

**REPORT TO: POLICY AND RESOURCES COMMITTEE**  
**- 11 March 2002**

**REPORT ON: BETTER NEIGHBOURHOOD SERVICES FUND – EARLY ACTION PROPOSALS**

**REPORT BY: DIRECTOR OF NEIGHBOURHOOD RESOURCES & DEVELOPMENT AND DIRECTOR OF CORPORATE PLANNING**

**REPORT NO: 217-2002**

## **1.0 PURPOSE OF REPORT**

1.1 This report provides members with an update on progress with implementation of the geographic element of the Better Neighbourhood Services Fund, and seeks approval for early action proposals.

## **2.0 RECOMMENDATIONS**

It is recommended that the Committee:-

2.1 note those projects with a value of under £25,000 which will be approved for immediate action under Directors delegate authority;

2.2 approve the proposals set out in Appendix 1 of this document which refer to projects with a value in excess of £25,000.

## **3.0 FINANCIAL IMPLICATIONS**

3.1 The cost of the initiatives detailed in this report is £375,038 which will be met from the Better Neighbourhood Services Fund 2001/2002 allocation to Dundee City Council by the Scottish Executive.

## **4.0 LOCAL AGENDA 21 IMPLICATIONS**

4.1 Eligibility for access to funding under the Better Neighbourhood Services Fund is determined by the Scottish Executive on the basis of need. There is a close relationship between the Local Agenda 21 targets and the output agreement approved by the Scottish Executive in response to Dundee's Better Neighbourhood Services Fund proposals.

4.2 The proposals contained within this report respond to local concerns and needs, and will assist with implementation of the Area Regeneration Plans for the targeted neighbourhoods. The measures contained within this report will have a positive impact on a number of Agenda 21 targets.

## **5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 The resources made available through the Better Neighbourhood Services Fund for geographic neighbourhoods are targeted on those areas which fall within the most disadvantaged 10% of enumeration districts at the time of the 1991 Census. The funding is also targeted on those areas which already have Social Inclusion Partnership status, and is intended to have the effect of equaling opportunities and enabling local authorities and their partners to sustain a higher level of public sector investment in these neighbourhoods than might otherwise have been possible.

## **6.0 BACKGROUND**

- 6.1 The Scottish Executive announced last year that it had selected twelve local authorities to receive an allocation from the Better Neighbourhoods Services Fund, for the implementation of pathfinder projects aimed at delivering better services within targetted neighbourhoods. Dundee's allocation was £9 million over three years.
- 6.2 The selected Councils were invited to bring forward proposals, in conjunction with community planning partners and in consultation with local people, which addressed social justice priorities and would deliver real and substantial improvements which could be measured under local outcome agreements. The guidelines for the Fund require a focus on small geographical areas, to ensure that the resources are applied in sufficient concentration to make a difference, and also require use of the Fund to be co-ordinated with the work of Social Inclusion Partnerships.
- 6.3 At its meeting on 10 September 2001, the Committee approved a report on use of the Fund, part of which was to pilot a new approach to the delivery and management of services in the Kirkton and Hilltown areas. These proposals, including the commissioning of specific projects to tackle environmental, community safety and other neighbourhood concerns, were subsequently agreed by Scottish Ministers.
- 6.4 Work is now underway to recruit a Co-ordinator as the first step in developing a strategy to improve the co-ordinated management of local services. However, a number of small projects have already been identified from initial community consultations and Area Action Plans, and the purpose of this report is to inform members of these and to seek approval for expenditure where required.

## **7.0 PROPOSALS**

### **Kirkton BNSF Funding Proposals: 2001/2002**

#### **7.1 Thornton Road Environmental Improvement Scheme**

Improvements to an area of public open space. Replace broken and vandalised wooden trip rail fence with galvanized steel bollards and reconstruct the footpath across the site. Reinstate badly damaged grass areas and implement planting proposals to improve the look and amenity of the area. Works contained in the Kirkton Area Physical Regeneration Programme, community consultation undertaken. Project can commence as soon as approval is granted.

