

**REPORT TO: ENVIRONMENT COMMITTEE - 11 JUNE 2012**

**REPORT ON: CONTAMINATED LAND STRATEGY - SITE INVESTIGATION CONTRACTS**

**REPORT BY: DIRECTOR OF ENVIRONMENT**

**REPORT NO: 212-2012**

## **1.0 PURPOSE OF REPORT**

To update the committee on the projects undertaken in 2011/2012 and make recommendations for the continuing implementation of the Council's statutory responsibilities in respect of contaminated land, in particular the letting of contracts for the necessary site investigation works.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that the Committee:-

- (i) notes the projects undertaken in 2011/2012 as detailed in Appendix 1 of this report;
- (ii) authorises the City Engineer to accept the most favourable tender for each work package. A summary of all works and tenders will be provided in a subsequent report at the end of the financial year 2012-2013; and
- (iii) approves the expenditure of £89k in financial year 2012-2013 for the purposes of progressing the Contaminated Land Strategy.

## **3.0 FINANCIAL IMPLICATIONS**

3.1 The Director of Corporate Services advises that the above expenditure can be met from allowances within the Environment Department's Revenue Budget for 2012/2013.

## **4.0 MAIN TEXT**

4.1 Reference is made to Article 7 of the Environmental Services and Sustainability Committee of 22nd August 2005 when the Council's procedures for the continuing implementation of the Contaminated Land Strategy were agreed and to Article 2 of the Policy and Resources Committee of 24th August 2009 when the use of a Unit Rate Contract for contaminated land works were agreed.

4.2 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 2011/2012 and the forecasted expenditure for ongoing works in 2012/2013 which will be kept under continual review. The table details 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.

4.3 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.

4.4 It is proposed that the Environment Department identify appropriate sites for investigation or remediation indicated in Appendix 1 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. An allowance of £14,000 has been made for professional fees associated with the above, giving a total estimated expenditure of £89,000.

## **5.0 POLICY IMPLICATIONS**

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-poverty, Equality Impact Assessment and Risk Management.

The major issues identified are:

### **5.1 Sustainability**

5.1.1 The sustainability policy principles that are addressed in this report are:-

- ensure compliance with relevant environmental legislation and related policy guidance; and
- monitor remediation of contaminated land and reduce land dereliction throughout the city.

5.1.2 The acceptance of the contents of this report will assist the Council in meeting its statutory obligations in relation to the remediation of contaminated land within the city.

## **6.0 CONSULTATIONS**

6.1 The Chief Executive, Director of Corporate Services, Head of Democratic and Legal Services and Director of City Development have all been consulted in relation to this report.

## **7.0 BACKGROUND PAPERS**

7.1 **None**

Ken Laing  
Director of Environment

Kenny Kerr  
Head of Environmental Protection

21st May 2012

## APPENDIX 1

| Project Title   | Contractor/<br>Consultant               | Contract<br>Amount | Total<br>Expenditure<br>(including<br>fees) 2011/12 | Forecast<br>Spend<br>2012/13 | STATUS                              |
|---|---|--------------------|---|------------------------------|-------------------------------------|
| Blackness Foundry,<br>& Walton Street<br>Jute Works   | Bam Ritchies                            | £10,209.61         | £10,609.61  | £0                           | Investigation<br>complete           |
| Hillbank Linen<br>Works   | Bam Ritchies,<br>AlControl and<br>Exova | £18,415.65         | £18,815.65  | £0                           | Residual<br>works still<br>required |
| Hillside Quarry-Gas<br>Monitoring<br>(off Yarrow Terrace)   | Millard                                 | £100.00            | £100.00   | £50                          | Ongoing<br>monitoring               |
| Midmill Gas Holder-<br>Surface Soil<br>Sampling<br>(off Drumgeith Rd)                               |   |                    | £0.00   | £200                         | Ongoing<br>monitoring               |
| Kilspindie Road<br>Groundwater<br>Management  | ERS                                     | £13,885.20         | £27,005.20  | £9,500                       | Ongoing<br>Monitoring               |
| Charleston Quarry<br>(adjacent Arran<br>Drive/South<br>Rd)  | ERS                                     | £8,338.60          | £8,653.60   | £50                          | Ongoing<br>Monitoring               |
| Albion Foundry<br>(off Hill Street)   | Bam Ritchies                            | £12,006.70         | £12,006.70  | £5,000                       | Ongoing<br>investigation            |
| Investigation of sites<br>formerly licensed by<br>petroleum<br>regulations                          |   |                    |   | £10,000                      | New<br>investigation                |
| Investigation of<br>areas of in filled<br>land  |   |                    |   | £10,000                      | New<br>investigation                |
| Residential<br>properties built on<br>formerly industrial<br>land, prioritised for<br>investigation |   |                    |   | £30,000                      | New<br>investigation                |
| Miscellaneous<br>Locations  |   |                    | -   | £10,200                      |                                     |
| Total   |   |                    | £77,190.76  | £75,000                      |                                     |