

Public Document Pack

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



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8 August 2013

OBAN LORN & THE ISLES AREA COMMITTEE - TAYNUILT VILLAGE HALL, TAYNUILT on WEDNESDAY, 14 AUGUST 2013 at 10:30 AM.

I refer to the above meeting and enclose herewith agenda items 7 (Dungallan Park), 9 (Streetscene Review), 11 (Coll Public Conveniences) and 14 (Capital Receipts) which were marked on the agenda as “to follow”.

Douglas Hendry
Executive Director of Customer Services

“TO FOLLOW” ITEMS

- 7. DUNGALLAN PARK**
Report by Streetscene Area Manager (Pages 1 - 2)
- 9. STREETSCENE REVIEW**
Report by Head of Roads and Amenity Services (Pages 3 - 10)
- 11. COLL PUBLIC CONVENIENCES**
Report by Streetscene Area Manager (Pages 11 - 16)
- 14. CAPITAL RECEIPTS**
Report by Asset Manager (Pages 17 - 18)

Oban Lorn & The Isles Area Committee

Councillor Mary-Jean Devon	Councillor Louise Glen-Lee
Councillor Fred Hall	Councillor Iain MacDonald
Councillor Alistair MacDougall	Councillor Duncan MacIntyre
Councillor Roderick McCuish (Chair)	Councillor Elaine Robertson (Vice Chair)

Contact: Danielle Finlay Tel: 01631 567945

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ARGYLL & BUTE COUNCIL**OBAN, LORN AND THE ISLES AREA
COMMITTEE****DEVELOPMENT &
INFRASTRUCTURE SERVICES****14 AUGUST 2013**

DUNGALLAN PARK WEDDING MARQUEE REQUEST

1. SUMMARY

- 1.1 This report informs Members of the operational matter following the request for a wedding marquee to be pitched on Dungallan Park.

2. RECOMMENDATIONS

- 2.1 That Members note the report.

3. DETAILS

- 3.1 A request has been made to the Council for the erection of a wedding marquee at Dungallan Park. It is proposed that this request is approved and that a charge be made at the same level as the standard charges for similar requests at the McCaigs Tower in Oban. This is an operational matter that officers will progress and will keep Members informed of progress.

4. CONCLUSION

- 4.1 This report informs Members of the operational matter following the request for a wedding marquee to be pitched on Dungallan Park.

5. IMPLICATIONS

- | | | |
|-----|------------|---|
| 5.1 | Policy | No implications |
| 5.2 | Financial | As per the standards charging regime (using McCaigs Tower charging regime) |
| 5.3 | Legal | None known |
| 5.4 | HR | None |
| 5.5 | Equalities | None |

- | | | |
|-----|-------------------|---|
| 5.6 | Risk | Prior to signing this request we will ensure there is appropriate public liability insurance for the marquee. To ensure this is in place the Council's standard events package will be completed. |
| 5.7 | Customer Services | None |

Executive Director of Development and Infrastructure
August 2013

For further information contact: Tom Murphy, Amenity Manager, Tel: 01436 658908

ARGYLL & BUTE COUNCIL**OBAN, LORN AND THE ISLES AREA
COMMITTEE****DEVELOPMENT AND
INFRASTRUCTURE****14 AUGUST 2013**

TITLE: AMENITY SERVICES BUDGET SAVINGS – PROPOSED MODEL OLI

1. SUMMARY

- 1.1 This report proposes a draft service delivery model for 2014/15 which have been developed following Member Workshop previously held. The report proposes a draft area model and also proposes that a stakeholder workshop event be held.

2. RECOMMENDATIONS

- 2.1 That the service delivery model detailed below is endorsed; and
- 2.2 That approval is given for consultation to be carried out with key stakeholders on the draft service delivery model proposed in this report.