**Cost £33,847**

**Lead Dept. DCC Planning and Transportation**

#### **7.2 Beaully Square Environmental Improvements – Protection Works**

Beaully Square has recently benefited from extensive environmental re-modelling. However, the area continues to suffer from a degree of anti-social behaviour. A number of trees have been vandalised and vehicles are being driven over the grassed open space. Replacing the damaged trees and protecting all trees with metal guards will complete and sustain the landscaping work. The erection of a steel trip rail fence along the northern boundary of the site would go some way to protecting investment.

**(To erect trip rail fence) Cost £12,000**

**(To plant and protect trees) Cost £3,500**

**Lead Dept. DCC Planning and Transportation**

#### **7.3 Road Re-surfacing Work at Kirkton Place and Ashmore Street**

The road surfaces at both sites are badly worn. To enable this work to be done within the financial year, works were instructed on Wednesday 13 February following consultation with local members, the Chair of the Social Inclusion Group and local tenants' groups.

**Cost £21,000 (to be confirmed)**

**Lead Dept. DCC Planning and Transportation**

- 7.4 **Soft Landscaping Programme: Kirkton Whole area**  
 Leisure & Arts has prepared a speculative scheme for improving the quality of the green landscape in Kirkton over a three-year period. No funds have been attributed to this project and individual aspects will be funded as funding is identified and becomes available. All parts of Kirkton will benefit from this scheme which is designed to colour and soften the environment. Good time to plant. Dundee Contract Services are able to make an immediate start.
- Cost Phase 1. £12,000**  
**Lead Dept. DCC Leisure & Parks**
- 7.5 **Small Projects from Kirkton Housing Office**  
 Kirkton Avenue –Install pre-cast concrete bollards at open grass area to restrict vehicular access
- Cost £2,296**
- Erect Palisade fencing at 30 Haldane Crescent – To restrict access by pupils from adjacent school to houses.
- Cost £2,022**
- Erect Palisade Fencing to rear of 30 Helmsdale Drive to improve tenant's security.
- Quotations from Dundee Contract Services
- Cost £1,224**  
**Lead Dept. DCC Housing**
- 7.6 **Kirkton Community Lounge**  
 Computer and printer to support Adult learning programme. This would provide a computer dedicated to supporting local people who are developing personal portfolio learning with SIP Accreditation Scheme.
- Cost £2,000**
- Project funding for joint Environmental Initiative in conjunction with Sidlawview Primary School, Dundee College and with support from Tesco. Additional funding would help provide greater range of plants & shrubs as well as tools suitable for use by children.
- Cost £2,000**  
**Applicant – Kirkton Community Lounge Management Group**
- 7.7 **Mains Parish Church**  
 The community based Family Centre project provides direct support to disadvantaged families in Kirkton. The focus is on improving parenting skills and fostering child development. The Centre is seeking funding for a range of teaching aids for the Families Project including overhead projector, screen, TV & video and Flipchart.
- Cost £5,000**
- Youth Groups:** The Church provides activities for a range of age and interest groups from the Kirkton area. They are developing services for 10-16yrs and would like to upgrade their resources particularly for work on personal & social development. Group games, multi-media packages to link with teaching aids and misc. craft materials.
- Both of these requests for assistance from Mains Church were made to the Ardler/Kirkton Youth Strategy Group. The group approved the proposals but do not have sufficient funds available this financial year in the budget they have been allocated by the geographic Social Inclusion Partnership.
- Cost £2,750**  
**Applicant – Mains Parish Church**
- 7.8 **St Columba's Church**  
 Resurfacing main drive and improving car-parking facilities within church precincts. This would help to make the church hall more accessible for community usage. Mainstream funding would not normally be available for a project of this nature. The facility is well used by a wide cross-section of the community, and this proposal will enhance the environment.
- Total works quoted at £10,000**  
**Applicant – St Columba's Church**

