

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 28TH JUNE 2005

ROAD BOND CALCULATION

Report by Executive Director of Development and Property Services

1 PURPOSE OF REPORT

- 1.1** To seek the Committee's approval to reassess the schedule of rates used to calculate the value of Road Bonds, to allow for inflation.

2 BACKGROUND

- 2.1** Under Section 17 of the Roads (Scotland) Act 1984, the Council as Roads Authority is empowered to require developers to place a Bond with a Bank or other financial institution to cover the cost of completing development roads to adoptable standard as required by the Construction Consent, should the developer, for any reason, be unable to do so.
- 2.2** The Bond calculation is based on a schedule of rates intended to be sufficient to cover all costs in the event that the Council is required to undertake the work.
- 2.3** The current schedule of rates was inherited from the former Strathclyde Regional Council, and has not been updated since 1993.
- 2.4** Each Council in the ex Strathclyde area, indeed in Scotland, currently uses a different formula to calculate the value of Road Bonds.
- 2.5** The NESI Benchmarking Group, which comprises the 3 Ayrshires, East Renfrewshire, Inverclyde, South Lanarkshire and Dumfries and Galloway Council, decided the best way forward would be to standardise the Bond calculation between Members, thereby achieving consistency.

3 PROPOSALS

- 3.1** The current rates were reviewed with a view to establishing a common schedule of rates to be used by all Member Councils. At present all calculate the Bond value in different ways.
- 3.2** The uplift was based on the Department of Trade and Industry (DTi) Indices, the construction industry standard for applying inflation increases, reviewed from January 1994 to April 2004.

- 3.3 Appendices A and B detail the rates before and after the proposed increase. The overall average increase calculates at 62.4%, which will adequately cover costs, should the need arise.
- 3.4 Appendix C details the rates used by Glasgow City Council, which have been calculated differently but bear a reasonable correlation to the NESI Group proposal.
- 3.5 The uplift does not apply to the calculation of inspection charges, which will be the subject of a separate review by the NESI Group.

4 FINANCIAL IMPLICATIONS

- 4.1 Increasing the Road Bond calculation in line with inflation will ensure sufficient funds are available to complete roads to an adoptable standard, should a Developer be unable to fulfil his obligations

4.2 LEGAL IMPLICATIONS

- 4.3 Road Bond legislation is included in Section 17 of the Roads (Scotland) Act 1984.

5 RECOMMENDATIONS

- 5.1 The Committee is requested to approve the revised rates for Road Bond calculation as detailed in Appendices 1 and 2.

James Lavery
Executive Director of Development and Property Services

10 January 2005
AW/CT /YK

BACKGROUND PAPERS

Nil

For further information on the contents of this report please contact

Implementing Officer: Alastair Wyper

CONSTRUCTION CONSENT**APPENDIX A****RATES FOR CALCULATION OF ROAD BOND****EAST AYRSHIRE CURRENT RATES**

| 7.3m | 6.0m | 5.5m | 3.5m | 2.0m |
|------|------|------|------|------|
|------|------|------|------|------|

ROADS (Standard Blacktop Construction)

Layers 1, 2, 3 (Full Construction)

| | | | | |
|--------|--------|--------|--------|--|
| 260.00 | 233.00 | 220.00 | 139.00 | |
|--------|--------|--------|--------|--|

Layers 2 and 3 only

| | | | | |
|--------|--------|--------|--------|--|
| 194.00 | 175.00 | 139.00 | 103.00 | |
|--------|--------|--------|--------|--|

Layer 3 only

| | | | | |
|-------|-------|-------|-------|--|
| 52.00 | 44.00 | 42.00 | 29.00 | |
|-------|-------|-------|-------|--|

ROADS (80mm Block Paving) including Parking Spaces

Full Construction

| | | | | |
|--|--|--------|--------|--|
| | | 226.00 | 183.00 | |
|--|--|--------|--------|--|

Layer 3 only

| | | | | |
|--|--|-------|-------|--|
| | | 55.00 | 38.00 | |
|--|--|-------|-------|--|