3. DETAIL

- 3.1 The review of Streetscene services in Argyll and Bute carried out in 2011 identified savings of £938k (20% of budget) for implementation between 2011 – 2012 and 2014 – 2015. Significant progress has been made on savings and the service is on target to meet its budgetary requirements. As part of the service review, new ways of working have been identified to deliver a consistent level of service in the most efficient way. The changes to the service include a reduced management structure, revised working patterns, revised works schedules and more efficient plant and equipment. Detailed reports have been presented to Members earlier this year detailing the efficiencies and how these have been achieved.
- 3.2 The title Streetscene had caused confusion in terms of what the service actually deliveries. In order to remove confusion Streetscene has been remained Amenity Services and will be known as this going forward.
- 3.3 As part of the Council budget process in February 2013 savings were agreed for Roads and Amenity Services of 3.9% across the overall budget. Due to long term contractual arrangements in waste disposal and landfill tax greater savings are required from the roads operations and amenity budgets to enable the overall Roads and Amenity Services savings to be achieved. The savings from these budgets amount to approximately 8% of the overall roads and amenity revenue budget.

- 3.4 The Amenity Services saving for 2013/14 of £200K is a half year saving with the full 8.1% saving of £400K being applied in 2014/15. The OLI contribution being £61,668 (full savings detailed in Appendix 1, OLI budget in Appendix 2 and OLI staffing levels in Appendix 3) – this equates to approximately 2 - 3 FTEs and 2 vehicles for the OLI area.
- 3.5 Workshops have taken place with Members where officers presented various savings options for member's consideration. At the workshop sessions Members put forward their preferences to allow the budget reductions to be achieved. The table below details the proposed delivery model which incorporates the preferred service reductions put forward by Members at the workshop sessions.

Table 1 Amenity Savings Model

Model 1 - Task	Tiree	Lorn	Mull	Total
Reduce amenity cuts 24 to 21	82	1,398	1,045	2,525
Reduce rose and shrub beds to low maintenance		3508		3,508
Closure of 2 public conveniences (Taynuilt & Coll)	3661	3539		7,200
Reduce LETS team 0.5 FTE per area	11411	11412	11412	34,235
Reduce strim edges from 6 to 1	2,053	8,035	1,517	11,605
Cost of weed killer application in relation to reduction in strim edges	0	-374	-141	-515
Reduce low maintenance grass areas to 1		19	67	86
Permanent planting of annual beds		2,838		2,838
Total	17,207	30,375	13,900	61,482
Target saving				61,688
Saving shortfall				206

- 3.6 Throughout Argyll and Bute areas of private land have historically been maintained by this Council and its predecessor Local Authorities. The information contained in the 'Service Analysis document, presented to Members at the March 2013 Business Days, identifies areas of private land. These areas have been identified through local knowledge, lease searches and Council records. The listings compiled are a comprehensive sum of the intelligence and information that the Council had at the time of the first draft on land maintained as part of the Amenity Service. The estimated costs of maintaining this land are calculated for information. Member feedback and further research is being incorporated into version 2 of the Service Analysis document which will be published later in the year. It should be noted that should private land be removed in any asset rationalisation the savings will only be realised if a whole member of staff or vehicle can be removed from the service. Discussions are on-going with various landowners but it is not expected to be able to make any short term savings and as such savings from private land have not currently been included as being achievable for 2014/15.

The Next Steps

- 3.7 The process and Timetable going forward has been summarised in the table below.

Event/Milestone	Key Date
Report to August Area Committee detailing the proposed service delivery model (s) and proposed consultation process.	Today's Meeting
Consultation – based on Area Committee's preference	Consultation with key stakeholders between the meeting of the Area Committee and early September.
Adjust Model based on consultation outcome and discuss revised model with Area Lead and Depute Lead Member	September
October Area Committee - Model Approval	October 2013
All 4 Area Committee Service Models to October Council for ratification by Council	31 st October 2013
Implement changes between December and April 2014	Implement changes between November and April. April being the go live date with full budget reductions taking effect.
Introduce new service delivery model	April 2014

Consultation

- 3.8 It is proposed that a workshop be held for key stakeholders to enable the key changes to the proposed delivery model to be presented and for feedback to be received. Members are asked to confirm the invitees of the workshop.

4 CONCLUSION

- 4.1 This report proposes a draft service delivery model for 2014/15 which has been developed following Member Workshop previously held. The report proposes a draft area model and also proposes that a stakeholder workshop event be held.

