and retarmac areas of the road which were the responsibility of the Council as part of the agreed capital programme. The majority of the driveway has been repaired and replaced however one section remains outstanding between areas C-D. This section of the drive is unadopted, but does provide an informal right of way for park users and residents.
- 1.4 Whilst the contractor is already on site, it makes sense that all parties make best efforts to get the full length of the road resurfaced. In this regard, discussions have been ongoing between Gedling Borough Council, Nottinghamshire County Council and the residents who live off the road, as effectively there would be a 'cliff-edge' at Point C once Gedling's works have been delivered. As the road between Points C and D is unadopted and not in local authority ownership, then neither Council is prepared to take responsibility to procure the works. However, with a view to getting this work completed, a local resident has agreed to commission the contractor (the same one as Gedling has already appointed to deliver sections A to C), and both Gedling Borough Council and Nottinghamshire County Council will provide a financial contribution towards the works.
- 1.5 Subject to approval, Gedling Borough Council has offered to provide a financial contribution of 25% towards the cost of providing a tarmacked road surface between Points C and D. Initial quotes suggest the cost to Gedling would be circa £11,500. It has also been agreed that the remaining 75% of the cost would be paid for through Nottinghamshire County Council and local resident contributions.

## **2 Proposal**

- 2.1 That a financial contribution of 25% (estimated at £11,500) be provided to facilitate improvement works between Points C and D.

## **3 Alternative Options**

- 3.1 Alternative options include not providing a financial contribution which would put the resurfacing works between Points C and D in jeopardy. Whilst it is recognised that there is no identified legal obligation on the Council to repair the road as it is unadopted, it provides another access route into the park for users and park maintenance.
- 3.2 A lower level of financial contribution, which again could put the delivery of the works in doubt.

## **4 Financial Implications**

- 4.1 As identified in the report, the contribution from the Council is estimated to be £11,500. This can be paid from the Asset Management Reserve.

## **5 Legal Implications**

- 5.1 The Council is not the owner of the section of the unadopted road and is therefore not legally responsible for its repair and condition. The Localism Act 2011 provides the Council with the authority to support the resurfacing of the road by way of financial contribution on the basis that it delivers benefit to local council tax paying residents and users of Bestwood Country Park which Gedling Borough Council part owns, it also supports accessway for maintenance of the park. This payment may amount to a

subsidy but is lawfully permitted under the legislation. By contributing to the works the Council is not assuming any ongoing maintenance or liability.

## **6 Equalities Implications**

- 6.1 Bestwood Lodge Drive is a shared surface providing both vehicle and pedestrian access to Bestwood Country Park from the Bestwood Lodge Hotel car park and the wider Bestwood parish area. The proposed works will improve the quality of the road surface improving access for all users. The proposed works will improve access for cyclists and wheelchair users. When completed the proposed works will not have any adverse equalities implications.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 Approval is sought for a financial contribution and therefore carbon reduction / environmental sustainability implications are not applicable to this report. However, the wider project design and construction will ensure that the parkland either side of the construction work is not affected and is protected as an ecological community. Tree roots will be identified and protected as appropriate. Carbon offsetting will be achieved by planting additional tree stocks in the Country Park by way of mitigation.

## **8 Appendices**

- 8.1 Appendix 1 – Location Plan.

## **9 Background Papers**

- 9.1 None, although the report references Council 4 March 2021 – Waiver of Contract Standing Orders – Resurfacing Work to Bestwood Lodge Drive which is in the public domain.

## **10 Reasons for Recommendations**

- 10.1 To ensure the carriageway works are completed at the same time to maximise financial efficiency and minimise disruption to residents and park users.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

