

DATED 26th September 2011

BARNSELY METROPOLITAN BOROUGH COUNCIL

and

SOUTH YORKSHIRE HOUSING ASSOCIATION

AGREEMENT

under Section 278 of the Highways Act 1980 and Section 111 of the Local Government Act 1972 relating to highway improvements at Bramah Street and Crookes Lane, Carlton, Barnsley, South Yorkshire

A.C. Frosdick, LL.B., DipLG,
Borough Secretary
Town Hall
Barnsley
S70 2TA

THIS AGREEMENT is made the 26th day of September Two thousand and eleven

BETWEEN

1. **BARNSLEY METROPOLITAN BOROUGH COUNCIL** of the Town Hall
Barnsley South Yorkshire S70 2TA ("the Council") and
2. **SOUTH YORKSHIRE HOUSING ASSOCIATION** of 43-47 Wellington
Street Sheffield South Yorkshire S1 4HF ("the Company")

INTERPRETATION

In this Agreement:-

"the Act" means the Highways Act 1980 as amended by the New Roads and Street Works Act 1991

"the Company" includes the successors in title of the Company

"the Site" means the land off Bramah Street, Carlton, Barnsley

"the Development" means the residential development at the Site for which planning permission has been granted under Reference 2009/1564 dated 14th December 2009

"the Highway" means the highways called Bramah Street and Crookes Lane Carlton Barnsley

"the Drawings" means drawing no. 018 revision A attached hereto

"the Works" means the works described generally in the Schedule hereto and indicated in outline on the Drawings and any amended or additional works as provided for herein

"the Highways Officer" means the Assistant Director – Highways Engineering and Waste for the time being of the Council and includes any professional officer appointed by him for the purpose of the supervision or inspection of the Works

"the Supervision Fee" means the sum of £1,000.00 (one thousand pounds) being the fees which are estimated will be incurred by the Council in checking and approving the drawings site inspections and administration of the Works

"the Certificate of Completion" means the certificate to be issued by the Highways Officer upon the satisfactory completion of the Works

"the Maintenance Period" means a period of twelve calendar months from the date of the issue of the Certificate of Completion

"the Conditions of Contract" means the Institution of Civil Engineers - Conditions of Contract (etc) with such additions or amendments thereto as may be approved by the Highways Officer

"the Specification" means the Specification for Highway Works published by HMSO with all amendments up to the date hereof

Clause headings are for ease of reference only and shall not form part of this

Agreement for the purposes of its construction or interpretation

WHEREAS

- (1) The Council is the Highway Authority for the purposes of the Act
- (2) The Company has the benefit of planning permission for the development of the Site and the Council and the Company are desirous that the Works shall be carried out to facilitate the Development

(3) The Works are wholly required to improve access to the Site to a standard required for traffic safety and thus facilitate the Development and the Company will derive a special benefit if the Works are executed

(4) The Company has agreed with the Council that it shall execute or procure the execution of the Works as agent for and on behalf of the Council

(5) This Agreement is made pursuant to Section 278 of the Act and Section 111 of the Local Government Act 1972 and the Council is satisfied that it will be of benefit to the public

(6) Nothing herein contained shall operate to restrict or prejudice the powers duties and rights of the Council under the Highways Act 1980 and the New Roads and Street Works Act 1991

NOW IT IS HEREBY AGREED by and between the parties as follows:-

COVENANTS BY THE COMPANY

1. EXECUTION OF THE WORKS

1.1 The Company shall at its own expense for the purpose of carrying out the Works appoint a contractor approved by the Highways Officer for the construction of the Works in accordance with a form of contract which shall be approved by the Highways Officer ("**the Contract**")

1.2 The Company shall:

- (a) procure the provision in writing of a programme and timetable for the Works which shall be submitted to and approved by the Highways Officer prior to the commencement of the Works or any part thereof ("**the Approved Programme**")

- (b) upon the request of the Highways Officer procure the provision of a written programme and timetable for any temporary traffic arrangements or any other measures which may be necessary or required in connection with the carrying out of the Works which shall be submitted to and approved by the Highways Officer prior to the commencement of the Works or any part thereof and shall comply with any further requests of the Highways Officer at any time during the carrying out of the Works
- (c) procure that the Works are carried out at its own expense in a good and workmanlike manner with proper and suitable materials to the reasonable satisfaction of the Highways Officer in accordance with the Specification and the Approved Documents and once commenced to proceed diligently with the Works and to use reasonable endeavours to complete the Works in accordance with the Approved Programme
- (d) before the commencement of the Works take whatever steps are necessary to locate and identify any services apparatus and equipment of any utility company Local Authority or other body which is situated in on under or over the Highway or which may otherwise be affected by the Works and shall supply to the Highways Officer copies of all consultations which have been carried out copies of all consents and approvals obtained and details of any diversion or other works required to any services equipment or apparatus affected by the Works
("Apparatus Works")

