

COMMUNITY SAFETY & ENVIRONMENTAL SERVICES COMMITTEE

At a Meeting of the Community Safety & Environmental Services Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday 3 May 2006 at 11.00 a.m.

Present: Provost Alistair Macdonald and Councillors George Black, Geoff Calvert, Gail Casey, Linda McColl, Duncan McDonald, Craig McLaughlin, Marie McNair and Connie O'Sullivan.

Attending: David McMillan, Director of Housing, Regeneration and Environmental Services; Nigel Ettles, Principal Solicitor; Irving Hodgson, Head of Development and Environmental Services; John McKerracher, Head of Technical Services; Graham Pollock, Environmental Services Manager; Alasdair Gregor, Planning Services Manager; Kevin Neeson, Manager of Development Services; Linda McLaughlin, Manager of Commercial Operations; David McCulloch, Section Head (Trading Standards); Robert Robb, Senior Officer, Waste Services; Raymond Lynch, Solicitor and Craig Stewart, Administrative Assistant.

Councillor O'Sullivan in the Chair

MINUTES OF PREVIOUS MEETING

8947 The Minutes of Meeting of the Committee held on 1 March 2006 were submitted and approved as a correct record.

DECLARATION OF NON-FINANCIAL INTEREST

8948 Provost Macdonald declared a non-financial interest in respect of the following item of business and took no part in the Committee's deliberation thereon.

REQUEST FROM CLYDEBANK RUGBY CLUB FOR AN EXTENSION TO THEIR LEASE OF SUBJECTS AT DEAN STREET, CLYDEBANK

8949 With reference to the Minutes of Meeting of the Committee held on 1 March 2006 (Page 2274, paragraph 8378 refers), a report by the Director of Development and Environmental Services was re-submitted advising of a request from Clydebank Rugby Club for an extension to their existing lease of the subjects at Dean Street, Clydebank and recommending that the request be granted subject to conditions.

8950 After discussion and having heard the Director of Housing, Regeneration and Environmental Services in answer to Members' questions, the Committee agreed:-

- (1) to note the recommendations contained in the report;
- (2) that the Director of Housing, Regeneration and Environmental Services be authorised to enter into discussions with Clydebank Rugby Club to ensure that the Council's overall sports pitch strategy met with the needs of the community; and
- (3) to note that a further report would be submitted to the next meeting of the Committee, following discussions with the Rugby Club.

EVENTS STRATEGY

8951 With reference to the Minutes of Meeting of the Committee held on 1 March 2006 (Page 2284, paragraph 8447 refers), a report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval of the Events Strategy for West Dunbartonshire Council.

8952 After discussion, the Committee agreed:-

- (1) to approve the Events Strategy;
- (2) that the Director of Housing, Regeneration and Environmental Services be instructed to take appropriate steps to consult with Community and Partner organisations; and
- (3) that a further report on this matter would be submitted to a future meeting of the Committee once the consultation exercise had been completed.

SMART TECHNOLOGY IN SHELTERED HOUSING – UPDATE REPORT

8953 A report was submitted by the Acting Director of Social Work Services:-

- (a) providing an update of progress on the installation of smart technology in the Council's sheltered housing complexes; and
- (b) making recommendations on the ongoing use of the funding identified for smart technology.

8954 After discussion and having heard the Acting Director of Social Work Services in further explanation, Councillor O'Sullivan, seconded by Councillor McDonald, moved:-

8955 That the report be remitted to the next meeting of the Social Justice Committee for consideration.

8956 As an amendment, Councillor McLaughlin, seconded by Councillor Black, moved:-

8957 That the report be considered at this meeting in order that a view could be expressed from the Committee in relation to this matter.

8958 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

SKILLS FOR WORK – LEISURE SERVICES AND EDUCATION IN PARTNERSHIP

8959 A joint report was submitted by the Director of Housing, Regeneration & Environmental Services and the Director of Education & Cultural Services advising of the development of the Skills for Work pilot partnership project between the Council's Leisure Services Section and the Education and Cultural Services Department.

8960 The Committee agreed:-

- (1) to endorse the efforts of the Leisure Services Section and the Department of Education and Cultural Services in terms of delivering this vocational pilot programme developed by the Scottish Executive; and
- (2) to note the early indications of the successful contribution that this programme may make towards achievement of the Council's Corporate Priority to Regenerate and Develop the Local Economy.

