

DATED 27TH NOVEMBER 2014

BARNSELY METROPOLITAN BOROUGH COUNCIL

and

YORKSHIRE HOUSING LIMITED

and

STRATEGIC TEAM GROUP LIMITED

and

AVIVA INSURANCE ~~SERVICES UK~~ LIMITED



AGREEMENT

under Sections 72 and 278 of the Highways Act 1980 and Section 111 of the Local Government Act 1972 relating to highway improvements at Cliff Lane and Cliff Close Brierley Barnsley South Yorkshire

A.C. Frosdick, LL.B., DipLG,
Director of Legal and Governance
Town Hall
Barnsley
S70 2TA

THIS AGREEMENT is made the 27th day of November Two thousand and fourteen

BETWEEN

1. BARNSELEY METROPOLITAN BOROUGH COUNCIL of the Town Hall
Barnsley South Yorkshire S70 2TA ("the Council")
2. YORKSHIRE HOUSING LIMITED ^{A charitable Housing Association} (Industrial and Provident Society No. ^{Dyson's Chambers, 12-14 Briggate, Leeds LS1 6BR} IP30443R) of ~~Yorkshire House, 6 Innovation Close, Heslington, York YO10 5ZF~~ ("the Owner") HPC
3. STRATEGIC TEAM GROUP LIMITED (Company No. 06437711) whose registered office is at Strategic Business Centre, Blue Ridge Park, Thunderhead Ridge, Glasshoughton, Castleford, West Yorkshire WF10 4UA ("the Company")
4. AVIVA INSURANCE ~~SERVICES UK~~ LIMITED ^{SCCO2116} (Company No. ~~02180191~~ ⁰²¹⁸⁰¹⁹¹) HPC
^{Pitheavlis, Perth, Scotland, PH2 0NH}
whose registered office is at ~~St. Helen's 1 Undershaft London EC3P 3DQ~~ ("the Surety")

INTERPRETATION

In this Agreement:-

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

"the Company" and "the Owner" includes their respective successors in title and assigns

"the Site" means the land at Cliff Close Brierley Barnsley

"the Development" means the residential development at the Site for which planning permission has been granted under Reference 2012/1217 dated 5th February 2013

"the Highway" means the highways called Cliff Lane and Cliff Close at Brierley Barnsley

"the Drawings" means drawing nos: 08.14007/140 Rev P1; 08.14007/141 Rev P5; 08.14007/145 Rev P3; 08.14007/146 Rev P4; 08.14007/147 Rev P4; 08.14007/148 Rev P2; and Drawing 1- Street Lighting Drawing 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 Head of Highways Engineering and Transportation 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 £7,143.71 (seven thousand one hundred and forty three pounds and seventy one pence) 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 which sum has already been paid to the Council and receipt of which is hereby acknowledged

"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 hereby warrants that at the date hereof it owns the fee simple absolute in possession free from incumbrances inhibiting or precluding dedication as public highway of the lands shown edged blue on drawing number 08.14007/147 Rev P4 attached hereto (**"the Blue Land"**)
- (3) The Owner has contracted with the Company for the Company to carry out (inter alia) the Works provided for herein on behalf of the Owner
- (4) The Owner has the benefit of planning permission for the development of the Site and the Council the Owner and the Company are desirous that the Works shall be carried out to facilitate the Development
- (5) 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 Owner will derive a special benefit if the Works are executed and the Surety has agreed to join in this Agreement to guarantee the obligations of the Owner and the Company hereinafter contained and to be bound in the manner hereinafter appearing

(6) The Company shall execute or procure the execution of the Works as agent for and on behalf of the Council

(7) This Agreement is made pursuant to Sections 72 and 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

(8) 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 Council shall during such hours of working as may be agreed in advance with the Highways Officer permit the Company to enter upon the Highway for the purpose of carrying out the Works and all matters in connection with the Works

1.2 The Company shall at its own expense for the purpose of carrying out the Works:-

- (a) carry out surveys as required by the Highways Officer of the Highway and the Site
- (b) carry out site investigation works
- (c) appoint a designer approved by the Highways Officer to design a scheme for the Works (including all necessary drawings and documents to be approved by the Council) ("**the Approved Documents**")

- (d) 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**")

1.3 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 and in any case within two years from the date of this Agreement

- (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
- (j) at its own expense arrange for all materials and soils in connection with the Works to be tested by a UK Accreditation Service (NAMAS) accredited laboratory and shall submit the test results to the Highways

Officer and meet the costs of any further testing required by the
Highways Officer

- 1.4 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

2. FEES COSTS AND COMMUTED SUM

- 2.1 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
- 2.2 The Company shall upon demand pay to the Council a sum equal to the costs incurred by the Council in the preparation and publication of completion of any traffic regulation order(s) required as a consequence of the Works
- 2.3 The Company shall on completion of this Agreement pay to the Council the sum of £1,000.00 being the Council's legal fees for the preparation and completion of this Agreement
- 2.4 The Company has paid to the Council a commuted sum of £2,434.67 (two thousand four hundred and thirty four pounds and sixty seven pence) receipt of which is hereby acknowledged such sum to be used by the Council for the costs of the future maintenance of the drainage flow control device and flow storage facility which forms part of the Works