STREET LIGHTING

| | | | | |
|-------|-------|-------|-------|-------|
| 29.00 | 25.00 | 25.00 | 26.00 | 26.00 |
|-------|-------|-------|-------|-------|

FOOTWAYS and HARD VERGES

Blacktop with 1 heelkerb

| | | | | |
|--|--|--|--|-------|
| | | | | 41.00 |
|--|--|--|--|-------|

FOOTPATHS

Blacktop with 2 heelkerbs

| | | | | |
|--|--|--|--|-------|
| | | | | 60.00 |
|--|--|--|--|-------|

SOFT VERGES (Grassed)

| | | | | |
|--|--|--|--|-------|
| | | | | 10.00 |
|--|--|--|--|-------|

DRAINAGE

Gullies at 20m centres (per Lin Metre)

| | | | | |
|--|--|--|--|-------|
| | | | | 87.00 |
|--|--|--|--|-------|

Gullies at 40m centres (per Lin Metre)

| | | | | |
|--|--|--|--|-------|
| | | | | 59.00 |
|--|--|--|--|-------|

CAPPING LAYER per cu.m

| | | | | |
|--|--|--|--|-------|
| | | | | 20.00 |
|--|--|--|--|-------|

TRAFFIC CALMING FEATURES

Gateway Feature (Subject to design)

| | | | | |
|--|--|--|--|---------|
| | | | | 1200.00 |
|--|--|--|--|---------|

Junction Tables (per Sq.Metre)

| | | | | |
|--|--|--|--|-------|
| | | | | 22.00 |
|--|--|--|--|-------|

Flat topped Tables (per Sq.Metre)

| | | | | |
|--|--|--|--|-------|
| | | | | 22.00 |
|--|--|--|--|-------|

Rumble strips, humps etc (per Sq.Metre)

| | | | | |
|--|--|--|--|-------|
| | | | | 18.00 |
|--|--|--|--|-------|

TURNING HEADS

T type - Blacktop (Sum)

| | | | | |
|--|--|--|--|---------|
| | | | | 2641.00 |
|--|--|--|--|---------|

T type - Block Paving (Sum)

| | | | | |
|--|--|--|--|---------|
| | | | | 2921.00 |
|--|--|--|--|---------|

Circle type - Blacktop (Sum)

| | | | | |
|--|--|--|--|---------|
| | | | | 8525.00 |
|--|--|--|--|---------|

Circle - Block Paving (Sum)

| | | | | |
|--|--|--|--|----------|
| | | | | 10105.00 |
|--|--|--|--|----------|

CONSTRUCTION CONSENT

APPENDIX B

RATES FOR CALCULATION OF ROAD BOND

EAST AYRSHIRE CURRENT RATES PLUS 62%

| 7.3m | 6.0m | 5.5m | 3.5m | 2.0m |
|------|------|------|------|------|
|------|------|------|------|------|

ROADS (Standard Blacktop Construction)

Layers 1, 2, 3 (Full Construction)
 Layers 2 and 3 only
 Layer 3 only

| | | | | |
|--------|--------|--------|--------|--|
| 421.20 | 377.46 | 356.40 | 225.18 | |
| 314.28 | 283.50 | 225.18 | 166.86 | |
| 84.24 | 71.28 | 68.04 | 46.98 | |

ROADS (80mm Block Paving) including Parking Spaces

Full Construction
 Layer 3 only

| | | | | |
|--|--|--------|--------|--|
| | | 366.12 | 296.46 | |
| | | 89.10 | 61.56 | |

STREET LIGHTING

| | | | | |
|-------|-------|-------|-------|-------|
| 46.98 | 40.50 | 40.50 | 42.12 | 42.12 |
|-------|-------|-------|-------|-------|

