

ANGUS COUNCIL

MINUTE of MEETING of the **COMMUNITIES COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 14 November 2017 at 2.00 pm.

Present: Councillors CRAIG FOTHERINGHAM, LOIS SPEED, JULIE BELL, DAVID CHEAPE, BRADEN DAVY, LYNNE DEVINE, BILL DUFF, BRENDA DURNO, DAVID FAIRWEATHER, SHEILA HANDS, IAN MCLAREN, RICHARD MOORE, COLIN BROWN and TOMMY STEWART.

Councillor FOTHERINGHAM, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

An apology for absence was intimated on behalf of Councillor Ronnie Proctor MBE with Councillor Colin Brown substituting.

2. DECLARATIONS OF INTEREST

Councillor Stewart declared a non-financial interest in item 8 (Report No 382/17), in that he was a serving Council representative on Montrose Golf Links Limited. He indicated that he would participate in any discussion and voting on this item.

Councillor Moore declared a non-financial interest in item 10 (Report No 384/17), in that he had been contacted by a resident but expressed no opinion, and passed the issue to officers. He indicated that he would participate in any discussion and voting on this item.

Councillor Duff declared a non-financial interest in item 11 (Report No 385/17), in that he had met with relatives of the individual who had been involved in a fatal road traffic accident when crossing Keptie Street, Arbroath. He indicated that he would participate in any discussion and voting on this item.

Councillor Devine declared a non-financial interest in item 11 (Report No 385/17), in that she had met with the son and daughter of the deceased. She indicated that she would participate in any discussion and voting on this item.

Councillor Speed declared a non-financial interest in item 12 (Report No 386/17), having visited the property at 23 Holyrood Street, Carnoustie, referred to in the Report; however she expressed no comment as to her opinion on the Report. She indicated that she would participate in any discussion and voting on this item.

3. MINUTES OF PREVIOUS MEETINGS

(a) Communities Committee

The minute of meeting of this Committee of 26 September 2017 was submitted, approved as a correct record and signed by the Convener.

(b) Arbroath Harbour Joint Consultative Committee

The minute of meeting of the Arbroath Harbour Joint Consultative Committee of 22 September 2017, a copy of which is appended hereto, was submitted and noted. **(APPENDIX 1)**

4. INFORMATION REPORT FOR THE PERIOD 27 SEPTEMBER 2017 TO 14 NOVEMBER 2017

With reference to Article 4 of the minute of meeting of this Committee of 26 September 2017, there was submitted, variously commented upon and noted Report No 378/17 by the Strategic Director – Place, together with its seven schedules, namely:-

- (1) Schedule 1 – Private Sector Housing Grants 2017/18 – Quarter 2 to 30 September 2017;
- (2) Schedule 2 – Road Safety Update;
- (3) Schedule 3 – Accident Investigation Programme;
- (4) Schedule 4 – Adopt a Street;
- (5) Schedule 5 – Right Stuff Right Bin;
- (6) Schedule 6 – Arbroath and Brechin 2020 Celebrating Angus's Influence on the World;
- (7) Schedule 7 – Contracts Awarded – 1 April 2017 – 29 September 2017.

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

5. HOUSING CAPITAL MONITORING REPORT – 2017/18

With reference to Article 4 of the minute of special meeting of this Committee of 14 February 2017, there was submitted Report No 379/17 by the Head of Housing, Regulatory and Protective Services, setting out the actual capital spend to 31 August 2017, together with projected outturns for the year to March 2018 and any required updated capital funding proposals.

The Report advised that the actual spend achieved to 31 August 2017 on the Housing Capital Programme was £3,539,000, equating to 29.8% of the monitoring budget of £11,874,000. It was projected at the current time that by the end of the financial year 2017/2018, net expenditure would total £11,632,000, a potential underspend of 2% (£242,000), the reasons for which were detailed in section 6 of the Report.

The Committee agreed to note the contents of the Report, in particular the projected year end positions on capital expenditure and the indicative funding proposals for the programme.

6. SURPLUS PROPERTY

With reference to Article 6 of the minute of meeting of this Committee of 15 August 2017, there was submitted Report No 380/17 by the Head of Technical and Property Services, identifying certain parcels of land which were surplus to the requirements of the Council and proposing their disposal to the adjoining owners.

The Committee agreed to declare surplus to the requirements of the Council, and their disposal to the appropriate adjoining owner, so generating capital receipts, the following sites:-

- (i) the land adjacent to 10 Princes Street, Monifieth, as shown outlined on the plan attached as Appendix 1 to the Report;
- (ii) the land between 32/34 Bloomfield Road, Arbroath, as shown outlined on the plan attached as Appendix 2 to the Report; and
- (iii) the land adjacent to the former toilet at Craig O'Loch Road, Forfar, as shown outlined on the plan attached as Appendix 3 to the Report.