5 IMPLICATIONS

- 5.1 Policy This report proposes a revision to the specification and delivery policy for the Amenity Service.
- 5.2 Financial Amenity Services activity is generally funded through revenue
- 5.3 Legal Amenity Services delivers various statutory duties.
- 5.4 HR The service review process has resulted in reduced staffing levels in Amenity Services.
- 5.5 Equalities None
- 5.6 Risk None

5.7 Customer Services None

Appendix 1 – Overall Amenity Services Savings

Appendix 2 – OLI Budget Savings

Appendix 3 – OLI Staffing Levels

Executive Director of Development & Infrastructure

August 2013

For further information contact: Jim Smith, Head of Roads & Amenity Services, Tel 01546 604324

Appendix 1 – Summary of Overall Budgets and Savings

Area	Budget prior to savings	Savings to be achieved	Budget savings applied
MAKI	1,198,877	113,074	1,085,803
OLI	653,840	61,668	592,172
B&C	1,240,067	116,959	1,123,108
H&L	779,754	73,544	706,210
HQ	368,500	34,756	333,744
Total	4,241,039	400,000	3,841,039

Appendix 2 – Summary of OLI Budget

Service	OLI	Lorn	Coll	Colonsay	Mull	Tiree	Total
Streetscene Man.	202,531	0	0	0	0	0	202,531
LETs	0	559	70	206	-47	41	829
Cemeteries	0	59,576	3,026	3,587	20,993	7,010	94,191
Pest Control	-2,766	0	0	0	0	0	-2,766
Dog Control	83	0	0	0	0	0	83
Public Conveniences	184	23,475	-2,140	56	-919	6,570	27,226
Street Sweeping	0	135,103	0	0	21,432	0	156,535
Parks	0	137,022	3,386	3,185	28,684	2,934	175,211
Grand Total	200,031	355,734	4,343	7,034	70,144	16,555	653,840

Appendix 3 – Summary of OLI Staffing Levels

Oban and Lorn	Management	5.00
	LETs	2.00
	Public Conveniences	2.00
	Street Sweeping	5.00
	Parks	4.00
	Cemeteries	5.00
Oban and Lorn Total		23.00
Mull	Management	1.00
	LETs	1.00
	Cemeteries	1.00
	Public Conveniences	3.00
	Street Sweeping	1.00
	Parks	1.00
Mull Total		8.00
Other Islands	LETs (inc Waste)	7.00

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ARGYLL & BUTE COUNCIL**OBAN, LORN THE ISLES
AREA COMMITTEE****DEVELOPMENT &
INFRASTRUCTURE SERVICES****14 AUGUST 2013**

COLL PUBLIC CONVENIENCES

1. SUMMARY

- 1.1 Following discussions with Argyll and Bute Council and the Development Coll Group in September 2009, it is proposed that the Council makes a contribution to the An Cridhe Development to provide public convenience facilities on the island. It is also proposed to allow Henderson's Fisheries to operate and manage the toilet facility on the pier at no cost to the Council.

2. RECOMMENDATIONS

- 2.1 It is recommended that that the option detailed in 3.4 of this report be progressed as the preferred option.

3. DETAIL

- 3.1 In September 2009, the Director of Operational Services wrote to the Development Coll Group regarding the availability of public conveniences within the An Cridhe Development, a copy of this communications is attached.
- 3.2 On the basis that contributions be made to the An Cridhe Development site, there would be an increase in the availability of public conveniences to visitors, residents, etc.
- 3.3 Recently a further expression of interest has been received, this requests that the operation and management of the unit be transferred to Henderson Fisheries. This option would prove to be more cost effective to the council as there would be no requirement to make any financial contribution and would maintain a public facility on the island that is conveniently located for yacht crews and individuals waiting for the ferry service.
- 3.4 It is the intention of the Henderson Fisheries offer, to retain the current facility and apply for external grants to upgrade the condition of the facility, retaining the public convenience for the use of incoming and outgoing yacht crews.
- 3.5 The net savings to the Council would be £3,661 per annum. Based on the discussions of September 2009, the Council would make the payment of £1,900 per annum to An Cridhe Development. The Council would support the An Cridhe

Development facility for a period of five years, with an on-going review at five yearly intervals.