FOOTWAYS and HARD VERGES

Blacktop with 1 heelkerb

| | | | | |
|--|--|--|--|-------|
| | | | | 66.42 |
|--|--|--|--|-------|

FOOTPATHS

Blacktop with 2 heelkerbs

| | | | | |
|--|--|--|--|-------|
| | | | | 97.20 |
|--|--|--|--|-------|

SOFT VERGES (Grassed)

| | | | | |
|--|--|--|--|-------|
| | | | | 16.20 |
|--|--|--|--|-------|

DRAINAGE

Gullies at 20m centres (per Lin Metre)
 Gullies at 40m centres (per Lin Metre)

| | | | | |
|--|--|--------|--|--|
| | | 140.94 | | |
| | | 95.58 | | |

CAPPING LAYER per cu.m

| | | | | |
|--|--|-------|--|--|
| | | 32.40 | | |
|--|--|-------|--|--|

TRAFFIC CALMING FEATURES

Gateway Feature (Subject to design)
 Junction Tables (per Sq.Metre)
 Flat topped Tables (per Sq.Metre)
 Rumble strips, humps etc (per Sq.Metre)

| | | | | |
|--|--|---------|--|--|
| | | 1944.00 | | |
| | | 35.64 | | |
| | | 35.64 | | |
| | | 29.16 | | |

TURNING HEADS

T type - Blacktop (Sum)
 T type - Block Paving (Sum)
 Circle type - Blacktop (Sum)
 Circle - Block Paving (Sum)

| | | | | |
|--|--|----------|--|--|
| | | 4278.42 | | |
| | | 4732.02 | | |
| | | 13810.50 | | |
| | | 16370.10 | | |

CONSTRUCTION CONSENT

APPENDIX C

RATES FOR CALCULATION OF ROAD BOND

GLASGOW CITY COUNCIL CURRENT RATES

| 7.3m | 6.0m | 5.5m | 3.5m | 2.0m |
|------|------|------|------|------|
|------|------|------|------|------|

ROADS (Standard Blacktop Construction)

Layers 1, 2, 3 (Full Construction)
 Layers 2 and 3 only
 Layer 3 only

| | | | | |
|--------|--------|--------|--------|--|
| 480.00 | 430.00 | 400.00 | 260.00 | |
| 360.00 | 320.00 | 260.00 | 190.00 | |
| 100.00 | 80.00 | 75.00 | 55.00 | |

ROADS (80mm Block Paving) including Parking Spaces

Full Construction
 Layer 3 only

| | | | | |
|--|--|--------|--------|--|
| | | 490.00 | 340.00 | |
| | | N/A | N/A | |

STREET LIGHTING

| | | | | |
|-------|-------|-------|-------|-------|
| 55.00 | 45.00 | 45.00 | 48.00 | 48.00 |
|-------|-------|-------|-------|-------|

FOOTWAYS and HARD VERGES

Blacktop with 1 heelkerb

| | | | | |
|--|--|--|--|-------|
| | | | | 75.00 |
|--|--|--|--|-------|

FOOTPATHS

Blacktop with 2 heelkerbs

| | | | | |
|--|--|--|--|--------|
| | | | | 110.00 |
|--|--|--|--|--------|

SOFT VERGES (Grassed)

| | | | | |
|--|--|--|--|-------|
| | | | | 20.00 |
|--|--|--|--|-------|

DRAINAGE

Gullies at 20m centres (per Lin Metre)
 Gullies at 40m centres (per Lin Metre)

| | | | | |
|--|--|--|--|--------|
| | | | | 160.00 |
| | | | | 110.00 |

CAPPING LAYER per cu.m

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

TRAFFIC CALMING FEATURES

Gateway Feature (Subject to design)
 Junction Tables (per Sq.Metre)
 Flat topped Tables (per Sq.Metre)
 Rumble strips, humps etc (per Sq.Metre)

| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

TURNING HEADS

T type - Blacktop (Sum)
 T type - Block Paving (Sum)
 Circle type - Blacktop (Sum)
 Circle - Block Paving (Sum)

| | | | | |
|--|--|--|--|----------|
| | | | | 4900.00 |
| | | | | 5400.00 |
| | | | | 15800.00 |
| | | | | 18700.00 |