

ANGUS COUNCIL

Housing Committee - 15th January 2004

SURFACING OF ROADWAY AT WATERSTON ROAD, CARESTON

REPORT by DIRECTOR OF HOUSING

ABSTRACT

This report provides options for surfacing of the un-adopted stretch of roadway at Waterston Road, Nether Careston, near Brechin

1. RECOMMENDATION

It is recommended that the unadopted stretch of roadway at Waterston Road be surfaced to a reasonable standard (option A), at an estimated cost of £6,000.

2. BACKGROUND

The Housing Department has on its account, a stretch of unadopted roadway at the end of Waterston Road, Nether Careston.

Waterston Road is accessed directly from the A90, and serves 8 houses (7 of which are Council owned) but is only adopted as far as the turning head in front of no.4. The further section which serves no.s 5-8 (all of which are council owned) is an unsurfaced track only, and is consequently of an inferior standard. Whilst there appears to be sufficient parking provision, tenants are concerned about the state of the track, which has many pot-holes.

A location plan is attached to this report as appendix A.

3. OPTIONS FOR SURFACING OF WATERSTON ROAD.

The Roads Department have programmed the adopted section of roadway for re-surfacing in 2004/05. It has been suggested that this would be an opportune time to upgrade the unadopted section of the road at the same time, so that there would be a cost benefit of utilising plant whilst it is on site.

Three options have been tabled for the upgrading of the unadopted stretch:

- Option A: Surface the unadopted section to a reasonable standard, in its current layout, providing a smooth and pot-hole free access to all the houses in Waterston Road. No additional lighting provided. Maintenance responsibility would remain with the Housing Revenue Account. Estimated cost £6000 excluding consultancy and supervision.
- Option B: Construction of 6 parking bays at the end of the adopted roadway, and leaving the remaining section of unadopted track in its current state, so that tenants would park in the bays, rather than directly in front of their houses. No additional lighting provided. Maintenance responsibility would remain with the Housing Revenue Account. Estimated cost £6638 excluding consultancy and supervision

- Option C: Reconstruction of the unadopted section to adoptable standard, including carriageway, footway, drainage and installation of street lighting. Estimated cost £30,000 including consultancy & supervision fees. The roadway would then be adopted in its entirety so maintenance responsibility would transfer to the Roads Department.

4 RESULT OF TENANT CONSULTATION

The 7 tenants have been consulted for their views on the above options. 5 are in favour of resurfacing the roadway in its current layout, whilst 1 has no preference and the other did not respond. (The one owner was not consulted as their property fronts onto the adopted section, so is not directly affected by the proposals, and they do not have a duty to contribute to any maintenance or upgrade). There is therefore a clear preference for resurfacing the current layout of road, as opposed to creating parking bays. Option A clearly represents better value than option C, although maintenance responsibility would remain with the Housing Revenue Account. Option A is consequently the one recommended by the Director of Housing for approval by members.

5 FINANCIAL IMPLICATIONS

If members follow the recommended option A, the cost to the 2004/05 Housing Revenue Account is estimated at £6000 excluding consultancy and supervision fees

6 HUMAN RIGHTS IMPLICATIONS

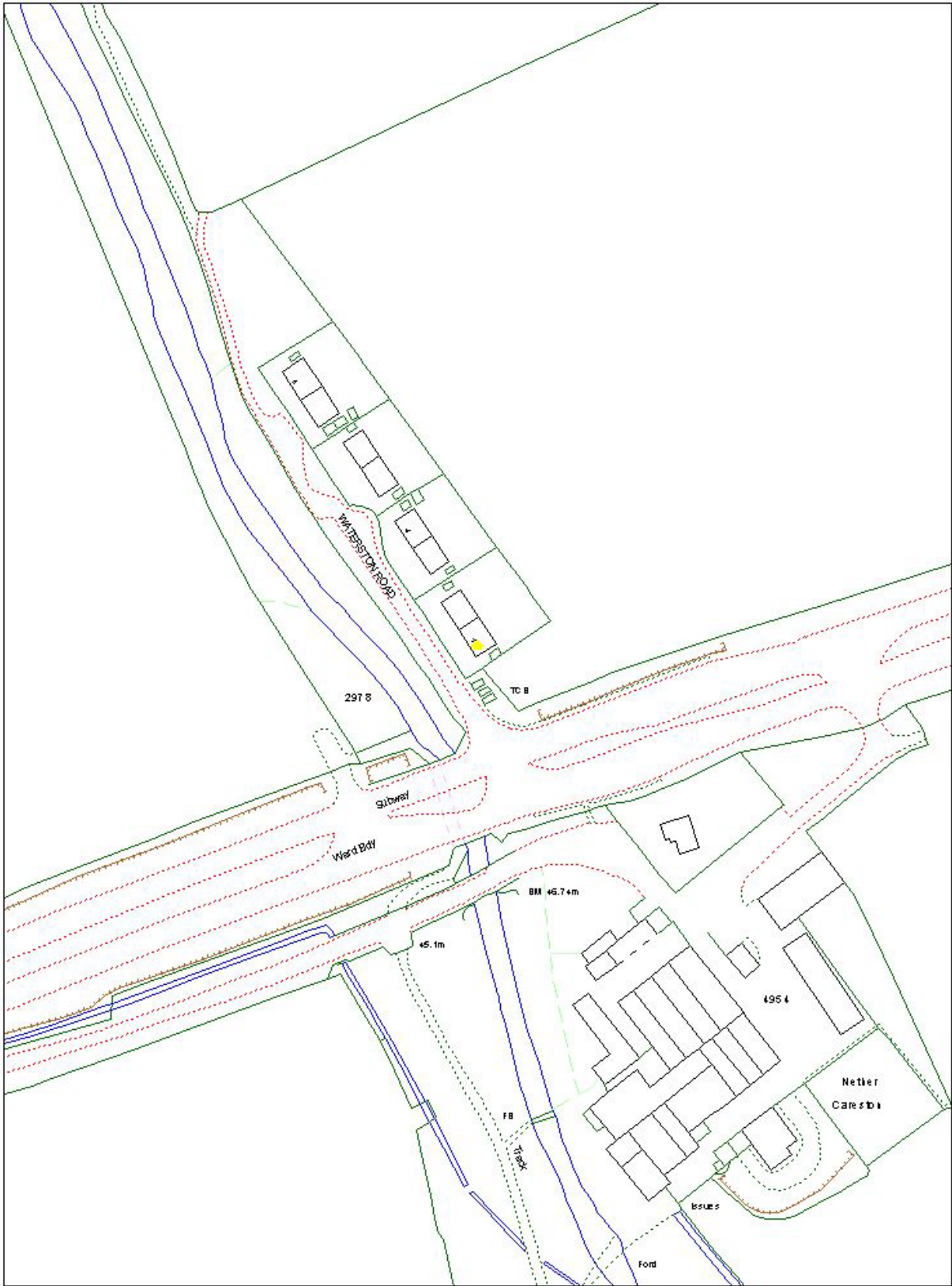
It is considered that in following the recommendation in this report, the Council would not be acting in any way which is incompatible with Human Rights.

7 CONSULTATION


In preparing this report, consultation has taken place with the Chief Executive, Director of Finance, Director of Law & Administration and Director of Roads.

Ron Ashton
Director of Housing

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



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Appendix A: Location Plan of Waterston Road