- 3.6 Once a way forward has been confirmed, Amenity Services will ensure a sustainable agreement is put in place to either transfer the facility to the An Cridhe Development partnership and the appropriate Service Level Agreement is put in place or appropriate arrangements with Henderson Fisheries.

4. CONCLUSION

- 4.1 Amenity Services are keen to look at all potential community partnerships with a view to making facilities more available for use. This is an area being explored at present as a way of delivering services locally in other parts of Argyll and Bute. In activating such partnerships, this ensures that the Council do not have to make provision for future investment in upgrading/maintaining the existing public conveniences.
- 4.2 Both of these proposals would allow Amenity Services to reduce their operation costs in achieving the necessary service budgetary savings which lie ahead.

5. IMPLICATIONS

- | | | |
|-----|------------|---|
| 5.1 | Policy | None |
| 5.2 | Financial | Savings in salary costs |
| 5.3 | Legal | On committee approval, the respective agreement will be implemented between Council and the appropriate organisation. |
| 5.4 | HR | Reduction in staff, through retirement |
| 5.5 | Equalities | None |

Executive Director of Development and Infrastructure
August 2013

For further information contact: Tom Murphy, Amenity Manager
Tel: 01436 658908

BREACHACHA,
ISLE OF COLL,
ARGYLL,
PA78 6TB.

henderson304@btinternet.com

8th July 2013

Dear Mr Murphy,

I am writing to you to enquire about the possibility of the transfer of the existing lease for the public toilets on the Isle of Coll to myself and my husband, Caroline and Innes Henderson, as our understanding is they are to be either closed or demolished.

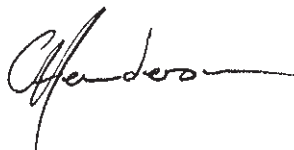
Innes is a Shellfish Fisherman and has worked from the middle pier on Coll for nearly 30 years. I myself have a 40 year association with Coll as both holidaymaker and resident. When these public toilets were built, many an eyebrow were raised as to the style of them, but they quickly became an indispensable and integral part of island life. Arinagour is a popular destination for yachts, sometimes as many as 40+ vessels in the bay in high season, and the very first place most sailors go to is a flushing loo. The middle pier where these toilets are situated is a working pier for fishing boats as well as other craft, and so is used all year round – fishermen also appreciate this convenience as many a long hour can be spent on the pier mending creels in all weathers.

Outside of these toilets is the only public standpipe in the village. This is an essential utility to many, including ourselves, who have neither mains nor drinking water at their homes. This tap alone is very good reason not to close down these oh so convenient conveniences.

Innes and I have, with the support of the late Lairds estate, applied to buy the middle pier store for the use of our fishing business. Legal issues are currently being disentangled by our lawyer and your legal department. It seems a logical solution, on successful purchase of the building, that we redevelop this essential community service on its current site to make it more appealing to those who use it and the aesthetics of our village.

I look forward to hearing from you in due course.

Yours Sincerely,



Caroline Henderson.

Scanned, logged and e-mailed to:-

.....TAM MURPHY.....

By:-K McAVEN.....

On:15/7/13.....

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Operational Services

Director: Andrew R. Law

Emma Grant
Local Development Officer
Development Coll
Middle Pier
Arinagour
Isle of Coll
PA78 6SY

Manse Brae, Lochgilphead, Argyll, PA31 8RD

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Website: www.argyll-bute.gov.uk

Ask For: Mr Andy Law

Our Ref: ARL/JM

Your Ref:

Date: 22 September 2009

Dear Emma

AN CRIDHE DEVELOPMENT

Further to our previous discussion in 2008 I would confirm that the public convenience operated by Argyll and Bute Council might be a facility we seek to close should the An Cridhe Development reach a successful conclusion.

As you are aware, the public convenience is administered and maintained by Operational Services within the Council and it's current overall cost to the Authority is around £3,800.

