

ANGUS COUNCIL

MINUTE of MEETING of the **COMMUNITIES COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 12 April 2016 at 2.00 pm.

Present: Councillors DONALD MORRISON, JEANETTE GAUL, BRIAN BOYD, BILL DUFF, BOB MYLES, CRAIG FOTHERINGHAM, JIM HOUSTON, MARTYN GEDDES, IAN MCLAREN, GLENNIS MIDDLETON, LYNNE DEVINE, RONNIE PROCTOR MBE, MARK SALMOND and EWAN SMITH.

Councillor MORRISON, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

Apologies for absence were intimated on behalf of Councillors David Fairweather, David May and Helen Oswald; Councillors Bob Myles, Martyn Geddes and Lynne Devine substituting respectively. An apology for absence was also intimated on behalf of Councillor Iain Gaul.

2. DECLARATIONS OF INTEREST

All members advised that, with reference to Item 5 (Report No 144/16), they had been contacted by constituents either directly or, in most cases, through social media. Some members made some response to these contacts and, in two cases, had had contact with the press. All considered any interest to be non-financial and that they intended to participate in any discussion and voting on that Item.

Councillor Duff declared a non-financial interest in Item 4 (Report No 143/16, Schedule 2), as he currently served as a Director of Angus Alive. He indicated that he would participate in any discussion and voting on that item.

Councillor Jeanette Gaul declared a non-financial interest in Item 4 (Report No 143/16, Schedule 2), as she currently served as a Director of Angus Alive. She indicated that she would participate in any discussion and voting on that item.

Councillor Jeanette Gaul declared a financial interest in Item 11 (Report No 150/16) as she was involved in a community group which had received sponsorship from the construction company referred to in the Report. She indicated that she would not participate in any discussion or voting and would leave the meeting during consideration of this item.

Councillor Ewan Smith declared a financial interest in Item 4 (Report No 143/16) in that he was a registered social landlord. He indicated that he would not participate in any discussion or voting and that he would leave the meeting during consideration of this item.

3. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 1 March 2016 was submitted, approved as a correct record and signed by the Convener.

Councillor Ewan Smith, having declared an interest at item 2 above, left the meeting during consideration of the following item.

4. INFORMATION REPORT FOR THE PERIOD 1 MARCH 2016 TO 12 APRIL 2016

With reference to Article 4 of the minute of meeting of this Committee of 1 March 2016, there was submitted and noted Report No 143/16 by the Strategic Director – Communities, together with its three schedules, providing information to members with regard to services delivered in the Communities Directorate for the relevant period.

5. REVIEW OF WASTE MANAGEMENT SERVICES AND PUBLIC CONVENIENCES

With reference to Article 12 of the minute of meeting of this Committee of 19 August 2014, there was submitted Report No 144/16 by the Head of Regulatory and Protective Services, updating members on the outcome of the Strategic Review of Waste Management within

Regulatory and Protected Services, with a focus on recommendations of the Cross Party Scrutiny and Audit Review entitled *Progress Towards Zero Waste*.

The Report accordingly considered the current position with regard to recycling centres, garden waste, food waste and public toilets, and went on to make proposals within each of these service areas.

Following considerable discussion, the Committee agreed:-

- (i) to defer the proposed strategic review of recycling centres and subsequent development of new and existing recycling centres, and instruct the relevant officers to bring forward detailed options for consideration at the next meeting of this Committee; and that all members of the Council be invited to attend a briefing prior to the options and recommendations report being issued;
- (ii) to note the proposals for how the garden waste subscription service would be implemented and would operate in future with both the efficacy and level of charge to be reviewed annually;
- (iii) to approve the withdrawal of the food waste collection service from a number of rural areas as specified in Appendix 1 to the Report;
- (iv) to approve the closure of the unattended public conveniences listed in the Report;
- (v) to approve the Brechin and Kirriemuir Superloos changing from full time attended facilities to unattended facilities; and
- (vi) to remit to the Strategic Director – Communities to report back to this Committee on the feasibility of the introduction of Comfort Partnership Scheme as detailed in the Report, by 30 September 2016.

