

**OPEN REPORT**

<b>REPORT TO:</b>	<b>Executive Councillor - Cllr Martin Hill OBE</b>
<b>DATE OF MEETING:</b>	<b>6/4/2010</b>
<b>SUBJECT:</b>	<b>WOLSEY WAY. LINCOLN – HIGHWAY DRAINAGE IMPROVEMENTS.</b>
<b>DECISION REFERENCE:</b>	<b>01704</b>
<b>KEY DECISION?</b>	<b>Yes</b>

**SUMMARY:**

This report advises the result of a formal complaint re internal flooding of a property, at 28 Wolsey Way Lincoln (part of the Glebe Park Estate), due to inadequate highway drainage.

An investigation and study by LCC Technical Services Partnership has identified inherent problems with the drainage system which, although suffering lack of maintenance, is at the end of it's useful life.

Options have been considered and a recommendation made to reconstruct part of the drainage system on the estate to provide a sealed drainage system discharging to a new off-line soakaway/storage tank.

Although there has been only 1 property flooded internally, others are at risk and have suffered external flooding. There is a local 'action group' with whom consultations have continually taken place and assurances given regarding the provision of a solution.

Tenders have been received in line with the recommended option and a table of costs is provided. The current project estimate is £561,000.

**ACTION (S) REQUIRED:**

The Executive Councillor is requested to approve the continuation of the project and the award of the contract to provide the solution outlined.

**ALTERNATIVES CONSIDERED:**

1. Do Nothing – but this perpetuates the flooding of properties with highway run-off.
2. Differing solutions which did not provide the best balance of benefit against cost.

**REASONS FOR SELECTING THE OPTION RECOMMENDED:**

Actions a solution to the problem, in line with consultations with residents and generally in accord with budget aspirations.

## 1. BACKGROUND

**Introduction:**

The owner of 28 Wolsey Way, an estate road on the Glebe Park Estate, formally complained to the Council's Director of Development in July 2007 about internal flooding of his property from highway drainage. Several flooding events (either internal or external) both evidenced and anecdotal were cited between July 2004 and July 2007.

**Action to date:**

The Council's Technical Services Partnership has carried out an investigation and feasibility study, reporting in December 2008. The area under consideration incorporates the estate roads fed by and including Wolsey Way, off Bunkers Hill, Lincoln. All as shown in Appendix A.

The investigation confirmed that the highway drainage system generally comprised both interlinked and stand-a-lone lined soakaways, with no overflows or direct/free outfalls. The exact construction of the soakaways could not be proven, however;

- some system elements were in poor condition (access points for cleansing; grates partially blocked and soakaway chambers heavily silted and containing debris),
- following a significant cleansing operation, random testing of some soakaways resulted in very poor performance; this would suggest a limited remaining asset life and at 25-30 years old they had exceeded their design life.

The feasibility study was supported by a theoretical hydraulic model, constructed to simulate the effects of a range of storm frequencies and durations. The model results showed flooding occurring, outside the highway boundary (i.e. into properties), for events below the design standard when the development was built. Even greater flooding is predicted at current design standards.

A range of options were developed, optimising the likely benefit versus cost. These included 'do nothing', 'localised catchments', 'localised storage' and 'reconstruction of the system' in whole or in part.

The recommended option was to reconstruct the western part as a sealed system and draining to a large off-line soakaway/storage tank in public open space opposite 12 Wolsey Way. With this option, 28 Wolsey Way will still need some minimal protection measures to

ensure flooding does not extend inside the property. A maintenance regime will be required to be implemented to ensure soakaways maintain best performance. Similarly, advice should be provided / reiterated to property owners on how to protect their properties against extreme storm events.

**Consultation with Residents:**

Local residents on the estate have formed an action group and officers have met them on several occasions. Assurances have been given that a solution will be provided to reduce the incidence and risk of flooding to properties. Details of the recommended option have been shared with the residents in the fullest detail.

**Costs:**

The project is funded from the Highways – Asset Protection Non PRN budget and had an initial estimate of £500k for construction work.

Following completion of the design, tenders were requested. These have now been received and arithmetically/technically checked; for work in accordance with the above recommendation.

The costs tabled below reflect the costs to date and the lowest tendered sum; with the provision of a small contingency for unforeseen circumstances.

<b>ACTUAL / PREDICTED SPEND</b>	<b>2009/10 £k</b>	<b>20010/11 £k</b>	<b>TOTAL £k</b>
Design Fees (fees to date)	28 (26.7)	0	28
Supervision Fees	0	35	35
Construction Costs	0	498	498
<b>TOTAL</b>	<b>28</b>	<b>533</b>	<b>561</b>

**2. CONCLUSION**

In view of the inability of the existing drainage system to satisfactorily drain the highway, a solution is required to reduce the incidence and risk of future flooding to properties on the estate.

The likely out-turn costs are generally in accord with initial pre-tendered estimates, with the addition of some contingency to cover unforeseen events, particularly when excavating in rock.

**3. CONSULTATION**

*(This section should include all consultation carried out on the matter to be considered)*

**(a) Legal Comments**

The Council's Constitution states that scheme appraisals are required where a scheme is over £500,000 in value and forms part of the already approved capital programme. These will normally be approved by the Executive Councillor for Resources. This decision is therefore lawful and within the remit of the Executive Councillor.

**(b) Resources Comments**

Approval of this report will commit the Council to £561,000 of expenditure improving highway drainage at Woolsey Way, Lincoln. This expenditure will be funded from the Asset Protection block of the current Highways and Transportation capital programme

**(c) Scrutiny Comments**

**(d) Has Local Member been consulted?** Yes

**(e) Has Executive Councillor been consulted?** No

**4. APPENDICES** *(if applicable)*

These are listed below and attached at the back of the report.	
APPENDIX A	Area under consideration

**5. BACKGROUND PAPERS**

No Background Papers within Section 100D of the Local Government Act 1972 were used in the preparation of this report.
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This report was written by Les Outram, who can be contacted on 01522 782070.