7. PROPERTY TRANSACTIONS

With reference to Article 6 of the minute of meeting of this Committee of 15 August 2017, there was submitted Report No 381/17 by the Head of Technical and Property Services, seeking approval for property transactions which had been provisionally agreed by officers.

The Committee agreed:-

- (i) to approve the disposal of the former Birkhill Nursery, Coupar Angus Road, Muirhead, after advertising on the open market, to a private individual for £176,176;
- (ii) to approve the disposal of the former Homeless Unit at Queens Close, Montrose, after advertising on the open market, to a private individual, for £100,000, subject to the consent of Scottish Ministers; and
- (iii) that a Report be prepared and submitted to the Committee, setting out the history and timescales regarding the whole process of marketing the former Homeless Unit at Queen's Close, Montrose.

8. MONTROSE BEACH STUDY

With reference to Article 12 of the minute of meeting of this Committee of 15 November 2016, there was submitted Report No 382/17 by the Head of Technical and Property Services, updating the Committee on the progress of implementation of measures to manage beach erosion at Montrose.

The proposals included consideration being given to the development of detailed opinions for a beach management programme; continuing to use the Montrose Beach Study Stakeholder Group, including Montrose Port Authority, and Glaxo Smith Kline PLC, Marine Scotland, Scottish Natural Heritage and Montrose Golf Links Limited, as a sounding panel and means to share information on the coastal processes; ongoing and future studies; and the future continuation of the implementation of measures in the Montrose Beach Management Plan.

It was further proposed to continue the exploration of all funding options to support the implementation of Montrose Beach Management Plan measures, including additional support from the Scottish Government.

The Committee agreed:-

- (i) to note the update on progress of implementation of measures to manage beach erosion at Montrose; and
- (ii) to approve the proposals for future continuation of the implementation of measures to manage beach erosion at Montrose by the Head of Technical and Property Services, subject to the availability of funding.

9. MONTROSE TO A90 ROAD LINK STUDY

With reference to Article 6 of the minute of meeting of this Committee of 24 May 2016, there was submitted Report No 383/17 by the Head of Technical and Property Services, updating the Committee on progress of the consultant commission associated with the Montrose to A90 Link Study. The consultancy services from the study were intended to support Angus Council in developing options to provide a new road link from Montrose to the A90 Trunk Road which in turn would result in a new North Angus Investment Corridor between the town and the strategic road network at Stracathro, opening up new development plan for commercial and housing development and providing support key growth potential, job creation and opportunities in the area from Montrose to Brechin. Access to Tay Cities Deal investment would be essential for this scheme.

The Committee agreed:-

- (i) to note the progress of the Montrose to A90 Link Study as outlined in the Report; and

- (ii) to approve the reporting on the stakeholders consultation, including workshops, and direct involvement of elected members in the wider engagement events throughout the commission.

10. PROPOSED TRAFFIC CALMING – GALLOWDEN ROAD, ARBROATH: RESPONSE TO PUBLIC CONSULTATION

With reference to Article 9 of the minute of meeting of this Committee of 28 February 2017, there was submitted Report No 384/17 by the Head of Technical and Property Services, presenting the results of the public consultation process regarding the proposed traffic calming installation on Gallowden Road, Arbroath.

The Committee heard local elected members express their concerns that the installation of traffic calming on Gallowden Road would bring about the use of Gallowden Avenue and Gallowden Crescent, as alternative “rat runs”.

The Committee therefore agreed:-

- (i) to note the comments received during the consultation process regarding the proposed traffic calming installation on Gallowden Road, Arbroath;
- (ii) to note the range of opinions expressed by those who had responded to the consultation;
- (iii) to approve, but to defer, the provision of traffic calming measures on Gallowden Road, Arbroath;
- (iv) that this deferral continue during consultation on the potential to introduce traffic calming measures on Gallowden Avenue and Gallowden Crescent, Arbroath, and that the Committee consider the position again in the light of this latest consultation.

11. KEPTIE STREET, ARBROATH - PEDESTRIAN CROSSING

With reference to Article 12 of the minute of meeting of this Committee of 15 August 2017, there was submitted Report No 385/17 by the Head of Technical and Property Services, which represented the deferred Report No 264/17, following a site visit by members of this Committee to the potential pedestrian crossing points on Keptie Street, Arbroath, of.

Considerable discussion took place, and having heard the Convener, and Councillors Moore, Durno, Fairweather, Speed and Hands, the Committee agreed:-

- (i) to note the site meeting which had been held at Keptie Street on 7 October 2017;
- (ii) to note previous investigations and consultations undertaken following the request for a signal controlled pedestrian crossing on Keptie Street, Arbroath;
- (iii) to note the current difficulties which pedestrians, particularly the elderly, encountered when crossing Keptie Street;
- (iv) to note the results of the most recent site surveys carried out following the request to reinvestigate the possibility of installing a signal controlled pedestrian crossing on Keptie Street; and
- (v) to approve the installation of a pedestrian crossing in terms of option 1 as set out in Report No 264/17, between Helen Street and Garden Street, Arbroath.

