

**REPORT TO: COMMUNITY SAFETY & PUBLIC PROTECTION COMMITTEE – 23 APRIL 2018**  
**REPORT ON: CONTAMINATED LAND STRATEGY - SITE INVESTIGATION CONTRACTS**  
**REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES**  
**REPORT NO: 110-2018**

**1.0 PURPOSE OF REPORT**

1.1 To seek approval for the on-going site investigation work associated with the council's statutory contaminated land responsibilities and update Committee on the projects undertaken in 2017/18.

**2.0 RECOMMENDATIONS**

2.1 It is recommended that Committee notes the contents of this report in respect of the site investigations undertaken during 2017/18, and authorises the Executive Director of City Development to instruct the required site investigation and remedial works up to the value of £100,000 in financial year 2018/19, as outlined in section 4.3 of this report.

**3.0 FINANCIAL IMPLICATIONS**

3.1 The Executive Director of Corporate Services advises that the above expenditure can be met in 2018/19 from allowances for Contaminated Land within the Community Safety & Justice section of the General Services Capital Plan 2018-23.

**4.0 MAIN TEXT**

4.1 The Environmental Protection Act 1990 places a statutory duty upon local authorities to inspect land within its area for the purposes of identifying and remediating contaminated land. Dundee City Council carries out this work under the terms of its agreed Contaminated Land Strategy.

4.2 Since the adoption of the above strategy, substantial progress has been made with the prioritisation of sites for inspection, the 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 2017/18. In 2018/19, it is proposed to continue with the strategy of focusing investigations on sites that formerly held petroleum licences, areas of historically infilled land, and former industrial sites that are now residential.

4.3 In line with the Council's procurement procedures, the Site Investigation Contract Framework was tendered through Public Contract Scotland. Six contractors were selected based on the assessment of their submission, with 100% quality weighting. Site Investigation works will be procured by mini competition on Public Contract Scotland and tender returns, from the six selected Contractors, assessed on 100% cost weighting. Where specialist consultancy services are required, this will be procured via Public Contract Scotland, assessed on a mixture of cost and quality weighting as is appropriate to the nature of the work. Subject to the recommendation at 2.1 being approved by Committee, the total value of all works packages will be managed by the Design and Property division and contained within the £100,000 sum. No further Committee approval would be required for each of the individual works packages.

4.4 It is proposed that Neighbourhood Services continue to identify appropriate sites for investigation or remediation as indicated in section 4.2. The Service will continue to work with

the Head of Design and Property to prepare tenders for each work package and to ensure adherence to the requirements of the Construction (Design and Management) Regulations 2015. This will avoid delays in carrying out these works and will ensure best value is achieved from the available budget. An allowance of £15,000 has been made for professional fees associated with the above, giving a total estimated expenditure of £100,000.

## **5.0 POLICY IMPLICATIONS**

- 5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. A copy of the Impact Assessment is available on the Council's website at [www.dundee.gov.uk/ia](http://www.dundee.gov.uk/ia)

## **6.0 CONSULTATIONS**

- 6.1 The Council Management Team have been consulted in the preparation of this report.

## **7.0 BACKGROUND PAPERS**

- 7.1 **None**

Elaine Zwirlein  
**Executive Director of Neighbourhood Services**

Tom Stirling  
**Head of Community Safety and Protection**

20<sup>th</sup> March 2018

## Appendix 1-Site Investigations in 2017/18

Location	Type of Site Investigations	Status
	<b>Completed Projects</b>	
Former Gravel Pit at Happy Hillock	Soil sampling and assessment of gassing potential.	Complete/site suitable for use as public open space. No risk to nearby properties.
Former Gravel Pit at Rowantree Crescent	Soil sampling and assessment of gassing potential.	Complete/site suitable for use as public open space. No risk to nearby properties.
Former Ashton Works	Soil sampling and assessment of gassing potential.	Complete/site suitable for use as public open space. No risk to nearby properties.
Former Gallowhill, Craigie and Baxter Quarries – Area A1 & A2	High density testing, Specialist bioaccessibility testing of soils to input into Detailed Quantitative Risk Assessment	Complete/area suitable for use as private gardens
Land in vicinity of disused tank at Tofthill Place	Soil sampling and gas monitoring	Complete/site suitable for use as private gardens
Disused former railway land off Mallaig Avenue	Soil sampling and assessment of gassing potential.	Complete/site suitable for use as public open space. No risk to nearby properties.

Location	Type of Site Investigations	Status
	<b>Works On-going</b>	
Former Gallowhill, Craigie and Baxter Quarries – Area A3 & A4	Specialist bioaccessibility testing of soils to input into Detailed Quantitative Risk Assessment	Ongoing
Kilspindie Road, Dunsinane Industrial Estate	Monitored natural attenuation of groundwater following primary contamination removal of source of chlorinated solvents.	On-going monitoring programme in place as agreed with SEPA to demonstrate success of remediation and downward trend.
Marchbanks council depot	Use of oil absorbent socks to remove diesel oil from existing monitoring wells	Ongoing
Land in vicinity of tanks at Lytton Street	Soil sampling and gas and groundwater monitoring	Risk assessment to be completed
Former Downfield Quarry	Soil sampling, gas and groundwater monitoring	Risk assessment to be completed
Queen Street Garden, Broughty Ferry	Soil sampling of land between former petrol station and railway line.	Further assessment required
Former Dura Works – private garden.	Remediate soils in area of former boiler house.	Voluntary remediation of private garden underway

**Committee Report No:** 110-2018

**Document Title:** Contaminated Land Strategy - Site Investigation Contracts

**Document Type:** Service

**New/Existing:** New

**Period Covered:** 23/04/2017 - 31/05/2018

**Document Description:**

Report seeking approval for the on-going site investigation work associated with the council's statutory contaminated land responsibilities and update the Committee on projects undertaken in 2017/18.