HOUSING, REGENERATION AND ENVIRONMENTAL SERVICES – PERFORMANCE REPORT

8961 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing on the performance of areas within land services and providing information on:-

- (a) Statutory Performance Indicators for the third quarter of 2005/2006; and
- (b) the Department's programme of Best Value Reviews.

8962 After discussion and having heard the Director of Housing, Regeneration and Environmental Services in elaboration and in answer to Members' questions, Councillor McDonald, seconded by Councillor O'Sullivan, moved:-

8963 That the Committee notes the contents of the report.

8964 As an amendment, Councillor McLaughlin, seconded by Councillor Black, moved:-

8965 That the report be remitted to the next meeting of the Audit and Performance Review Committee in order to allow further scrutiny to be undertaken.

8966 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

ENERGY EFFICIENCY REVIEW UPDATE

8967 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising of progress with general energy efficiency issues relating to Council buildings and on the projects and initiatives under development by the Corporate Energy Team (CET) and Home Energy Conservation Act (HECA) Officer.

8968 After discussion, the Committee agreed to note the contents of the report.

8969 In relation to a point raised by Councillor McLaughlin concerning the number of uplighters used in the Council Offices, Garshake, it was noted that the Director of Housing, Regeneration and Environmental Services would raise this matter at the next meeting of the Corporate Management Team and would arrange to respond direct to Councillor McLaughlin thereon.

HALDANE LEISURE BARN, INLER PARK, TALBOT ROAD, HALDANE

8970 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing an update on the proposed disposal of Haldane Leisure Barn, Inler Park, Talbot Road, Haldane.

8971 After discussion, the Committee agreed:-

- (1) to note the information contained in the report in relation to ongoing revenue costs being incurred by the authority;
- (2) to authorise the Director of Housing, Regeneration and Environmental Services to proceed with the demolition of the premises, subject to consultations taking place with the regeneration company/trust in the first instance; and
- (3) to instruct the Director of Housing, Regeneration and Environmental Services to take steps to remove the burden on the land as detailed in paragraph 3.2 of the Director's report.

McDOUGALL'S HEALTHIEST SCHOOL FOOD AWARD 2006

8972 A joint report was submitted by the Director of Housing, Regeneration and Environmental Services and the Director of Education and Cultural Services informing on the outcome of the Council's participation in the McDougall's Healthiest School Meals Award for 2006.

8973 The Committee agreed:-

- (1) to note the success of St Patrick's Primary School in achieving the RHM Foodservice Award in recognition of the provision of healthy school meals and promotion of best practice in the vital area of improving nutrition; and
- (2) to record its congratulations to all involved in this significant achievement.

KEEP SCOTLAND BEAUTIFUL – SCOTTISH PEOPLE AND PLACES AWARDS SCHEME 2006

8974 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising of the Grounds Maintenance Section's success in reaching the finals of the Keep Scotland Beautiful, People and Places Awards 2006.

8975 The Committee agreed to note the success of the Grounds Maintenance Section in the Keep Scotland Beautiful, People and Places Awards 2006.

WEST DUNBARTONSHIRE COUNCIL – CARE OF GARDENS SCHEME

8976 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising of revised arrangements for the provision of the Care of Gardens Scheme.

8977 After discussion and having heard the Director of Housing, Regeneration and Environmental Services in further explanation and in answer to Members' questions, Councillor McDonald, seconded by Councillor O'Sullivan, moved:-

8978 That the Committee approves the recommendation detailed in paragraph 7.1 on page 84 together with the enhancement of a further £100,000 to be funded from Council balances and underspends that are anticipated to arise within Council contingency fund in 2006/07 and that a further report be submitted to the next meeting of the Committee.

8979 As an amendment, Councillor McLaughlin, seconded by Councillor Black, moved:-

8980 That the Committee:-

- (1) notes the report and welcomes the additional funding that has been obtained for the Care of Gardens Scheme;
- (2) agrees that a further report be submitted to the next meeting of the Committee detailing the background and circumstances of when and how the original decision was taken to revise the arrangements for the provision of the Care of Gardens Scheme; and
- (3) notes the concerns expressed on the use of officers' delegated powers particularly in respect of this matter.

8981 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

BEST VALUE REVIEW OF CLEANING SERVICES

8982 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing on the outcome of the Best Value Review of Cleaning Services and outlining the preferred option for future service delivery.

8983 The Committee agreed to note the outcome of the Best Value Review of Cleaning Services and the preferred option for future service delivery detailed in paragraph 3.1(b) of the Director's report, that the service be retained in-house with improvements implemented.