- 7.9 **Lawside Academy**  
 Personal and Social Development Residential Programme for all forty S6 pupils. The programme is designed to ease the transition from school to the world of work or higher education. This initiative has been planned to take place in March 2002, and the school has sought funding from Ardler/Kirkton Youth Strategy. This fund cannot meet this request in this financial year, and it will only be possible as a result of Better Neighbourhood Services Fund assistance.
- Cost £1,975**  
**Lead Dept. DCC Education**
- 7.10 **Kirkton Neighbourhood Centre**  
 Internal renovations to Adult lounge, main concourse and kitchen area. New Kitchen to meet modern hygiene standards suited to catering requirements for community events. Currently the kitchen can only be used as a servery. Lighting and floor coverings to upgrade Lounge Area and adjacent public concourse.
- Costs £14,000**  
**Led by Kirkton Neighbourhood Centre Management Group**
- 7.11 **Community Fitness Project**  
 Building on the successful conversion of the old police office (abutting rear of Kirkton Neighbourhood Centre) by Haldane Athletic Youth Football Club to provide a community run changing facility for general usage. This group are seeking Council support to carry out further renovation of redundant garage and public toilets to create fitness room with additional showers. The premises also require repairs to roof and external walls.
- Cost £4,000**  
**Applicant - Haldane Athletic**
- 7.12 **Dunmore Steps - Repairs**  
 Badly vandalised stairway on popular footpath. Presently closed for safety reasons. Essential repairs will be carried out by Tayside Contracts.
- (Estimated) Cost £8,000**  
**Lead Dept. DCC Housing**
- 7.13 **Preventative Environmental Works – formation of off-street parking**  
 Hard standing area at 67-77 Beaully Avenue to replace vulnerable grassed areas which have suffered from erosion from vehicles. This would eliminate parking problems in this street which is especially narrow.
- (Estimated) Cost £20,000**
- Hard standing area at 82-92 Haldane Terrace to replace vulnerable grassed areas as above and eliminate on pavement/street parking problems.
- (Estimated) Cost £36,503**  
**Lead Dept. DCC Housing**
- 7.14 **Haldane Avenue Shopping Precinct: Car Parking & landscape improvements**  
 The expansion of the Housing office serving the community areas of West Kirkton, St Mary's & Kirkton has led to a significant increase in traffic to this location. Increased use of other facilities in the precinct has led to traffic congestion in the area and has been the subject of numerous complaints by local people. A fully worked up and costed scheme has been prepared. However, financial shortfall precludes undertaking the most complete and desirable option.
- NB Phase 1 of this contract has been started using combination of Housing and SIP funding.***
- Cost £37,000**  
**Lead Dept. DCC Housing**

## HILLTOWN BNSF PROPOSALS

### 7.15 Hilltown Car Parking and Environmental Enhancement

There are two old toilet block areas that fall on the eastern and western sides of Hilltown. Replacement of the toilet facility area on the eastern site will environmentally enhance the immediate surrounds and integrate it within the street scene and adjacent park. Works include new railings and gates, fence work, new shrub planting and re-laying of the adjacent slabbed area.

On the western site, development of on-street car parking will be provided, extending to four additional parking bays. Shrub planting, walling and fencing will complete the environmental enhancement of the area. Located 70m south of junction with Kinghorne Road.

These proposals are in line with the Hilltown Shopping Study and are supported by the Hilltown Neighbourhood Development Group.

**Cost £30,665**

**Lead Dept. DCC Planning & Transportation**

### 7.16 Hilltown – Purchase of new Mini-bus

Current bus based at Grey Lodge needs replacement and is the focus of community fundraising. The current mini-bus is used to help the housebound, over "50" s and various community care related groups access services and provision in the centre. The proposal is to replace this vehicle on condition that the new bus will be available for wider community access.

**Cost £25,000**

**Lead Dept. Neighbourhood Resources & Development in partnership with Grey Lodge**

### 7.17 Youth Work Team

Purchase of palmtop computer for detached youth workers to pilot access to Youth Information for young people outwith community buildings. This will be used to assess feasibility of extending this approach to digital inclusion.

**Cost £2,000**

**Lead Dept. DCC Neighbourhood Resources and Development**

### 7.18 The Highwayman

- 2 public access computer terminals for coffee bar area with printers = £2,475
- Kitchen unit with cold display unit for coffee bar and two new fridges = £3,000
- Replacement table and chairs for coffee bar area = £1,500

**Cost £6,975**

**Applicant – The Highwayman**

**Extension of temporary contracts** (to enable continuity while awaiting outcome of applications for alternative funding)

- Health worker
- Essential Skills worker
- Youth worker
- Arts worker
- Dance tutor

**(Part year/3 months) Cost £5,680**

**Applicant – The Highwayman**

### 7.19 Bucklemaker & Butterburn Court

A recent meeting with the B&B Tenant's Assoc. highlighted the residents' wishes that the area around the multi's be improved by new planting and repair of shrub beds.