3. **CERTIFICATES**

- 3.1 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 if the Works have been completed to his satisfaction the Highways Officer shall issue the Certificate of Completion to the Company or if not 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
- 3.2 The Company shall at its own expense maintain the Works and the Blue Land 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
- 3.3 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**") and shall as soon as reasonably practicable thereafter release the Surety from its liability as provided in Clause 8 hereof
- 3.4 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 Barclays 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
- 4.5 The Owner nor the Company shall assign any of their respective rights and obligations arising under this Agreement without the prior written consent of the Council

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

- 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 will indemnify and keep indemnified the Council against all costs actions proceedings claims demands damages and losses of whatever nature arising as a consequence of the discharge of water or any other substance or material whatsoever from the highway drainage system onto or into any part or parts of the adjoining lands
- 5.4 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
- 5.5 The Company shall be responsible for
- (a) all of the costs that the Council may incur in entering into an agreement with Yorkshire Water Services Limited pursuant to section 115 of the Water Industry Act 1991 to allow the connection of highway drains to the public sewer ("**the Section 115 Agreement**") made pursuant or ancillary to the

Works including any costs the sewerage undertaker may charge under the Section 115 Agreement for technical administrative supervisory or legal costs from time to time

(b) notifying the relevant sewerage undertaker of their intention to commence drainage connection works

(c) carrying out any maintenance or remedial works required by the sewerage undertaker pursuant to the Section 115 Agreement and

- 5.6 The Company shall indemnify the Council against all losses liabilities claims costs damages and expenses arising from any claim by any sewerage undertaker any person or competent authority arising from or ancillary to the connection of the highway drains to the public sewer

6. DETERMINATION BY THE COUNCIL

- 6.1 In the event the Owner or the Company fails to perform or observe any of their respective obligations herein contained or if a receiving order in bankruptcy is made against either of them or if either of them 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 Owner or the Company for such non-performance or non-observance determine this Agreement by notice in writing to the Owner and the Company sent to their respective addresses stated in this Agreement Subject always to the provisions of clauses 7 and 8 hereof

7. **DEFAULT POWERS**

- 7.1 Without prejudice to clauses 5 and 8 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 firstly from the Company and in default secondly from the Owner all of the 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 that intention has been given in writing to the Owner the Company and the Surety and neither of those parties has commenced action to remedy any breach non-observance or non-performance during that time

8. **SURETY'S OBLIGATIONS**

- 8.1 The Surety hereby covenants with the Council that if at any time the Owner or the Company fails to observe or perform any of their respective covenants herein contained or if circumstances shall arise which would entitle the Council to terminate this Agreement then without prejudice to any other rights and remedies of the Council against the Owner and the Company under this Agreement or under statutory powers the Surety shall pay to the Council such sum or sums which become due under this Agreement and which the Owner or the Company would have been liable to pay under the terms hereof Provided that the total liability of the Surety under this clause shall not exceed the sum of £52,053.00 (fifty two thousand and fifty three pounds)

8.2 The Surety shall not be discharged or released from its liability under this Agreement by any arrangement made between the Owner the Company and the Council or by any alteration in their respective obligations or by any forbearance whether as to payment performance or otherwise made with or without the assent of the Surety

8.3 The Surety shall only be released from its liability hereunder once the Council's Final Certificate has been issued pursuant to this Agreement unless otherwise agreed in writing by the Council

9. **COVENANTS BY THE OWNER THE COMPANY AND THE COUNCIL**

9.1 If at any time prior to the commencement of the Works the Owner or the Company wishes to terminate this Agreement it may do so by giving notice to the Council accompanied with the written consent of the Surety 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

9.2 The Works shall be completed to the satisfaction of the Highways Officer prior to the occupation of any residential dwellings constructed on the Development

10. NOTICES

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

11. BENEFITS

11.1 The land which is to be benefited by the Works is the land to which the planning application hereinbefore referred to relates

11.2 This Agreement will be of benefit to the public

12. ARBITRATION

12.1 It is hereby agreed that 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 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

THE SCHEDULE hereinbefore referred to

The Works

- a) Resurfacing and reconstruction of carriageways and footways;
- b) Carriageway widening and re-kerbing;
- c) New highway drainage;
- d) Provision of Street lighting;
- e) Any works ancillary to the above.

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

THE COMMON SEAL of Barnsley)

Metropolitan Borough Council was)

hereunto affixed in the presence of:-)

T. A. H.

Director of Legal and Governance/ Authorised Signatory

No. 1178
IN REGISTER

THE COMMON SEAL of YORKSHIRE)

HOUSING LIMITED was)

hereunto affixed in the presence of:-)

Authorised Signatories:-

Director

Church

Director/Secretary

M. H.

Yorkshire Housing
Limited
Reg No. 5378
Initials *gg*



EXECUTED AS A DEED by)

Strategic Team Group Limited)

acting by two Directors)

Director

Arch *Lock*

Director

Cartan

EXECUTED as a deed (but not delivered until the date inserted above) by affixing the common seal of AVIVA INSURANCE LIMITED in the presence of:

~~Director~~

L.D. Lockar
Authorised Signatory

~~Director~~