FLOOD PREVENTION – KNOWLE BURN AND GRUGGIES BURN UPDATE

8984 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing an update on the progress of the ongoing work to develop flood prevention schemes for Knowle Burn and Gruggies Burn, Dumbarton.

8985 After discussion and having heard the Director of Housing, Regeneration and Environmental Services in answer to Members' questions, the Committee agreed:-

- (1) to note the substantial progress made in taking Knowle Burn forward to Flood Prevention Order submission stage and approve the ongoing financial commitments;

- (2) to note the slower progress with Gruggies Burn to phase the scheme to follow Knowle Burn, and to approve the recommendation to take the project to FPO Stage starting in 2007/2008 (subject to capital funding being confirmed); and
- (3) to note the considerable improvements made to watercourse inspection and maintenance introduced since the end of 2004.

STREET LIGHTING PROGRAMME 2006/2007

- 8986 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval of the proposed programme of street lighting revenue and capital works to be carried out in the financial year 2006/07.
- 8987 After discussion, the Committee agreed to approve the proposed street lighting revenue and capital programme of works as detailed in the Appendix to the Director's report.

PROVISION OF FESTIVE LIGHTING IN WEST DUNBARTONSHIRE

- 8988 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval to review how festive lighting was procured and funded in future.
- 8989 After discussion and having heard the Director of Housing, Regeneration and Environmental Services in elaboration and answer to Members' questions, the Committee agreed:-
- (1) to approve the proposal to fund festive lighting from 2006 onwards from the Common Good Fund, departmental revenue budgets, and any remaining funds from the Town Centre Management and Marketing budget; and
 - (2) to note the proposal for all aspects of procurement, installation and management of the festive lighting to be undertaken by the Events and Halls Section.

DISPOSAL OF SMALL AREAS OF LAND TO INDIVIDUAL HOUSEHOLDERS

- 8990 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval for a policy to dispose of small areas of land to adjacent householders.

8991 After discussion and having heard the Head of Development and Environmental Services in elaboration and in answer to Members' questions, Councillor McDonald, seconded by Councillor Calvert, moved:-

8992 That the Committee agrees:-

- (1) to the development of a guidance note to progress this issue;
- (2) that a fee structure be developed to ensure all costs incurred by the Council are recovered; and
- (3) that authority be delegated to the Director of Housing, Regeneration and Environmental Services in conjunction with the Head of Legal and Administrative Services to progress this issue and dispose of sites subject to them being previously declared surplus.

8993 As an amendment, Councillor McLaughlin, seconded by Councillor Black, moved:-

8994 That any report seeking authorisation for the disposal of small areas of land be submitted to a meeting of Council, and not the appropriate Committee, for consideration.

8995 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

DIVERSION OF TELEPHONE CALLS TO CONSUMER DIRECT SCOTLAND

8996 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval to divert telephone calls for consumer advice to the Consumer Direct Scotland call centre.

8997 After discussion and having heard the Environmental Services Manager in further explanation and in answer to Members' questions, Councillor O'Sullivan, seconded by Councillor McColl, moved:-

8998 That the Committee agrees:-

- (1) to Trading Standards diverting calls for consumer advice to Consumer Direct Scotland; and
- (2) to note that a further report would be submitted to a future meeting of the Committee providing information on the evaluation exercise undertaken.

8999 As an amendment, Councillor McLaughlin, seconded by Councillor Black, moved:-

9000 That the Trading Standards service deals with all West Dunbartonshire related enquiries in the first instance and only general enquiries and enquiries relating to incidents outwith the West Dunbartonshire area be dealt with by transferring these types of call to Consumer Direct Scotland.

9001 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

INTERNAL WASTE AUDIT AND WASTE PREVENTION PLAN

9002 A report was submitted by the Director of Housing, Regeneration and Environmental Services on the findings of an audit of the Council's internal waste arisings and seeking approval of a Waste Prevention Action Plan for internal waste.

9003 After discussion, the Committee agreed to note the Internal Waste Audit Report and approve the implementation of the Waste Prevention Action Plan.

HOUSEHOLD A-Z RECYCLING GUIDE

9004 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising that an A-Z guide for household recycling had been produced and seeking approval for the distribution of the guide to all households within West Dunbartonshire.

9005 After discussion and having heard the Director of Housing, Regeneration and Environmental Services, the Committee agreed:-

- (1) to approve the distribution of the A-Z Recycling guide to all households in West Dunbartonshire during the summer of 2006; and
- (2) that a further report would be submitted to a future meeting of the Committee confirming whether there is any landfill disposal of waste intended for recycling.

