

ANGUS COUNCIL

MINUTE of MEETING of the **COMMUNITIES COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 15 August 2017 at 2.00 pm.

Present: Councillors CRAIG FOTHERINGHAM, LOIS SPEED, JULIE BELL, DAVID CHEAPE, BRADEN DAVY, LYNNE DEVINE, BETH WHITESIDE, BRENDA DURNO, DAVID FAIRWEATHER, SHEILA HANDS, IAN MCLAREN, RICHARD MOORE, MARK SALMOND and TOMMY STEWART.

Councillor FOTHERINGHAM, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

Apologies for absence were intimated on behalf of Councillors Bill Duff and Ronnie Proctor MBE, Councillors Beth Whiteside and Mark Salmond substituting respectively.

2. DECLARATIONS OF INTEREST

Councillor Moore declared a non-financial interest in item 11 (Report No 263/17), in that he had been contacted by a resident expressing his views. He indicated that he would participate in any discussion and voting on this item.

Councillor Speed declared a non-financial interest in item 11 (Report No 263/17), in that she had been contacted by a constituent resident in the area, expressing their views. She indicated that she would participate in any discussion and voting on this item.

Councillor Devine declared a non-financial interest in item 12 (Report No 264/17), in that she had met with relatives of a deceased individual who had been the victim of a road traffic accident on the street which was the subject of the report. She indicated that she would participate in any discussion and voting on this item.

Councillor Fairweather declared a non-financial interest in item 12 (Report No 264/17), in that he had been contacted by local residents in connection with the subject of the report. He indicated that he would participate in any discussion and voting on this item.

3. APPOINTMENTS TO FLOOD RISK MANAGEMENT MEMBER OFFICER WORKING GROUP

The Committee agreed to appoint Councillors McLaren, Proctor, Fotheringham and Duff to the Flood Risk Management Member Officer Working Group.

4. MINUTE OF PREVIOUS MEETING

The minute of meeting of this Committee of 6 June 2017 was submitted, approved as a correct record and signed by the Convener.

5. INFORMATION REPORT FOR THE PERIOD 6 JUNE 2017 TO 15 AUGUST 2017

With reference to Article 8 of the minute of meeting of this Committee of 6 June 2017, there was submitted and noted Report No 257/17 by the Strategic Director – Place, together with its three schedules, namely:-

- (1) Schedule 1 – Carbon Reduction Commitment Annual Report 2016/2017;
- (2) Schedule 2 – Energy Annual Report 2016/2017; and
- (3) Schedule 3 – Water Annual Report 2016/2017.

These provided information to members with regard to services delivered in the Communities Directorate for the relevant period.

6. PROPERTY TRANSACTIONS

With reference to Article 11(iv) of the minute of meeting of this Committee of 6 June 2017, there was submitted Report No 258/17 by the Head of Technical and Property Services, seeking approval for a property transaction which had been provisionally agreed.

The Committee agreed:-

- (i) to approve the disposal of the flat at 24 Hill Road, Arbroath, after advertising on the open market, to a private individual for £63,500, subject to consent of Scottish Ministers;
- (ii) to note that the property was held on a Housing Revenue Account, and that a previous offer by the same individual had been approved in June for £64,500; this offer had now been withdrawn by that individual and revised to £63,500.

7. PARKS AND BURIAL GROUNDS PLANT AND EQUIPMENT REPLACEMENT PROGRAMME 2017/2018

With reference to Article 7 of the minute of meeting of this Committee of 27 September 2016, there was submitted Report No 259/17 by the Head of Housing, Regulatory and Protective Services, seeking approval of the recommendations to purchase plant and equipment required for the 2017/2018 parks and burial grounds capital replacement programme.

Provision of grounds maintenance plant and equipment was considered essential to meet the requirements for parks maintenance, and procurement would take place through the recently renewed collaborative framework contract with Tayside Procurement Consortium which was proven to provide value for money. The Report further set out the terms proposed and procurement procedure as well as contact evaluation and award basis, together with a detailed listing of the equipment intended to be purchased.