Estimate for repair of shrub beds from DCS

**Cost £1,771**

Estimate from Leisure and Parks to remove old shrubs, plant new shrubs and plant new trees

**Cost £3,174**

As landlord, the Housing Department is fully supportive of this work being progressed.

**Lead Dept. DCC Leisure & Arts**

- 7.20 **Hill Street**  
Residents, Police and Housing Department have asked for the wall in Hill Street to be taken down as it causes a number of community safety problems in the area.
- It is proposed to reduce the wall in size and replaced with railings.
- Cost £2,456**  
**Lead Agency – Dundee Contract Services**
- 7.21 **Clearance of Rubbish from neglected Back Areas**  
E.C.P.D. has identified a number of addresses where significant work is required. No cost available at present, but likely to be around
- Cost £5,000**  
**Lead Dept. DCC Environmental & Consumer Protection**
- 7.22 **Ethnic Minority Information Group**  
This project has asked for assistance towards the purchase of 2 lockable filing cabinets.
- Cost £200**  
**Applicant – Maxwelltown Information Centre**
- 7.23 **Road Resurfacing**  
Resurfacing work on Hilltown Terrace. Identified as badly worn and need of rectification. Not possible to do this work from mainstream resources within current financial year. Work will be instructed immediately if this proposal secures elected member/community support at the meeting planned for 25 February 2002.
- Cost £6,000**  
**Lead Dept. DCC Planning & Transportation**
- 7.24 **Replacement Street Lanterns**  
Hilltown requires 400 new white lanterns to improve CCTV efficiency and community safety. These can be purchased this financial year and installed next year. This work will cost approx £35,000. Costs will be spread over the 2001/02, 2002/3 financial years.
- BNSF contribution towards total cost of proposal £35,000**  
**Lead Dept. DCC Planning & Transportation**
- 7.25 **Main Street CCTV Camera**  
Installation of an additional camera to the existing Hilltown sector of the CCTV network. This additional camera will provide coverage of a range of community focal points.
- Cost £20,000**  
**Lead Dept. Economic Development**
- 8.0 CONSULTATION**
- 8.1 Consultation has taken place with the Chief Executive, the Directors of Finance, Support Services, Planning and Transportation, Housing, Leisure and Parks, Economic Development, Education, Environmental and Consumer Protection, and Dundee Contract Services.
- 8.2 There have been field visits to both areas by the Chief Executive, Director of Corporate Planning, Director of Personnel and Management Services, and key staff from Neighbourhood Resources and Development Department.
- 8.3 The elected members for both areas have been party to the development of the list of proposals, as have community representatives who have been invited to consultation meetings in both Hilltown and Kirkton.
- 8.4 These recommendations are based on early action which will address community concerns, and assist with progress towards achieving targets set out in the Local Outcome Agreement.

**9.0 BACKGROUND PAPERS**

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 any material extent in preparing the above report.

**Director of Corporate Planning .....**

**Date .....**

**Director of Neighbourhood Resources and Development .....**

**Date.....**

SM/PP 1.3.02  
BNSF proposals-Hilltown & Kirkton

**BETTER NEIGHBOURHOOD SERVICES FUND PROPOSALS**

Projects with a value of over £25,000 for which approval is sought to proceed:

<b><u>Kirkton</u></b>		<b><u>Value</u></b>
<b>7.1</b>	Thornton Road Environmental Scheme	<b>£33,847</b>
	Contractor: J D Minto	
<b>7.13</b>	Hard-standing area, 82-92 Haldane Terrace (estimate)	<b>£36,503</b>
	Contractor:	
<b>7.14</b>	Haldane Avenue Shopping Precinct (Phase II) (estimate)	<b>£37,000</b>
	Contractor:	
<b><u>Hilltown</u></b>		
<b>7.15</b>	Hilltown Car Parking and Environmental Enhancement	<b>£30,665</b>
	Contractor:	
<b>7.16</b>	Hilltown – Purchase of a replacement community mini-bus	<b>£25,000</b>
	Contractor: A M Phillip Ltd	
<b>7.24</b>	Up-graded Street Lanterns	<b>£35,000</b>
	Contractor: Tayside contracts	