ANIMATING THE CANAL PROJECTS 2006-2008

9006 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing on the proposed programme of Animating the Canal projects and seeking approval to accept the most economically advantageous tenders received for all contracts with estimated values over £60,000.

9007 After discussion and having heard the Head of Development and Environmental Services in elaboration and in answer to Members' questions, Councillor McLaughlin, seconded by Councillor Black, moved:-

9008 That the Committee agrees that the awarding of the contracts for the projects detailed in the report be dealt with by the Tendering Committee.

9009 As an amendment, Councillor O'Sullivan, seconded by Councillor McDonald, moved:-

9010 That the Committee agrees:-

- (1) to endorse the programme of projects detailed in paragraph 3.2 of the Director's report;
- (2) that authority be delegated to the Director of Housing, Regeneration and Environmental Services in consultation with the relevant Service Spokesperson and the Head of Legal and Administrative Services to appoint contractors for these works;
- (3) that a further report be submitted confirming the contracts awarded for the projects as detailed in paragraph 3.2 of the Director's report; and
- (4) that monitoring reports on the projects be submitted to future meetings of the Committee.

9011 On a vote being taken, 7 Members voted for the amendment and 2 Members voted for the motion. The amendment was accordingly declared carried.

ALEXANDRIA TOWN CENTRE PROJECTS 2006/2007

9012 A report was submitted by the Director of Housing, Regeneration and Environmental Services:-

- (a) advising of the proposed programme of town centre projects for Alexandria in 2006/2007; and
- (b) requesting that delegated authority be granted to accept the most economically advantageous tender for Phase Three of the Shopfront Improvement Project.

9013 After discussion, Councillor O'Sullivan, seconded by Councillor McDonald, moved:-

9014 That the Committee agrees:-

- (1) to support the proposed programme of capital projects as outlined in section 3 of the Director's report; and
- (2) that authority be delegated to the Director of Housing, Regeneration and Environmental Services in consultation with the relevant Service Spokesperson and the Head of Legal and Administrative Services to appoint contractors for Phase Three of the Shopfront Improvement Project.

9015 As an amendment, Councillor McLaughlin, seconded by Councillor Black, moved:-

9016 That the Committee gives some indication of support to fledgling organisations of traders that have sprung up following the demise of the Town Centres Initiative with a view to ascertaining whether they could be provided with some level of support from officers.

9017 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

ENVIRONMENTAL CAPITAL BUDGET 2006/2007

9018 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing on the proposed programme of access and environmental projects in 2006/2007 and seeking authority for the allocation of funds to undertake the projects listed.

9019 After discussion and having heard the Director of Housing, Regeneration and Environmental Services, the Committee agreed to the proposed programme of capital projects through the following allocations:-

- £40,000 for Access & Environmental Improvements;
- £20,000 for the Enviro Squad;
- £30,000 for Greenspace and Environmental Education; and
- £10,000 for Woodland Management.

PRIVATE SECTOR HOUSING GRANT

9020 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing on the offer of grant from Communities Scotland for Private Sector Housing Grant for 2006/2007 and recommending how this funding should be allocated and prioritised.

9021 After discussion, Councillor O'Sullivan, seconded by Councillor McDonald, moved:-

9022

That the Committee agrees:-

- (1) to note the contents of the report;
- (2) that for repair and improvement grants all applications (including those on waiting lists) for works other than roofing or rot works be refused and those applications for roof or rot works which are approved be capped at a maximum of £10,000;
- (3) that a scheme be drawn up with Social Work, Occupational Therapists and Care and Repair to ensure that grant assistance was only given to disabled applicants ranking within the highest categories;
- (4) to note that mandatory grants would still have to be approved. This relates mainly to the installation of standard amenities where the house does not already have them and standard amenities for disabled people who cannot use the existing ones;
- (5) to note that the reduced funding allocation would impact significantly on planned projects within the agreed HRA capital plan 2006/2007;
- (6) that meetings should be arranged with Communities Scotland and Care & Repair at an early date to seek further funding for 2006/2007; and
- (7) that the funding available for new grants be allocated on a split of 80% for disabled grants and 20% for repair and improvement, with the disabled spend being profiled equally over 4 quarters.

9023

As an amendment, Councillor McLaughlin, seconded by Councillor Black, moved:-

9024

That the Committee agrees:-

- (1) to note with extreme concern the contents of the report;
- (2) that for repair and improvement grants all applications be dealt with on their own individual merits;
- (3) that the scheme to be drawn up with Social Work, Occupational Therapists and Care and Repair to ensure that grant assistance was only given to disabled applicants ranking within the highest categories be brought back to the Social Justice Committee;

- (4) to note that mandatory grants would still have to be approved. This relates mainly to the installation of standard amenities where the house does not already have them and standard amenities for disabled people who cannot use the existing ones;
- (5) to note that the reduced funding allocation would impact significantly on planned projects within the agreed HRA capital plan 2006/2007;
- (6) that meetings should be arranged with Communities Scotland and Care & Repair at an early date to seek further funding for 2006/2007; and
- (7) that the funding for new grants be allocated on their own individual merits.

9025 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

KNOWES CAFÉ AT SKYPOINT, FAIFLEY

9026 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing on the financial performance 2005/06 of the Knowes Café at Skypoint, Faifley and seeking approval for continuation of rent free status for the Knowes Café in 2006/07.

9027 The Committee agreed:-

- (1) to note the projected year-end budget outcome for Knowes Café;
- (2) that no rent should be levied for the occupation of the Knowes Café by Knowes Housing Association for financial year 2006/2007; and
- (3) to reserve the right to receive a rent contribution should the café achieve an end of year profit outcome. Should this position arise, the level of payment to the Council would be negotiated between the Head of Finance and the Knowes Housing Association.

NEW EMPLOYEE APPRENTICESHIP TRAINING (NEAT) – NEW CONSTRUCTION PROJECT (PILOT)

9028 A report was submitted by the Director of Housing, Regeneration and Environmental Services providing information in relation to the new Modern Apprenticeship Project which will assist young people and companies within West Dunbartonshire.

9029 The Committee agreed to note the establishment and funding of the Construction Modern Apprenticeship Training Project.

GAMBLING ACT 2005 – CASINO ADVISORY PANEL

9030 A report was submitted by the Director of Housing, Regeneration and Environmental Services:-

- (a) providing an update on the progress which had been made since the Council agreed to respond to the “Call for Proposals” from the Casino Advisory Panel (CAP) to locate a Regional Casino in West Dunbartonshire; and
- (b) providing an update on the public consultation exercise that took place as part of the formal response to the Casino Advisory Panel.

9031 After discussion and having heard the Manager of Development Services in further explanation and in answer to Members’ questions, Councillor O’Sullivan, seconded by Councillor McDonald, moved:-

9032 That the Committee agrees to note the submission of a proposal to develop a Regional Casino in West Dunbartonshire and the findings of the public consultation exercise.

9033 As an amendment, Councillor Black, seconded by Councillor McLaughlin, moved:-

9034 That a further report be submitted to the next meeting of the Committee dealing with the methodology employed in the consultation exercise carried out by the consultants.

9035 On a vote being taken, 2 Members voted for the amendment and 7 Members voted for the motion. The motion was accordingly declared carried.

ALLOTMENTS AT AGAMEMNON STREET, CLYDEBANK

9036 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising that an application had been received from Dalmuir Plots Association, who were the current occupiers of the allotments, requesting the consent of the Council to grant a 25 year lease of the ground.

9037 After discussion, the Committee agreed to approve the application from Dalmuir Plots Association for the grant of a new 25 year lease of the land at a nil rental and agreed to refer the matter to the Scottish Executive with a view to securing the necessary consent.

URGENT ITEM OF BUSINESS

- 9038 The Convener, in terms of Section 50B (4) (b) of the Local Government (Scotland) Act 1973 as inserted by the Local Government (Access to Information) Act 1985, decided that the following item be considered as a matter of urgency on the grounds that the action to be taken required early consideration.

PROPOSED REVISION OF WEST DUNBARTONSHIRE COUNCIL'S BYE-LAW FOR THE PROHIBITION OF THE CONSUMPTION OF ALCOHOL IN DESIGNATED PUBLIC PLACES AND THE MANAGEMENT RULES FOR THE ADMINISTRATION OF PUBLIC PARKS AND OPEN SPACES

- 9039 A report was submitted by the Chief Executive:-
- (a) seeking approval to take steps to amend the current byelaw prohibiting the consumption of alcohol in designated public places within West Dunbartonshire to cover Balloch Castle Country Park and the surrounding area; and
 - (b) seeking approval to revise the current Management Rules for the Administration of Public Parks and Open Spaces.
- 9040 After hearing the Convener, Councillor O'Sullivan, it was agreed to continue consideration of this matter to the next meeting of the Council for a further report.

The meeting closed at 1.26 p.m.