6. NEW AFFORDABLE HOUSING AT GUTHRIE HILL AND SMITHY CROFT, ARBROATH – PROCUREMENT AUTHORITY APPROVAL REQUEST

With reference to Article 15 of the minute of meeting of this Committee of 18 November 2014, there was submitted Report No 145/16 by the Head of Technical and Property Services, seeking authority for the proposed procurement for the construction of 36 flats and six new build houses to be owned and managed by Angus Council as affordable rented accommodation. It was necessary to request authority for the proposed procurement as the maximum value of the contract was above the Chief Officer's delegated authority limit as set out in the Financial Regulations of the Council.

The Committee agreed:-

- (i) to approve the estimated total cost of £7,100,000 (at out turn prices);
- (ii) to approve the procurement authority, as contained in the Report, in accordance with the process stated in Section 16.8 and 16.24.16 of the Financial Regulations;
- (iii) to approve funding in the amount of £100,000 for this project from the Affordable Housing Account;
- (iv) to note that the funding for this project, amounting to £7,100,000, would comprise £2,478,000 from the Scottish Government Affordable Housing Grant, £100,000 from the Affordable Housing Account; and £4,522,000 from the HRA Capital budget;
- (v) to note that the Housing Financial Plan had been amended following the special rent setting meeting of this Committee on 9 February 2016; and
- (vi) to note the financial implications included in Section 6 of the Report.

7. NEW AFFORDABLE HOUSING - VIEWMOUNT, FORFAR – PROCUREMENT AUTHORITY APPROVAL REQUEST

With reference to Article 16 of the minute of meeting of this Committee of 18 November 2014, there was submitted Report No 146/16 by the Head of Technical and Property Services, seeking authority for the proposed procurement for the construction of new Council houses at a site in Viewmount, Forfar, adjacent to the Reid Park and Steel Park, as 11 new build units. It was necessary to request authority for the proposed procurement as the maximum value of the contract was above the Chief Officer's delegated authority limit as set out in the Financial Regulations of the Council.

The Committee agreed:-

- (i) to approve the estimated total cost of £2,080,000 (at out turn prices);
- (ii) to approve the procurement authority, as contained in the Report, in accordance with the process stated in Section 16.8 and 16.24.16 of the Financial Regulations;
- (iii) to note that the funding for this project, amounting to £2,080,000, would comprise £649,000 from the Scottish Government Affordable Housing Grant, and £1,431,000 from the HRA Capital budget;
- (iv) to note that the Housing Financial Plan had been amended following the special rent setting meeting of this Committee on 9 February 2016; and
- (v) to note the financial implications included in Section 6 of the Report.

8. BULK KITCHEN REPLACEMENT PROGRAMME 2017-2021 – PROCUREMENT AUTHORITY APPROVAL REQUEST

There was submitted Report No 147/16 by the Head of Technical and Property Services, seeking authority for proposed procurement for the removal of existing kitchen fittings, and the design, supply and installation of new fitted kitchens, including associated builder work, rewiring, services alterations, insulation works, flooring and decoration, to approximately 1,170 properties throughout Angus. It was necessary to request authority for the proposed procurement as the maximum value of the contract was above the Chief Officer's delegated authority limit as set out in the Financial Regulations of the Council.

The Committee agreed:-

- (i) to approve the indicative estimated overall cost over four years of £5,035,000 for the replacement of kitchens within council houses with a contract period of two years from January 2017 to January 2019, with the option to extend the contracts for a further two year period to January 2021;
- (ii) to approve the procurement authority, as detailed in the Report, in accordance with the process stated in Section 16.8 and 16.24.16 of the Financial Regulations of the Council;
- (iii) to note that the funding for this project amounting to £5,035,000, was from the HRA Capital budget, and that the Housing Financial Plan would be amended at its next update to accommodate the revised total cost for this project; and
- (iv) to note the financial implications included in Section 6 of the Report.

9. THE ANGUS COUNCIL (THE SENIOR OPEN CHAMPIONSHIP, CARNOUSTIE) (EXEMPTION) ORDER 2016

There was submitted Report No 148/16 by the Head of Planning and Place, relating to the introduction of an Order to exempt temporarily four areas of land in the vicinity of Carnoustie Links from access rights which would otherwise be exercisable under the Land Reform (Scotland) Act 2003, to accommodate The Senior Open Championship in July 2016. The exemptions were considered necessary to secure the health and safety of the public during

the construction and dismantling of the infrastructure necessary to support the event, to maintain course security, and to allow a charge to be made for admission.