**Intended Outcome:**

Approval of the on-going site investigation work associated with the council's statutory contaminated land responsibilities and update the Committee on projects undertaken in 2017/18.

**How will the proposal be monitored?:**

Review meetings with Design and Property.

**Author Responsible:**

**Name:** Fiona Welch

**Title:** Contaminated Land Officer

**Department:** Neighbourhood Services

**E-Mail:** fiona.welch@dundee.gov.uk

**Telephone:** 01382 436242

**Address:** 3 City Square, Dundee, DD1 3BA

**Director Responsible:**

**Name:** Elaine Zwirlein

**Title:** Executive Director Neighbourhood Services

**Department:** Neighbourhood Services

**E-Mail:** elaine.zwirlein@dundee.gov.uk

**Telephone:** 01382 434538

**Address:** 3 City Square, Dundee, DD1 eBA

## **A. Equality and Diversity Impacts:**

<b>Age:</b>	No Impact
<b>Disability:</b>	No Impact
<b>Gender Reassignment:</b>	No Impact

<b>Marriage and Civil Partnership:</b>	No Impact
<b>Pregnancy and Maternity:</b>	No Impact
<b>Race/Ethnicity:</b>	No Impact
<b>Religion or Belief:</b>	No Impact
<b>Sex:</b>	No Impact
<b>Sexual Orientation:</b>	No Impact

**Equality and diversity Implications:**

No impact

**Proposed Mitigating Actions:**

Not applicable

**Is the proposal subject to a full EQIA? : No**

No impact

## **B. Fairness and Poverty Impacts:**

**Geography**

<b>Strathmartine (Ardler, St Mary's and Kirkton):</b>	No Impact
<b>Lochee(Lochee/Beechwood, Charleston and Menzieshill):</b>	No Impact
<b>Coldside(Hilltown, Fairmuir and Coldside):</b>	No Impact
<b>Maryfield(Stobswell and City Centre):</b>	No Impact
<b>North East(Whitfield, Fintry and Mill O' Mains):</b>	No Impact
<b>East End(Mid Craigie, Linlathen and Douglas):</b>	No Impact
<b>The Ferry:</b>	No Impact
<b>West End:</b>	No Impact

**Household Group**

<b>Lone Parent Families:</b>	No Impact
<b>Greater Number of children and/or Young Children:</b>	No Impact
<b>Pensioners - Single/Couple:</b>	No Impact
<b>Single female households with children:</b>	No Impact
<b>Unskilled workers or unemployed:</b>	No Impact
<b>Serious and enduring mental health problems:</b>	No Impact
<b>Homeless:</b>	No Impact
<b>Drug and/or alcohol problems:</b>	No Impact
<b>Offenders and Ex-offenders:</b>	No Impact
<b>Looked after children and care leavers:</b>	No Impact
<b>Carers:</b>	No Impact

**Significant Impact**

<b>Employment:</b>	No Impact
<b>Education and Skills:</b>	No Impact
<b>Benefit Advice/Income Maximisation:</b>	No Impact
<b>Childcare:</b>	No Impact
<b>Affordability and Accessibility of services:</b>	No Impact

**Fairness and Poverty Implications:**

No impact

**Proposed Mitigating Actions:**

Not applicable

## **C. Environmental Impacts**

### **Climate Change**

<b>Mitigating greenhouse gases:</b>	No Impact
<b>Adapting to the effects of climate change:</b>	No Impact

### **Resource Use**

<b>Energy efficiency and consumption:</b>	No Impact
<b>Prevention, reduction, re-use, recovery or recycling waste:</b>	No Impact
<b>Sustainable Procurement:</b>	No Impact

### **Transport**

<b>Accessible transport provision:</b>	No Impact
<b>Sustainable modes of transport:</b>	No Impact

### **Natural Environment**

<b>Air, land and water quality:</b>	No Impact
<b>Biodiversity:</b>	No Impact
<b>Open and green spaces:</b>	No Impact

### **Built Environment**

<b>Built Heritage:</b>	No Impact
<b>Housing:</b>	No Impact

### **Is the proposal subject to Strategic Environmental Assessment**

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environment Assessment (Scotland) Act 2005.

### **Proposed Mitigating Actions:**

Not applicable

### **Environmental Implications:**

None

## **D. Corporate Risk Impacts**

### **Corporate Risk Implications:**

The risk implications associated with the subject matter of this report are 'business as normal' risks. The subject matter is routine and has happened many times before without significant loss. There is comfort that the risks inherent within the activity are either transferred to another party, shared equally and fairly between the Council and another party or are negligible.

### **Corporate Risk Mitigating Actions:**

Not required