

ANGUS COUNCIL

INFRASTRUCTURE SERVICES COMMITTEE – 13 OCTOBER 2009

MONIFIETH TOWN CENTRE, ENVIRONMENTAL ENHANCEMENTS

REPORT BY DIRECTOR OF INFRASTRUCTURE SERVICES

ABSTRACT: This report updates the Committee on the environmental enhancements proposed for Monifieth town centre and seeks authority to proceed with the works.

1. RECOMMENDATION

It is recommended that the Committee:-

1. agrees to proceed with the priority environmental enhancements for Monifieth town centre as outlined in this report subject to the conclusion of the legal agreements with the relevant landowners;
2. authorises the Head of Law & Administration to enter into legal agreements with the relevant landowners for the adoption of their land as public footways;
3. authorises the Head of Roads to finalise the detailed designs and proceed with the procurement of the works;
4. agrees to proceed with the additional environmental enhancements as outlined in this report if the bid for funding from the Town Centre Regeneration Fund is successful;
5. agrees to further consultation on the detailed proposals being undertaken prior to the works proceeding;
6. notes that the 2008/2012 Financial Plan will be amended at the next opportunity to reflect the revised expenditure profile as set out in this report.

2. BACKGROUND

- 2.1 In June 2009, the Committee agreed to more detailed proposals for Monifieth town centre being prepared and to await a further report in due course (report No. 449/09 refers).
- 2.2 The Committee also agreed to a bid of up to £250,000 being submitted for the Town Centre Regeneration Fund (report No. 463/09 refers). The Committee was subsequently advised in August that the bid had been unsuccessful and it was agreed that the application be resubmitted. The outcome of the resubmission will be known by the end of October / early November 2009.

3. PROPOSED ENHANCEMENTS

- 3.1 In view of the financial position, it has been necessary to prioritise the programme of proposed environmental enhancements to contain works within the £250,000 budget currently available (see section 4). The prioritisation of the enhancements has been based on the outcome of the public consultation as reported to the Committee in June. It is therefore recommended that the priority environmental enhancements are:-
 - the construction of a boundary treatment along the south edge of the High Street to separate the street from the spaces to the south;
 - the installation of a suite of high quality street furniture co-ordinated with the boundary treatment;
 - selective interpretation of the history of Monifieth;
 - the relocation of the existing crossing point towards the Union Street / High Street junction;

- the provision of a signalised junction at the High Street / Reform Street junction;
 - the installation of a pedestrian refuge island at the entrance / egress to the Tesco car park;
 - the widening of the footway at various points along the south side of the High Street and the provision of landscape and seating areas;
 - pavement build outs at bus stops and crossing points on the north side of the High Street.
- 3.2 The public consultation exercise undertaken earlier this year identified the upgrading of the street lighting as having a high level of public support. This relates to the introduction of feature and decorative lighting and, whilst desirable, it is felt that this would not contribute to the enhancement of the town centre to the extent of the above works and the quality and level of lighting in the town centre at present is sufficient. It is therefore recommended that this is not included in the programme of priority enhancements.
- 3.3 Should the resubmitted bid for the Town Centre Regeneration Fund be successful, the programme of enhancements could be extended to include the following:-
- the upgrading of the street lighting by introducing feature lighting at focal points and incorporating decorative lighting columns;
 - the creation of gateway (decorative entrance) features at each end of the town centre;
 - enhanced street furniture, both in terms of range and quality.
- 3.4 In order to widen the footway along the south side of the High Street, it will be necessary to enter into legal agreements with the relevant landowners for the Council to “adopt” the areas. This means that the Council would take over control of these areas and maintain them as part of the public space but title to the ground would remain with the landowners. Both landowners have agreed previously to this arrangement.
- 3.5 The proposed enhancements have been developed in consultation with the Community Council and the Monifieth Landward Partnership. The final selection of the suite of street furniture has not yet been made as it is suggested that these groups and, through them, the people of Monifieth should have a role in this process. It is also suggested that the Monifieth History Society be consulted regarding the interpretation of the local history.

4. FINANCIAL IMPLICATIONS

- 4.1 The estimated cost of the priority environmental enhancements inclusive of professional fees is £300,000. The budget currently available for the town centre enhancements in the Financial Plan 2008/2012 is £250,000 (report No. 626/09 refers).
- 4.2 Two of the priority enhancements are the relocation of the existing pedestrian crossing towards the west end of the High Street and the provision of a signalised junction at the High Street/Reform Street junction. There is an allocation of £90,000 within the Roads Division’s provisional 2010/11 capital budget for Traffic Signals / Pedestrian Facilities, and the Head of Roads is willing to allocate £50,000 of this budget to the Monifieth enhancement project to meet the cost of the works on these two specific enhancements, subject to the 2010/11 capital budget being approved in due course. In the event that this funding is not available within the 2010/11 capital budget, the priority enhancements would be amended to contain them within the available budget. The revised allocation that would be reflected in the next update of the Financial Plan is shown in Table 1 below.

Table 1

Project	Estimated Total Cost £000	Actual to 31.03.08 £000	2009/10 £000	2010/11 £000
Monifieth Town Centre Enhancements	300	28	56	216
Contribution from Roads Capital (Traffic Signals /Pedestrian Facilities)	(50)	-	-	(50)
Net Cost	250	28	56	166

4.3 The resubmitted bid for the Town Centre Regeneration Fund is for up to £250,000. Should this bid be successful, the total value of the project will increase commensurately and the contribution from the 2010/11 Roads Capital budget would no longer be required. In accordance with the terms of the Regeneration Fund the sum awarded would require to be spent by 31 March 2010.

4.4 The footways in Monifieth Town Centre are adopted and maintained by the Council. The extended footways and the retaining walls / railings will be maintained by Infrastructure Services. Neighbourhood Services will be responsible for the maintenance of the landscape areas, trees and street furniture provided. Any additional costs will be minimal and can be contained within existing budgets.

5. HUMAN RIGHTS IMPLICATIONS

5.1 There are no human rights implications arising from this report.

6. EQUALITIES IMPLICATIONS

6.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An [equalities impact assessment](#) is not required.

7. SINGLE OUTCOME AGREEMENT

7.1 This report contributes to the following local outcome contained within the Single Outcome Agreement for Angus.

- Sustainable business growth is achieved.
- Communities in Angus are safe, secure and vibrant.
- Angus' built environment is protected and enhanced.

8. CONSULTATION

8.1. The Chief Executive, Director of Corporate Services, Director of Neighbourhood Services, Head of Law & Administration and Head of Finance have been consulted during the preparation of this report.

9. CONCLUSION

9.1 The proposed environmental enhancements will improve the appearance and quality of the streetscape of Monifieth town centre, redress the perceived imbalance between pedestrians and vehicles and enhance the image of Monifieth as a retail and service centre.

ERIC S LOWSON
DIRECTOR OF INFRASTRUCTURE SERVICES

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 on to a material extent in preparing the above report.