The Committee agreed:-

- (i) to approve the making of the proposed Order, subject to confirmation by the Scottish Ministers of the terms of the Order; and
- (ii) to authorise the Head of Legal and Democratic Services to make the Order including any amendments necessary in the event that the Scottish Ministers required modifications to the proposed Order; and to report the same to a subsequent meeting of this Committee.

10. COUNCIL TENANTS' PET POLICY

There was submitted Report No 149/16 by the Head of Planning and Place, which sought approval for the creation of a Pet Policy to cover pets owned by Council tenants.

The Committee agreed to defer this item to the next meeting of this Committee to enable officers to give further consideration to the details of the proposed policy.

Councillor Jeanette Gaul, having declared an interest at item 2 above, left the meeting during consideration of the following item.

11. APPLICATION FOR ROAD CONSTRUCTION CONSENT

With reference to Article 6 of the minute of meeting of the Development Standards Committee of 10 March 2015, there was submitted Report No 150/16 by the Head of Technical and Property Services, giving consideration to an application for Construction Consent for a new road at Gardyne Street, Friockheim.

The Committee agreed:-

- (i) to note the objection received in response to the intimation of the application for Construction Consent to form a new road at Gardyne Street, Friockheim; and
- (ii) to give conditional approval to the application for Construction Consent.

12. UPGRADE CURTAIN WALLING – BLOCK A, ARBROATH ACADEMY – PROCUREMENT AUTHORITY APPROVAL REQUEST

There was submitted Report No 151/16 by the Head of Technical and Property Services, seeking authority for the proposed procurement to enable replacement and upgrading of the curtain walling to Block A at Arbroath Academy, the maximum value of which contract was above the Chief Officer's delegated authority limit.

The Committee agreed:-

- (i) to approve the estimated total cost of £1,000,000 for two phases split between 2016/2017 and 2017/2018 (at out turn prices);
- (ii) to approve the procurement authority as contained in the Report, and in accordance with the process stated in Section 16.8 of the Financial Regulations;
- (iii) to note that the project would be funded from the total allowance of £2,035,000 contained in the Capitalised Maintenance (Main Infrastructure Replacement) line in the Technical and Property Services programme of the 2015/2020 Financial Plan & Provisional Capital Budget 2016/17 as presented to the Special Budget Meeting of Angus Council on 18 February 2016 (Article 6 of the minute of Special Meeting of the Council refers); and
- (iv) to note the financial implications included in Section 6 of the Report.

13. DISPOSAL OF GROUND AT WHITSON WAY, MONTROSE

There was submitted Report No 153/16 by the Head of Planning and Place, proposing the sale of an area of ground adjacent to 27 Whitson Way, Montrose, to the owners of that property on appropriate terms and conditions, measuring 94.8 square metres and as shown shaded on the plan attached to the Report as Appendix 1.

The Report highlighted recent changes of consent to disposal of assets from Housing Revenue Accounts, by which local authorities could now self-certify under a general consent process under certain conditions, instead of requiring consent from Scottish Ministers.

The area of ground was not considered to serve any purpose to the Council and was therefore surplus to requirements.

The Committee agreed to the sale of the ground as detailed in the Report for a capital receipt of £4,500 accruing to the HRA Capital Account.

14. EXCLUSION OF PUBLIC AND PRESS

The Committee resolved in terms of Standing Order 28(2) that the public and press be excluded from the meeting during consideration of the following item, so as to avoid the possible disclosure of information which was exempt in terms of the Local Government (Scotland) Act 1973, Part 1, Schedule 7A, Paragraph 6.

15. BRECHIN FLOOD PREVENTION SCHEME – COMPENSATION PAYMENTS

With reference to Article 5 of the minute of meeting of this Committee of 14 April 2015, Schedule 2, there was submitted Report No 154/16 by the Head of Technical and Property Services, advising as to the outcome of negotiations for compensation, to enable the construction of the Brechin Flood Prevention Scheme.

The Committee agreed to approve the costs, as set out in the Report.