The Committee agreed:-

- (i) to approve the estimated total cost of £246,000 for the purchase of grounds maintenance plant and equipment required for the 2017/2018 capital replacement programme;
- (ii) to authorise the appropriate officers of the Place Directorate to procure grounds maintenance plant and equipment on the basis set out in Report No 259/17; and
- (iii) to note the financial implications included in Section 5 of Report No 259/17.

8. VARIOUS SITES, ANGUS – BULK BATHROOM REPLACEMENT PROGRAMME 2018/2027 – PROCUREMENT AUTHORITY APPROVAL REQUEST

With reference to Article 6 of the minute of special meeting of this Committee of 14 February 2017, there was submitted Report No 260/17 by the Head of Technical and Property Services, seeking authority for the proposed procurement method where the maximum value of the contract arrangements was above the delegated authority limit of the Chief Officer.

The Council was continuing to invest heavily in existing stock in terms of the HRA capital investment programme being taken forward with a value of around £90m for the period 2017-2022. The current proposal was to replace some 700 bathrooms in each of the next ten years in a large scale bathroom replacement programme. This would include steps being taken to make council homes increasingly accessible, with the programme integrating adaptations where necessary to meet specific customer needs in order to maximise the benefits of having a contractor on site.

The Report set out the scope of the contract and advised that by utilising a single contract through the Scottish Procurement Alliance (SPA) Framework, it was intended that efficiency savings would enable more bathrooms to be installed for the available funding.

The Committee agreed:-

- (i) to approve the procurement authority, as contained in the Report, including the proposal for the Council to participate in the Scottish Procurement Alliance (SPA) Framework KB3 in accordance with Section 16.6 and Section 16.8 of the Financial Regulations;
- (ii) to note the indicative estimated overall cost of £23,500,000 for the bathroom replacement programme, to be carried out over a period covering financial years 2016/2017 to 2026/2027, together with the financial implications as detailed in Appendix 1 to Report No 260/17; and
- (iii) to authorise the Service Manager – Property to select the most appropriate procurement method against the appointed framework for individual procurements, for example, whether by direct award or by mini competition, to ensure best value was obtained on a case by case basis, as noted in Appendix 1 to Report No 260/17.

9. ANNUAL SERVICING AND MAINTENANCE OF HRA GAS HEATING INSTALLATIONS 2018 UP TO 2024 – PROCUREMENT AUTHORITY APPROVAL REQUEST

There was submitted Report No 261/17 by the Head of Technical and Property Services, seeking authority for the proposed procurement as the maximum value of the contract was above the Chief Officer's delegated authority limit. Council properties containing gas boilers required to be serviced and any urgent repairs carried out on an annual basis. While this work was being carried out, the opportunity was taken to include other annual servicing requirements. The current annual maintenance of heating systems contracts had subsisted since April 2012 and was due to expire on 31 March 2018. A new contract arrangement was therefore required to continue the annual rolling maintenance of heating systems programme.

It was proposed that the annual gas servicing contract arrangement was procured in the same successful manner as before, with two contractors appointed to carry out the servicing for an initial contract of two years, with an option to extend for up to four years. The Report set out the advantages of this arrangement, together with the financial implications, risk and mitigating actions.

The Committee agreed:-

- (i) to approve the procurement authority for the Annual Servicing and Maintenance of HRA Gas Heating Installation from 2018 up to 2024 as detailed in Report No 261/17, in accordance with Section 16.8 of the Financial Regulations of the Council; and
- (ii) to approve the estimated total cost of £7,050,000 at outturn prices as detailed in Appendix 1 to Report No 261/17.

10. HOME ENERGY EFFICIENCY PROGRAMME FOR SCOTLAND – GRANT BID 2017/18

With reference to Article 15 of the minute of meeting of this Committee of 24 May 2016, there was submitted Report No 262//17 by the Head of Housing, Regulatory and Protective Services, advising as to a bid for a grant award from the Scottish Government through the Home Energy Efficiency Programme: Area Based Schemes (HEEPS: ABS) to tackle fuel poverty and improve the energy efficiency of the housing stock. Following very significant investment in the upgrading of Council and registered social landlord stock to meet the Scottish housing quality standard and to address fuel poverty, issues of stock disrepair and poor housing quality were now often more prevalent in the owner/occupied and private rented sectors, including stock sold off under Right to Buy Legislation. This funding would not only help meet targets for carbon saving and energy efficiency, but would also have many economic benefits for Angus in terms of employment opportunities and construction industry activity. Substantial numbers of Angus householders in both privately owned and rented accommodation would see their fuel bills reduce and the quality of their homes increase.