Provided the An Cridhe Development made public convenience facilities available to members of the public on Coll during normal hours of operation then I would be prepared to suggest to our local Area Committee that we should enter into a Service Level Agreement on the following basis:

1. That the Council will close the existing public convenience unit at the Mid Pier on Coll.
2. That the Council would then generate savings from this closure through reduction in utility, cleaning and repair costs and manpower expenses.
3. That having established the level of savings (projected to be just under £4,000 per year) that the Council would also look at any closure costs and ongoing retention costs to establish a net saving.
4. In line with overall savings having to be made across Argyll and Bute Council over the next three years there would be a recommendation to Members of the local Area Committee that the Council's net support to An Cridhe should be in the order of half of our net annual saving to be fixed for a period of 5 years, with ongoing review at 5 yearly intervals thereafter.



Should you wish to proceed on the basis outlined above, then please advise further and I will arrange for the necessary report to go to our local Area Committee for approval by Council Members.

Yours sincerely

A handwritten signature in black ink, appearing to read "Andrew R. Law", with a long horizontal flourish extending to the right.

Andrew R Law
Director of Operational Services

ARGYLL AND BUTE COUNCIL**OBAN, LORN & THE ISLES
AREA COMMITTEE****CUSTOMER SERVICES****14th AUGUST 2013**

**SURPLUS PROPERTY –
ESTIMATED CAPITAL RECEIPT ALLOCATION TO OBAN, LORN & THE
ISLES**

1.0 SUMMARY

- 1.1 The purpose of this report is to advise the Committee of the various properties held on the Surplus Property Account and the likely sale proceeds to the Oban, Lorn & The Isles area.

2.0 RECOMMENDATIONS

- 2.1 That the Committee notes the contents of the report.

3.0 DETAIL

- 3.1 Capital receipts obtained from the disposal of surplus properties are allocated on the basis of 20% of the receipt accruing to the area in which the property is located, 10% accruing to each of the other Council areas and the remaining 50% accruing to the Council's central accounts.
- 3.2 Currently there are 8 properties within the Oban, Lorn & The Isles area which are surplus to requirements and 15 properties within the other three Council areas. The various properties across the Council areas range from individual house sites to vacant schools and residential dwellings. Having regard to the distribution formula detailed in 3.1 the current estimate of the total funds accruing to the OLI area during 2013/14 is £42, 879 which is entirely composed of receipts from the other Council areas.
- 3.3 This figure is an estimate largely based on an assessment of the value of the properties although some surplus properties are currently under offer so the offer figure has been used where appropriate.
- 3.4 The estimated figure for 2014/15 is likely to be around £100,000 with almost half the sum comprising capital receipts from the OLI area. However this figure may be subject to change.

- 3.5 Although offer figures have been used where appropriate it should be noted that most offers come with suspensive conditions. The most common suspensive conditions are the grant of planning permission and obtaining funding. As the type of property the Council typically markets e.g. former schools, community halls, etc, are most appropriately redeveloped to alternative uses the need to obtain planning permission and secure development funding are paramount to the offerors. Therefore until such time as suspensive conditions have been met and the conveyance concluded the offeror still has the ability to withdraw from the bargain. The difficulty in securing finance or securing it at a reasonable rate is still heavily influencing the property market.

4.0 CONCLUSION

- 4.1 The Committee is asked to note the estimated capital receipts likely to accrue to the Oban, Lorn & The Isles area.
- 4.2 With the economic downturn continuing it is likely that the restricted availability of development finance will continue to suppress values and/ or delay sales.

5.0 IMPLICATIONS

- 5.1 Policy: None
- 5.2 Financial: Estimated proportion of capital receipt due to OLI is indicated at 3.2 & 3.4 above.
- 5.3 Legal: None.
- 5.4 HR: None
- 5.5 Equalities: None
- 5.6 Risk: Continuing economic downturn is severely affecting the availability of development financing which in turn is suppressing values and/ or delaying sales altogether.
- 5.7 Customer Service: None

Executive Director of Customer Services

6th August 2013

For further information contact: Hugh Blake, Asset Manager,
Tel: 01436-658963