


Portfolio Holder Decision – Developer - Funded S278 Highway Schemes Approval

Portfolio Holder	Portfolio Holder for Finance and Property
Date of decision	16 April 2021
	Signed 

Decision taken

That the Portfolio Holder for Finance and Property gives approval to the addition of the following S278 fully developer-funded highway improvement scheme to the Capital Programme for 2021/22:

1. B4429 Coventry Road (Symmetry Park) Thurlaston of approximate value £450,000.

Reasons for decisions

On 23 July 2020 Council reconfirmed the delegated power to the Leader, or body nominated by them, to approve the addition to the capital programme of projects costing less than £2.0 million, which are fully funded from external grants, developer contributions or from revenue. The Portfolio Holder for Finance and Property is that nominated body.

Background information

B4429 Coventry Road (Symmetry Park) Thurlaston

A planning application was submitted to Rugby Borough Council by Tritax Symmetry in respect of 186,500 sq m of buildings to be used as warehousing, distribution and offices and further land for a fire station and vehicle parking. Planning permission was granted on 29 November 2017 (ref: R16/2569). The planning permission requires the construction of site entrances and access to the A45/M45 junction. The whole of the construction works shall be carried out by Highways England. The purpose of this report is to cover the costs incurred in technical review and site supervision of the works that are carried out on and will remain County Highways.

Financial implications

As the new highway assets which are being created through these schemes will come on to the Council's balance sheet once completed, the costs incurred by the Council need to be treated as capital expenditure.

Section 278 schemes are fully funded by developer contributions which are ring-fenced for the schemes described in the sections above. There are no alternative uses for the contributions and the addition of these schemes will not affect the overall level of available capital resources.

The Developer has already committed to funding the technical review work by accepting the Council's fee estimates. The Council's fees for technical review are always collected in advance of the s4/8 agreement being signed with Highways England.

Procurement and subsequent award of construction contracts will only take place subject to the applicable Section 278 agreements being signed, which will provide 100% of the funding. The commencement of the works is dependent on the completion of the technical review, procurement and contractor mobilisation processes. Any slippage or increase in costs due to changes in the scope of the works will be reported in the normal quarterly monitoring process.

Environmental implications

The environmental impacts of developer-funded highway schemes are considered through the planning approval process.

The contractors on the Council's Framework Contract for the Provision of Engineering and Construction Works (WCC 6012) have all demonstrated that they hold a certificate of compliance with BS EN ISO 14001 (or equivalent) or have otherwise satisfactorily demonstrated their policies and arrangements for the management of construction-related environmental issues.

Report Author	Ian Stuart ianstuart@warwickshire.gov.uk,
Assistant Director	Scott Tompkins (Assistant Director – Environmental Services)
Lead Director	Mark Ryder - Strategic Director for Communities
Lead Member	Portfolio Holder for Finance and Property

Urgent matter?	No
Confidential or exempt?	No
Is the decision contrary to the budget and policy framework?	No

List of background papers

Not Applicable

Members and officers consulted and informed

Portfolio Holder – Councillor Jeff Clarke

Legal – Ian Marriot

Finance – Caroline Jones

Equality –

Democratic Services – Isabelle Moorhouse

Councillors – Golby, Shilton, Fradgley, Holland and Kondakor

Local Member(s):

B4429 Coventry Road (Symmetry Park) Thurlaston – Cllr Roberts (Dunsmore & Leam Valley)