The Committee agreed:-

- (i) to note the successful grant award to Angus of £1,375,714 for 2017/2018;
- (ii) to note that procurement authority had already been approved for the use of Scotland Excel and Scottish Procurement Alliance energy efficiency measure frameworks in

Report No 174/17 approved by the Communities Committee on 6 June 2017 in accordance with Section 16.6 and Section 16.8 of the Financial Regulations of the Council (Article 13 refers); and

- (iii) to approve the selection of a contractor from the Scotland Excel Framework 09-13, by the Service Manager (Housing), in consultation with the Service Manager (Property), whether by direct award or by mini competition, to ensure best value was obtained, in accordance with Section 16.6 and Section 16.8 of the Financial Regulations of Council.

11. WEST ARBROATH REGENERATION

With reference to Article 16 of the minute of meeting of the Policy & Resources Committee of 20 June 2017, there was submitted Report No 263/17 by the Head of Housing, Regulatory and Protective Services, updating members on progress of the proposed regeneration of the Timmergreens area of Arbroath. Consultation was taking place with residents directly affected by the demolition proposals through meetings, one to one meetings with the Community Housing Team and the completion of feedback forms. Support for the proposals was very strong with 42 of the 43 households who participated in consultations being in support of regeneration and the proposed process.

The Report set out the proposals including rehousing, repurchase of ex council properties and procurement of the construction phase of the project. The Report also proposed the establishment of the Timmergreens Regeneration Partnership to support the delivery of the full regeneration programme. This would include representatives from the public, private and voluntary sectors along with tenants and residents from the redevelopment area, and help to ensure that tenants who were temporarily relocated were kept at the centre of the process. It was anticipated that the project would be completed by 2022.

The Committee agreed:-

- (i) to approve the housing-led regeneration of the Timmergreens area of Arbroath in principle, noting that the vast majority of residents who participated in recent consultations were supportive of the project;
- (ii) to approve the award of statutory home loss and disturbance allowances to residents affected by demolition proposals, along with appropriate rehousing priority;
- (iii) to approve the repurchase of five ex-Council properties contained within relevant blocks;
- (iv) that in principle, the construction contract be procured through the Scottish Procurement Alliance NH1 Workstream 2 for Off-Site Construction and that a further report would be brought to Committee for full approval of the contract details; and
- (v) to approve the establishment of the Timmergreens Regeneration Partnership to oversee broader social and economic regeneration outcomes.

12. KEPTIE STREET, ARBROATH – PEDESTRIAN CROSSING

With reference to Article 3(g)(ii) of the minute of meeting of Angus Council of 6 November 2008, there was submitted Report No 264/17 by the Head of Technical and Property Services, presenting the findings of an investigation carried out regarding the potential for a pedestrian crossing on Keptie Street, Arbroath.

Having heard Councillor Fairweather, the Committee agreed to defer consideration of this Report to enable a site visit to take place to facilitate members' understanding of the various proposals for a crossing, to which all members of the Committee would be invited.

13. TAYLOR STREET, FORFAR – REMOVAL OF TRAFFIC CALMING MEASURES

With reference to Article 10 of the minute of meeting of the Infrastructure Services Committee of 25 January 2007 there was submitted Report No 265/17 by the Head of Technical and Property Services advising members of a request received from a local member to consider the removal of the existing physical traffic calming measures on Taylor Street, Forfar, and seeking authority to undertake the formal consultation on the removal of the existing traffic calming measures.

The Report indicated that following the opening of the new Forfar Academy most vehicular traffic which had formally accessed the school from Taylor Street, along with high numbers of associated vehicle drop-offs and pick-ups of pupils at the school frontage on Taylor Street, now used the new Forfar Academy Campus main vehicular access off Kirriemuir Road. Both school bus transport and drop-offs and pick-ups took place using purpose built facilities at the new school frontage. Consequently, the reduction in traffic flows in Taylor Street possibly reduced the need for the current traffic calming measures.

