Dear Sir/Madam

You are hereby invited to attend a meeting of the Environment Committee of the Ards and North Down Borough Council which will be held in the Council Chamber, 2 Church Street, Newtownards on Wednesday 9 January 2019 commencing at 7.00pm.

Tea, coffee and sandwiches will be available from 6.00pm.

Yours faithfully

Stephen Reid
Chief Executive
Ards and North Down Borough Council

AGENDA

1. Apologies
2. Declarations of Interest
3. Deputation
   3.1. From DAERA and NIFHA - Disposal of End of Life Fishing Vessels
4. Environment Directorate Budgetary Control Report – November 2018 (Copy attached)
5. Assets and Property Services Q2 Performance Report 2018/19 (Copy attached)
7. