

ANGUS COUNCIL

**Housing Committee – 22 April 2004
Environmental & Leisure Services Committee – 29 April 2004
Resources & Central Services Committee – 6 May 2004**

**PROPOSED ENVIRONMENTAL IMPROVEMENTS AT WELLBRAEHEAD,
FORFAR**

**JOINT REPORT by DIRECTOR OF HOUSING and DIRECTOR OF LEISURE
SERVICES**

ABSTRACT

This report relates to a phased environmental improvement scheme for Wellbraehead and the Greens, Forfar.

1. RECOMMENDATION

It is recommended to Members of the Housing Committee that:

- i) The proposed Phase One environmental improvement project be implemented at an estimated cost of £24,317 inclusive of Technical fees.

It is recommended to Members of the Environmental & Leisure Services Committee that:

- i) The crossed-hatched area of ground be appropriated from the Housing Revenue Account to the Leisure Services Account; and
- ii) The Director of Leisure Services bring forward proposals for funding and implementing Phases 2 and 3.

It is recommended to Members of the Resources & Central Services Committee that:

- i) The shaded area be appropriated from the Common Good Account to the Housing Revenue Account.

2. BACKGROUND

A need has been identified to improve the appearance of the grassed area to the "front" of properties at 42-61 Wellbraehead, Forfar. The extent of the ground held on the Housing Revenue Account is shown by the thick black line on the attached plan. At the same time there is an opportunity to look at the overall appearance of the area known as the "Greens" and consequently three phases of environmental improvements have been drafted and have been the subject of discussion with

the residents of 42-61 Wellbraehead. This report relates purely to the Phase One environmental improvements, which would be solely funded through the Housing Revenue Account. The other phases would be the subject of a future report to the Environmental and Leisure Services Committee and the Resources & Central Services Committee, and would, apart from a one-off contribution being made to assist with the upgrading and maintenance of appropriated Housing Revenue Account ground, require to be funded from non-Housing Revenue Account resources.

3. PROPOSALS

A plan outlining the proposals will be available for display at the Committee meeting. The Phase One proposals which will result in the provision of a private landscaped space for the residents of 42-61 Wellbraehead include for the provision of a 1200mm high heavy gauge roll-top fence, the planting of mixed hedging to screen the fence, shrub planting within the private garden space, the provision of a footpath network and a communal seating area.

To improve access to the area that will be subject to this phase of improvements a small area of ground held on the Forfar Common Good needs to be incorporated into the “private” garden space.

These proposals, if implemented, would reduce the overall area of ground held on the Housing Revenue Account and would provide an attractive private space for use by the residents. The remaining area of Housing Revenue Account ground would be appropriated to the Leisure Services Account and would be incorporated into the overall environmental improvements for the Greens area. It would be appropriate to make a contribution to the upgrading and maintenance of the transferred HRA area because of the long term savings that would arise to the HRA Grounds Maintenance Budget.

4. FINANCIAL IMPLICATIONS

The cost of undertaking the Phase One environmental improvements is estimated at £24,317, inclusive of Technical fees. This cost can be accommodated within the 2004/2005 Environmental Improvements Budget. A one-off contribution will be made towards the improvement and maintenance of the area that would be transferred from the Housing Revenue Account to the Leisure Services Account.

5. HUMAN RIGHTS IMPLICATIONS

It is considered that in following the recommendation contained in this report, the Council would not be acting in any way which is incompatible with human rights.

6. CONSULTATION

The Chief Executive, Director of Finance, Director of Law and Administration, Director of Planning and Transport, Director of Property Services and Director of Roads have been consulted in preparing this report.

7. CONCLUSION

Scope exists to reduce the overall area of ground held on the Housing Revenue Account at Wellbraehead and at the same time improve the environment around the properties at 42-61 Wellbraehead. The overall environmental improvement scheme, encompassing Phases One to Three, will considerably enhance the appearance of the Wellbraehead/Greens area.

Ron Ashton
Director of Housing

John Zimny
Director of Leisure Services

Note:- No background papers, as defined by Section 50 D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to a material extent in preparing this report.