Having heard Councillor Devine, a local member, who noted that some access to the school was still taken via Taylor Street and also the potential for development at the end of Taylor Street, and the explanation from the Head of Technical and Property Services that road humps/cushions were installed in accordance with strict statutory regulations on spacing and layout, the Committee agreed:

- (i) to note the position with regard to the background of the existing traffic calming measures in Taylor Street;
- (ii) to request the Head of Technical and Property Services to undertake consultation on the proposal to remove the traffic calming measures; and
- (iii) to note that a further Report would be brought forward to this Committee following completion of the proposed consultation.

14. VARIATION OF SPEED LIMITS AND CONVERSION OF FOOTWAY TO CYCLE TRACK AT VICTORIA STREET, MONIFIETH

With reference to Article 6 of the minute of meeting of the Development Standards Committee of 8 March 2016, there was submitted Report No 266/17 by the Head of Technical and Property Services, relating to the proposed alterations to current speed limits, and the conversion to cycle track of a section of footway on Victoria Street, Monifieth.

Following conditional planning permission being granted for the erection of 332 houses on a site bounded on its north and east sides by Victoria Street, a planning condition laid down that no other development in connection with that permission could take place unless the approved speed reduction scheme had been provided and was operational. This comprised the extension of an existing 30mph speed limit as well as a reduction in the speed limit from 60mph to 40mph at the locations set out in the Report.

The Committee agreed to promote the making of:-

- (i) a Speed Limits Order to effect changes to the speed limits on a section of Victoria Street, Monifieth; and
- (ii) a Traffic Order to convert to cycle track on a section of existing footway on Victoria Street, Monifieth.

15. WINTER SERVICE POLICY AND PROVISION FOR 2017/2018

With reference to Article 19 of the minute of meeting of this Committee of 16 August 2016, there was submitted Report No 267/17 by the Head of Technical and Property Services, setting out the proposed Winter Service Policy and detailing the proposed service provision for preventative treatment and snow clearing during the winter period 2017/18 together with contingency arrangements to cater for extreme conditions prevailing, in conjunction with the operational issues detailed in Appendix 2 attached to the Report.

The Committee agreed:-

- (i) to approve the policy for the winter service during the forthcoming winter as set out in Appendix 1 to Report No 267/17, and in conjunction with the Operational Details supplement as set out in Appendix 2;
- (ii) to approve the arrangements proposed to meet the costs of the winter service during 2017/18;
- (iii) to delegate authority to the Head of Technical and Property Services to increase, on a temporary basis, the level of service in extreme conditions; and
- (iv) to delegate authority to the Head of Technical and Property Services to deviate from the treatment decision matrix and introduce salt conservation techniques as proposed in the Report, if difficulties were experienced or anticipated in obtaining sufficient salt supplies.

16. COMMUNITY LITTER PREVENTION ACTION PLAN

There was submitted Report No 268/17 by the Head of Housing, Regulatory and Protective Services, introducing a proposal that the Council produced a Community Litter Prevention Action Plan (CLPAP) in partnership with Zero Waste Scotland.

Besides its responsibility for cleaning public open spaces and enforcement in relation to litter, fly tipping and dog fouling, the Council also carried out educational based work to achieve litter prevention and proper disposal of waste. This work was co-ordinated by the Council's Pride in Place Member/Officer Working Group, which encouraged the community to take an interest in and take pride in its home area of Angus. The Group co-ordinated actions to ensure a cohesive approach to all activities undertaken. This provided an ideal basis for population of the CLPAP without additional resources while some additional activities could be added where practicable to do so. Waste Service (Place Directorate) would lead production of the plan, supported by Zero Waste Scotland with a deadline for production of the plan by the end of March 2018. It would then be available on the Council website and promoted by Zero Waste Scotland.

The Committee agreed:-

- (i) to approve the production of an over-arching Community Litter Prevention Action Plan (CLPAP) for Angus;
- (ii) that progress reports on the plan would be made to the Pride in Place Member/Officer Working Group; and
- (iii) to note that a finalised draft of the Community Litter Prevention Action Plan would be brought back to Committee in due course.