

REPORT TO: ENVIRONMENTAL SERVICES AND SUSTAINABILITY COMMITTEE
(16TH APRIL 2007)

REPORT ON: CONTAMINATED LAND STRATEGY - SITE INVESTIGATION
CONTRACTS

REPORT BY: HEAD OF ENVIRONMENTAL HEALTH & TRADING STANDARDS

REPORT NO. 234-2007

1.0 PURPOSE OF REPORT

1.1 To inform the committee of the projects undertaken in 2006/2007 and make recommendations for the continuing implementation of the Contaminated Land Regime, in particular letting of contracts for site investigation works.

2.0 RECOMMENDATIONS

2.1 It is recommended that the committee notes the projects that were undertaken in 2006/2007 as detailed in Appendix 1 of this report.

2.2 It is recommended that the committee approve the following measures that will ensure that effective site inspection procedures are undertaken under Part IIA of the Environmental Protection Act 1990 in 2007-2008.

- It is intended that Environmental Health & Trading Standards (EHTS) continue to use the City Engineers in a consulting role, utilising their expertise in tender preparation and project management.
- The City Engineer is authorised to accept the most favourable tender for each work package. All such tenders will be reported retrospectively to committee for information and on completion of works programme.
- Extend the use of the existing Unit Rate Contract for contaminated land works as approved by the Policy and Resources Committee on 14th March 2005 to the end of June 2007. Details of a new Unit Rate Contract will be the subject of a separate report and will be submitted for approval in June 2007.
- It is recommended that the committee approve the spending of up to £413k in financial year 2007-2008 for the purposes of progressing the Contaminated Land Strategy.

3.0 FINANCIAL IMPLICATIONS

3.1 The Scottish Executive provides funding to local authorities to assist them with the implementation of the contaminated land regime, including site investigation and remediation works. In 2006/2007, £214k was spent in undertaking the projects detailed in 6.2 of this report. In this current financial year (2007-08) Dundee City Council has been allocated £142k. In addition £271k has been allocated for remediation of a specific site (Unit 23 Kilspindie Road) providing a total of £413k for contaminated land capital works.

3.2 The expenditure required for implementing the above recommendations can be met from the grant allocations from the Scottish Executive.

4.0 SUSTAINABILITY POLICY IMPLICATIONS

4.1 Sustainability

The objectives of this report will serve to enhance the aims of the council's Sustainability Policy. The key principles of sustainability that will be addressed by this report are:

- Pollution is limited to levels at which natural systems can cope
- The diversity of nature is valued and protected
- Health is protected by creating safe, clean, pleasant environments
- Monitor remediation of contaminated land and reduce land dereliction throughout the city.

4.2 Strategic Environmental Assessment

None

4.3 Anti-Poverty

None

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The contents of this report are consistent with the Council's Equal Opportunities Policy.

6.0 BACKGROUND

6.1 Reference is made to Committee Report 500-2005 when the Council's procedures for the continuing implementation of the Contaminated Land Strategy were agreed by this Committee and to the Agenda Note dated 14th March 2005 relating to use of a Unit Rate Contract for contaminated land works, which was agreed by the Policy and Resources Committee.

6.2 Since the adoption of the Strategy, substantial progress has been made with the prioritisation of sites for inspection, preparation of Phase 1 (desk-based) study reports, and Phase 2 (physical or intrusive) site investigations. The table contained in Appendix 1 of this report details the projects that were undertaken in 2006/2007 and the forecasted expenditure for ongoing works in 2007/2008 which will be kept under continual review. The table indicates the Contractor appointed to carry out the ground investigation together with the contract amount. The remainder of the costs are associated with professional fees and other non-contract costs.

6.3 The next stage in the process is the assessment of the results of the Phase 1 studies and Phase 2 site investigations to reprioritise sites to be progressed to Phase 2 site investigations or remediation.

6.4 The work carried out is dependent on site-specific conditions encountered at individual sites, and to this end, site investigation and remedial work will be costed on an individual project basis.

6.5 It is proposed that EHTS identify appropriate sites for investigation or remediation and continue to work with the City Engineer to prepare tenders based on the Unit Rate Contract for each work package. This will avoid delays in carrying out these works and to maximise spend of the available budget. A report detailing each work package that has been let will be reported retrospectively to committee for information.

6.6 An audited account showing all expenditure incurred by the council is submitted to the Scottish Executive at the end of each financial year.

7.0 CONSULTATION

7.1 Chief Executive
Depute Chief Executive (Support Services)
Depute Chief Executive (Finance)
Director of Planning & Transportation
Director of Economic Development

8.0 BACKGROUND PAPERS

None

Albert Oswald
Head of Environmental Health & Trading Standards

Date 30th March 2007

Appendix 1

Project Title	Contractor	Contract Amount	Expenditure 2006/07	Forecast Spend 2007/08
Unit Rate Contract Ground Investigation	N/A	N/A	£587.50	£5,000.00
Part IIA Capital Monitoring	N/A	N/A	£14,450.00	£15,000.00
Phase 2 - Law Quarry	N/A	N/A	£164.00	£0.00
Phase 2 - Riverside Ave OG1	Raeburn	£5,332.20	£10,750.00	£0.00
Phase 2 - Cooling Ponds Portmore Place	Ritchies	£3,331.62	£5,500.00	£0.00
Phase 2 - Balgillo Cottage Quarry	Ritchies	£3,959.12	£8,500.00	£4,850.00
Phase 2 - Balmossie Quarry	Ritchies	£3,200.00	£7,360.00	£0.00
Phase 2 - Camphill Quarry	Ritchies	£3,012.18	£8,012.00	£4,320.00
Phase 2 - Eastern Necropolis Quarry	Ritchies	£200.00	£1,985.00	£0.00
Phase 2 - Chemical Works Dighty Burn	Ritchies	£25,314.00	£60,744.00	£9,190.00
Phase 2 - Craigie, Galloway & Baxter Quarries	Ritchies	£250.00	£2,685.00	£0.00
Phase 2 - Whitehall Waste Works	Ritchies	£171.00	£1,971.00	£0.00
Phase 1/2 - Dens Road/Dura Street Cooling Ponds	Ritchies	£11,306.99	£25,001.99	£0.00
Phase 2 - Midmill Gas Holder	Raeburn	£7,675.10	£11,755.10	£0.00
Phase 2 - Agnes Square	Aitken	£469.00	£4,453.00	£6,550.00
Phase 1/2 - Kilspindie Block 23	Ritchies	£12,374.00	£47,716.00	£271,000.00 (new) £2,650.00 (existing)
Dens Metals Remediation of Ground Water	N/A	N/A	£160.00	£0.00
Other Minor Works	N/A	N/A	£0.00	£0.00
Riverside Gas Monitoring	N/A	N/A	£2185.55	£0.00
Funding for Projects Still to be Identified	N/A	N/A	N/A	£94,440.00
Total			£213,980.14	£413,000.00