12. PROVISION OF INTERIM RESPITE CARE FOR ADULTS WITH LEARNING DISABILITIES

With reference to Article 5 of the minute of meeting of the Policy and Resources Committee of 14 March 2017 (Schedule 1), there was submitted Joint Report No 386/17 by the Head of Technical and Property Services and the Chief Officer, Angus Health and Social Care Partnership, updating members of the progress made in finalising interim solutions for the provision of respite care for adults with learning disabilities, and in identifying suitable properties at 23 Holyrood Street, Carnoustie; and Finavon Court, Forfar, from where interim services might be provided.

The Report proposed that a licence agreement be entered into with the owner of the property at 23 Holyrood Street, Carnoustie to allow respite care service to be provided there and that appropriate contracts be entered into to provide interim respite care services for adults with learning disabilities at both 23 Holyrood Street and at Finavon Court. It was envisaged that this would meet the vast majority of needs for service users.

The Committee, for its interest, agreed to approve the Head of Technical and Property Services entering into negotiations of appropriate terms for a licence agreement to enable the property at 23 Holyrood Street, Carnoustie, to be used for the provision of an interim respite care service for adults with learning disabilities, subject to approval by the Policy and Resources Committee of the appropriate contracts being entered into for the provision of the interim respite care solutions.

13. MORTGAGE TO RENT SCHEME

There was submitted Report No 387/17 by the Head of Housing, Regulatory and Protective Services, proposing that Angus Council participate in the Home Owners Support Fund's Mortgage to Rent Scheme.

The Report set out the advantages to the Council which participating would bring including the opportunity of using the scheme to expand the Council's housing stock at a discounted price and the opportunity of repurchasing desirable ex-Council housing stock. This scheme was seen as an additional and effective tool to help prevent homelessness in Angus when there was capacity within funding resources. Potential risks would be managed within the Policy and Procedural guidance, and would inform the final decision as to whether to proceed with each purchase.

The Committee agreed:-

- (i) to approve the participation of Angus Council in the Home Owners Support Fund's Mortgage to Rent Scheme;
- (ii) that purchases and related costs could be funded from an appropriate funding source to be identified from within existing resources on an ongoing basis; and
- (iii) to delegate authority to the Service Manager - Housing to approve the purchase of suitable properties.

14. SUPPLY OF POST EXCAVATION ARCHAEOLOGICAL SERVICES, BALMACHIE ROAD DEVELOPMENT, CARNOUSTIE – TENDER REPORT

There was submitted Report No 388/17 by the Strategic Director – Place advising that the archaeological features and finds were now required to undergo post-excavation analysis, research and conservation in order to satisfy condition 3 of the Planning permission for the development of two sports pitches at the site. Tender documents were therefore issued on the supply of post-excavation archaeological services using the open tender procedures through the Public Contracts (Scotland) website portal.

The Committee agreed:-

- (i) to approve the acceptance of the lowest acceptable tender for archaeological services in relation to the development of two sports pitches with associated drainage, parking and fencing at Balmachie Road, Carnoustie, from GUARD Archaeology Limited in the amount of £84,930;
- (ii) to approve the estimated total cost of £86, 630, inclusive of professional fees;
- (iii) to approve the production of replica items from the Bronze Age hoard and a scaled reconstruction model of the site for public display and educational purposes for the total cost of £2,670;
- (iv) to note the net cost of £38,000 would be fully funded from the current year revenue underspend; and
- (v) to note the financial implications as set out in section 6 of the Report.

15. BRECHIN COMMUNITY CAMPUS – PUBLIC PLAY AREA

With reference to Article 5 of the minute of meeting of the Neighbourhood Services Committee of 14 November 2013, there was submitted Report No 389/17 by the Head of Housing, Regulatory and Protective Services, updating members on progress with the standard for play area provision in Angus and its five year strategy for resulting play area improvement and disinvestments.

A location of the new standard had identified gaps in the current play provision in Carnoustie, Monifieth and Brechin. While a new play area had been installed in Carnoustie in 2015 at Drive Park, a suitable location for the identified gap in the west of Monifieth was still being investigated. In Brechin, the local elected members had proposed that the need be addressed during construction of the new Brechin Community Campus. A suitable location had now been found on the campus building and users of the sport pitches and car parks and with easy public access. The ground would be transferred from the Children and Learning heading to Parks and Burial Grounds with costs of £90,000 for the installation of the play park to be accommodated in the year five spend of the play area improvement programme, funded from housing regulatory and protective services capital allocation for 2017/18.

The Committee agreed:-

- (i) to note the updates in relation to Carnoustie and Monifieth; and
- (ii) that a site for the new playpark in Brechin should be at the Community Campus; and
- (iii) that discussions take place with the Head of Legal and Democratic Services to seek to extend the smoking ban on the community campus to include the play area, as part of the re-visiting of the Council's tobacco control strategy.