

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	23 January 2019
REPORT TITLE	Redevelopment of the Clinterty Gypsy Traveller Site
REPORT NUMBER	CUS/19/156
DIRECTOR	Andy MacDonald
CHIEF OFFICER	Derek McGowan
REPORT AUTHOR	Amanda Farquhar
TERMS OF REFERENCE	Remit 1.1

1. PURPOSE OF REPORT

- 1.1 To seek approval of the Redevelopment of the Clinterty Gypsy Traveller Site Business Case in order to satisfy Scottish Government minimum site standards and to meet Gypsy Traveller's needs.

2. RECOMMENDATIONS

- 2.1 Subject to recommendation 2.3 below, to approve the option 1 recommendation contained in clause 3.8 of the Redevelopment of the Clinterty Gypsy Traveller Site Business Case and note the estimated costs.
- 2.2 Subject to recommendation 2.3 below, to instruct the Director of Resources to apply for appropriate external funding from Scottish Water in relation to the proposed drainage works.
- 2.3 To note that the project would be submitted as part of the Budget Setting Process in March 2019

3. BACKGROUND

3.1 Scottish Government

In 2015 the Scottish Government issued a report to all Local Authorities on Minimum Site Standards and gave councils until June 2018 to meet these new standards. Cyclical and essential maintenance is carried out through

appropriate revenue budgets, but no upgrades have been carried out through the non-housing capital programme leading to Aberdeen City Council failing to meet the new Scottish Government minimum site standards and failure to meet our statutory duties.

Aberdeen City Council failed on 3 points-:

Essential Fabric Standards – Rising damp in properties

Energy Efficiency – Insulation within properties

Safety and Security – Road safety issues

All Councils must comply with The Scottish Government Minimum Standards report, bringing scrutiny by Scottish Government and the Housing Regulator, therefore work must be done to ensure that we comply and meet the Gypsy Traveller's needs and our statutory duty in providing suitable accommodation for Gypsy Travellers.

The Scottish Government have advised that Aberdeen City Council have until December 2019 to meet these standards.

3.2 **Business Case**

A business case has been developed setting out options for redevelopment of the Clinterty Traveller site to meet statutory requirements and is appended to this report.

Option 1 – Refurbishment of existing chalets

Option 2 – Refurbish and extend the Clinterty Traveller site

Option 3 – Demolish existing chalets and build 21 new chalets

Option 4 – Demolish, rebuild and extend 30 new chalets

Option 5 – Demolish existing chalets and not rebuild

Option 6 – Do nothing

Based on a balanced view of evidence, the objectives scoring, and community consultation and the various dialogues over time with officers, the recommendation of this Business Case is Option 1 - To Refurbish the Clinterty Traveller Site.

Developing the site and facilities in this way ensures that we can meet the projects objectives namely:

- Refurbishment of accommodation and facilities on the Clinterty Traveller Site
- Deliver the best outcome with the most effective solution
- Compliance with Scottish Government minimum site standards
- To meet the expectations and aspirations of the Gypsy Traveller community
- To meet demand for suitable Gypsy Traveller accommodation

In summary, this project will produce the redevelopment of the Clinterty Traveller Site to improve living conditions for Gypsy Travellers

- Will comply with Scottish Government minimum site standards and building requirements
- To meet current needs of Gypsy Travellers
- Improve living conditions

4 FINANCIAL IMPLICATIONS

- 5.1 The cost of implementing the redevelopment works detailed for the preferred option is presented in the exempt business case.
- 5.2 The project will require to be submitted to the budget process and assessed against existing priorities for inclusion within the Non-Housing Capital Programme. An opportunity exists to approach Scottish Water to fund a share of the drainage cost for the site (total drainage cost £55,000), and this will be explored by officers, but cannot be guaranteed.
- 5.3 Maintenance costs for new facilities are detailed in the business case and will also be required to be submitted to the budget process.
- 5.4 There would be no additional staff required for managing the refurbished site.
- 5.5 Subject to the approval of the recommendations by the Capital Programme Committee and allocation of funding through the Budget setting process, a procurement business case will be prepared for the Strategic Commissioning Committee as required by ACC Procurement Regulation 4.1.

6. LEGAL IMPLICATIONS

- 6.1 If the recommendations are not approved, then the Council will not comply with Scottish Governments minimum standards for Traveller Sites and will fail to meet our statutory duties.

7. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial			
Legal	If not approved, will not comply with Scottish Government minimum standards	H	If approved the Council will comply with the Scottish Government requirements
Employee	None		

Customer	The site currently does not meet Gypsy Travellers needs for suitable accommodation	H	Gypsy Travellers have been consulted throughout this process and they have agreed on the preferred option
Environment	<p>Aberdeen City Council failed on 3 points:</p> <p>Essential Fabric of the chalets</p> <p>Energy efficiency</p> <p>Safety and Security</p>	H	<p>Potential for environmental improvements such as measures to enhance energy efficiency. Insulation, heat, light, structure fabric and window specifications can also support this. This would help to address the environmental impact over the site life time not just the refurbishment process. Work to improve energy efficiency and any installation of the low energy heat and lighting can help support emission reduction targets. As would the installation of water efficiency measures. Work to refurbish the chalets has the potential to reduce risks of water penetration, damp and the impacts of excess heat. Drainage plans should accommodate the higher winter rainfall projections for the city under climate change. With drainage improvements required for the site there may be options for natural flood management. Fences Round each plot would increase security for tenants and children from the road.</p>
Technology	None		
Reputational	If recommendations are not approved, the Council will not meet minimum site standards	H	Approval of the recommendations ensures that the Council will comply with the Scottish

	issued by the Scottish Government and will have failed in the statutory duty to provide suitable accommodation for Gypsy Travellers.		Government requirements and will also deliver the option preferred by Gypsy Travellers consulted on the options.
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8. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous People	All people in Aberdeen are entitled to live within our community in a way they feel safe and protected from harm, supported when necessary and fully included in the life of the city. All citizens are equally entitled to enjoy these aspirations, and it is recognised that people may, at times become vulnerable. People sometimes need others to support their achievement of a full, active, safe citizenship.
Prosperous Place	The quality and design of a place can significantly influence the ability of individuals and communities to live in healthy, sustainable ways. Issues such as wellbeing and quality of life, physical and mental health, social and cultural life.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	EHRIA completed
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	The Fairer Scotland Duty is considered within the EHRIA. The proposal to improve accessible accommodation will encourage usage by Gypsy/Travellers, reduce unauthorised encampments and provide, in some cases, better access to

	<p>services. This can have the added gain of impacting positively on poverty reduction.</p> <p>These proposals evidence our commitment to paying due regard in relation to our Public Sector Equality Duty and to the Fairer Scotland Duty in actively considering, whether there are opportunities to reduce inequalities of outcome caused by socio-economic disadvantage. The Equality Act does not set a legal requirement to involve communities in meeting the Fairer Scotland Duty, but the EHRC recommends it. As “Participation” is also a human rights principle, communities will contribute to improving services through their involvement in the local community engagement and the planning around these proposals.</p>
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10. BACKGROUND PAPERS

10.1 Scottish Government minimum site standards report

11. Appendices

11.1 Redevelopment of the Clinterty Gypsy Traveller Site Business Case - Exempt

12. REPORT AUTHOR CONTACT DETAILS

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