

ABERDEEN CITY COUNCIL

COMMITTEE	Housing and Environment
DATE	10 May 2011
DIRECTOR	Pete Leonard
TITLE OF REPORT	Security Services in Mainstream Multi Storey Blocks – progress update

REPORT NUMBER:

1. PURPOSE OF REPORT

The purpose of this report is to provide an update to elected members on the provision of security services in multi storey blocks.

2. RECOMMENDATION(S)

It is recommended that the Committee:

1. Notes the procurement timetable
2. Agrees that owners will be provided with full access to the improved security services should they contribute financially to the cost of the service.
3. Agrees that owners will not be provided with access to the improved security services should they not agree to contribute financially to the cost of the service.

3. FINANCIAL IMPLICATIONS

A sum of £500K has been allocated in the 2011/2012 Housing Revenue Account capital budget to cover the capital purchase cost of the system.

Also, a sum of £444k per annum has been allocated in the Housing Revenue Account to cover the revenue cost of managing and maintaining the service.

4. OTHER IMPLICATIONS

Human rights impacts and implications have been outlined in previous papers on this project.

The implications of the Tenements (Scotland) Act 2004 have been outlined in the paper to Committee of 1 March 2011.

5. BACKGROUND/MAIN ISSUES

5.1 Procurement process

The timeline reported to Housing and Environment Committee 1 March was:

Advertise Pre-Qualifying Questionnaire: 22 February
Completed PQQs returned: 25 March
Invitation To Tender issued: 6 April
ITT responses: 20 May
Evaluation and preferred supplier identification: 3 June

Progress to date and the amended timeline is as follows:

Advertise Pre-Qualifying Questionnaire: 25 February
Completed PQQs returned: 28 March
Invitation To Tender issued: 29 April
ITT responses: 7 June
Evaluation and preferred supplier identification: 21 June.

Full installation of the system is likely to take around 6 months to complete after completion of the contract documentation.

The initial work will focus on setting up the core system and control room and there would follow a phased roll out of provision on a block by block basis, with priority given to those blocks with known problems.

5.2 Implications of the Tenements (Scotland) Act 2004

As required by the Tenements (Scotland) Act 2004, a consultation exercise was carried out with the 72 owners of the five blocks where the Council intends to introduce access control measures.

These blocks are:

- Hutcheon
- Greig
- Bayview
- Northsea
- Marischal

The consultation has been carried out using the following methods:

- Initially face to face visits

- A letter was hand delivered explaining the scheme and giving owners the opportunity to come to a planned time within their common room
- A further letter was issued enclosing a prepaid envelope with a date for return.

Three questions were asked of the owners as well as giving them an indicative cost for the project of between £10 - £15 per month. The questions asked were:

- Are you in support of the Centralised control Room monitoring the CCTV cameras within your block? Yes or No
- Are you in support of the Access Control Measures? Yes or No
- If you are in support of the measures would you be prepared to pay towards the maintenance of the system? Yes or No

To date we have received a total of 55 responses (76%).

22 owners agreed to the proposals and agreed to contribute financially
 17 disagree with the proposals and did not agree to pay
 11 agreed to the concept but did not agree to pay
 5 returned other comments, mainly questioning the need for the works
 13 failed to respond and 4 are still to be contacted.

It is clear, and perhaps not surprising, that the majority of owners have issues with the cost element. Interestingly, not one owner to date has raised any issues as regards the equality or human rights issues, which was a risk highlighted by the Council's legal team.

Conclusion

As previously reported to H&E Committee, the Tenements (Scotland) Act 2004 is very clear on the rights of owners in mixed tenure buildings. The additional security works are clearly an improvement as described in the Act and therefore the Council cannot at any time force the works upon the owners and demand payment. A decision therefore needs to be taken as to whether the cost elements of the proposal should be borne in total from the HRA, or those owners who have indicated a willingness to pay should be asked to do so.

The capital cost per owner is approximately £170, total value for all owners being around £12.24k (based on the original tender price) The annual operation and maintenance revenue charges would be somewhere between £37.4k and £56k.

The only way that the Council can legally continue with this proposal is if it accepts that the owners will not be charged for the installation and ongoing maintenance of the system unless they specifically agree to

this. It remains an option for the Council to choose to withhold services from those owners who do not pay, as follows:

- a) no access to the Control Room operatives e.g. not given the emergency contact number
- b) no access to ASBIT team services (unless for statutory noise nuisance complaints).
- c) no additional remote concierge services to vet visitors (door push button link to Control Room deactivated)

Whilst withholding these services may encourage some owners to contribute financially, it may also present some risks to the overall security of the building. For example, if there is antisocial behaviour going on in or around the building it is in the Council's own interests to receive reports on this whether from an owner or a tenant. Similarly, if an owner is not part of the remote access arrangements, this may weaken the whole scheme to an extent.

5.3 Location of Control Room

The initial plans were for the control room to be sited at Kittybrewster works depot in the first instance, with an option to relocate to a more suitable location in the future.

With the imminent move of additional staff to Kittybrewster as part of the Marishcal project, space at this site is at a premium. Alternative sites have therefore been examined and it has been decided to base the control room in the Tillydrone Housing Office. Use will be made of the space which was formerly used for rent collection activities and this will enable the CCTV control room staff to be co-located alongside the Anti Social Behavior Investigations Team (ASBIT), providing obvious operational benefits.

6. IMPACT

Corporate

The improvements to safety and security in the multi storeys will contribute to the achievement of one of the top ten strategic priorities outlined in the Community Plan update – namely

Safety

Violence and disorder – Reducing anti social, violence and drug and alcohol related problems

Adoption of the recommendations will also contribute to the achievement of National Outcome 9, as outlined in the Single Outcome Agreement 2008 – 2011 “we live our lives safe from crime, disorder and danger”

The recommendations also relate directly to the following policies outlined in Vibrant, Dynamic and Forward Looking 2007 –2011

Housing

Provide better secured controlled access to multi storey blocks

Public

There is likely to be interest in this report by members of the public

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7. REPORT AUTHOR DETAILS
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