- (e) carry out and complete the Apparatus Works at its own expense and in the same manner as the Works
- (f) procure compliance with all conditions and requirements imposed by any utility company local authority or other body in respect of any services equipment or apparatus affected by the Works
- (g) give the Highways Officer free access to the Site as is reasonably necessary for the proper inspection of the Works
- (h) procure that the Works are undertaken pursuant to the Construction (Design and Management) Regulations 2007 ("**the CDM Regulations**")
- (i) ensure the Works comply in every respect with the latest edition of Chapter 8 of the Traffic Signs Manual published by the Department of Transport

1.3 In the event the Highways Officer determines that any variations to the Works are required the Highways Officer shall notify the Company as soon as reasonably practicable of any revised or additional works which may be necessary and the Company shall carry out and complete the revised or additional works at its own expense and in the same manner as the Works

1.4 The Company shall not assign its rights and obligations arising under this Agreement without the prior written consent of the Council (such consent not to be unreasonably withheld or delayed)

2. FEES AND COSTS

2.1 The Company shall upon completion of this Agreement pay the Supervision Fee to the Council

- 2.2 In the event the fees incurred by the Council exceed the Supervision Fee the Highways Officer shall provide a certified estimate of the sum of the increased fees and the Company shall pay the said sum of the increased fees to the Council within 28 days of receiving a written request therefor
- 2.3 The Company shall upon completion of this Agreement pay to the Council the sum of £500.00 (five hundred pounds) being the Council's legal fees for the preparation and completion of this Agreement

3. **CERTIFICATES**

- 3.1 The Council shall during such hours of working as may be agreed in advance with the Highways Officer permit the Company or its approved contractor (hereinbefore referred to) to enter upon the Highway for the purpose of carrying out the Works and all matters in connection with the Works
- 3.2 The Company may at any time when it believes the Works have been substantially completed notify the Highways Officer in writing whereupon the Highways Officer shall make arrangements to inspect the Works and the Highways Officer shall if the Works have been completed to his satisfaction issue the Certificate of Completion to the Company or the Highways Officer shall notify the Company of any outstanding items and the Company shall provide the Highways Officer with a program for their completion
- 3.3 The Company shall at its own expense maintain the Works throughout the Maintenance Period and shall make good any defects or damage arising or occurring in the Works during that period to the satisfaction of the Highways Officer

3.4 After the expiration of the Maintenance Period and provided the Company has made good any defects or damage to the entire satisfaction of the Highways Officer and provided that all monies due to the Council hereunder have been paid the Highways Officer shall issue a further certificate ("the Final Certificate")

3.5 For the avoidance of doubt the covenants on the part of the Company contained in clause 5 of this Agreement shall not be affected by the issue of the Final Certificate

4. **IT IS HEREBY AGREED AND DECLARED** as follows:-

4.1 That for the purpose of carrying out its obligations under this Agreement but for no other purpose whatsoever the Company will act as agent for and on behalf of the Council

4.2 The Company is to act as the only client in respect of the Works pursuant to the CDM Regulations

4.3 Any monies due to be paid under the provisions of this Agreement shall be paid within twenty one days of the due date or if not paid within that period shall bear interest at 3% above the Base Rate of Co-operative Bank Plc for the time being such interest being payable from the due date to the date of payment

4.4 Once executed the Contract shall be deemed incorporated in this Agreement insofar as it is applicable and does not conflict with the provisions herein

5. **COMPENSATION AND INDEMNITY**

5.1 The Company will on demand reimburse the Council with all expenditure it may properly incur in relation to any valid and proper claims made pursuant

to the Noise Insulation Regulations 1975 or Part I of the Land Compensation Act 1973 arising from the use of the Highway as altered by the Works and the Roads constructed by the Works together with the reasonable legal costs and surveyor's fees incurred either by the Council or any third party whose costs the Council is legally obliged to pay in connection with the processing and settlement of any such claims provided that no such claim shall be settled without the Council first liaising with the Company as to the nature and quantum of such claim

5.2 The Company will indemnify and keep indemnified the Council against all costs actions proceedings claims demands damages and losses of whatever nature arising out of the non-observance non-performance or other breach of the Company's obligations under this Agreement and all claims demands damages and losses of whatever nature which may be suffered by the Council due to any reason connected with the carrying out of the Works

5.3 The Company shall insure or shall procure that the Contractor carrying out the Works shall insure against any damage loss or injury which may occur to any property or person arising by or out of the execution of the Works otherwise than due to any act or omission of the Council and such insurance shall be effected prior to the commencement of the Works with an insurer on terms approved by the Council (such approval not to be unreasonably withheld or delayed) for at least the sum of £10,000,000 for each and every claim

6. DETERMINATION BY THE COUNCIL

- 6.1 In the event the Company fails to perform or observe any of the Company's obligations herein contained or if a receiving order in bankruptcy is made against the Company or if the Company is wound up or enters into a composition or arrangement (otherwise than for the purpose of amalgamation or reconstruction) the Council may without prejudice to any of its rights claims or remedies against the Company for such non-performance or non-observance determine this Agreement by notice in writing to the Company sent to the address stated in this Agreement Subject always to the provisions of clauses 7 and 8 hereof

7. DEFAULT POWERS

- 7.1 Without prejudice to clause 6 hereof if the Company fails to execute or complete the Works in accordance with the Company's obligations hereunder the Council shall be entitled to execute or complete the Works in default by its own employees contractors or otherwise and to recover from the Company the reasonable and proper costs incurred by the Council thereby as certified in writing by the Highways Officer Provided that this default power shall only be exercisable by the Council after at least twenty eight days notice of intention has been given in writing to the Company and the Company has not commenced action to remedy any breach non-observance or non-performance of the contract during that time

8. COVENANTS BY THE COMPANY AND THE COUNCIL

- 8.1 If at any time prior to the commencement of the Works the Company wishes to terminate this Agreement it may do so by giving notice to the Council and

the Council shall give the Company an account of all abortive costs reasonably and properly incurred by the Council in respect of this Agreement Within 28 days from the date of that account if that account shows that the payments made by the Company under the foregoing provisions of this Agreement have exceeded those costs the Council shall refund that excess and if that account shows that those costs exceed the payment made by the Company under the foregoing provisions of this Agreement the Company shall pay to the Council a sum equal to that excess

- 8.2 The Works shall be completed to the satisfaction of the Highways Officer upon substantial completion of the development

9. NOTICES

- 9.1 Any notice or demand required by this Agreement to be given or made shall be in writing

10. BENEFITS

- 10.1 The land which is to be benefited by the Works is the land to which the planning application hereinbefore referred to relates
- 10.2 This Agreement will be of benefit to the public

11. ARBITRATION

- 11.1 The Company hereby further agrees with the Council in the event of any dispute or difference between the parties hereto arising as to the construction of this Agreement or any of the provisions hereof such dispute or difference shall be referred to the President for the time being of the Institution of Civil Engineers whose decision shall be final and binding on the parties hereto
- Provided that nothing in this clause shall authorise the reference to arbitration

General Notes

- 1) To be used in conjunction with specifications / applied standards.
- 2) Do not scale from this drawing. Check all dimensions on site and report any discrepancies to the architect.
- 3) All work to be completed and signed off by the architect.
- 4) If in doubt, ask.

BLOCK SPECIFICATION:-

EXISTING SACRIFICIAL TARMAC REMOVED THEN:-
MARSHALL MONO KEYBLOCK
100x100x80mm
BURNT OCHRE
90° HERRINGBONE WITH 2 COURSE STRETCHER TO PERIMETER
ON EXISTING SUB-BASE LAID BY BMBC

Area to be surfaced by SYHA's contractor (main-contractor).

Sub-base, base, gullies, kerbs etc to be installed by BMBC

Area to be developed by BMBC highways including surface

DEMARCATON STRIP WITHIN CARRIAGEWAY TO BE
INSTALLED BY BMBC - AT TANGENT OF RADIUS INTO
BRAMAH ST

DEMARCATON STRIP WITHIN CARRIAGEWAY TO BE
INSTALLED BY BMBC - AT TANGENT OF RADIUS INTO
BRAMAH ST

SYHA SITE ACCESS
DEMARCATON STRIP ALONG MOUTH
OF JUNCTION TO BE INSTALLED BY
BMBC

FOUL CONNECTION FROM SYHA DEVELOPMENT TO
CONNECT INTO EXISTING COMBINED SEWER (SUBJECT TO
SECTION 106 AGREEMENT WITH YORKSHIRE WATER -
ADOPTED LATERAL CONNECTION).

CONNECTION INTO COMBINED SEWER AND DEMARCATON
MANHOLE WITHIN SYHA BOUNDARY TO BE CONSTRUCTED
BY BMBC

SYHA Architects

42-47 Wellington Street
Sheffield
S1 4LP
0114 2800 278
0114 2800 280
www.syha.co.uk

Client
SYHA Development Department
27/08/10
1:10
1:10
1:10

Drawn by
SYHA Works within Bramah St
1:10
1:10
1:10

Checked by
SYHA Works within Bramah St
1:10
1:10
1:10

Printed on - 01/08/2011 10:23:11
SYHA Drawing Control
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of any question as to whether the whole or any part of the Works has been
carried out and completed to the satisfaction of the Highways Officer

EXECUTED by the parties hereto as a Deed the day and year first before written

THE SCHEDULE hereinbefore referred to

The Works

(a) Block paved surfacing to Crookes Lane and Bramah Street.

THE COMMON SEAL of Barnsley)

Metropolitan Borough Council was)

hereunto affixed in the presence of:- *R*)

SGL/m
Borough Secretary / Authorised Signatory

No. 1827
IN REGISTER

THE COMMON SEAL of SOUTH)

YORKSHIRE HOUSING)

ASSOCIATION was hereunto)

affixed in the presence of:-)

Director (NED)

Director/Secretary

B. Gayle
R. G. J.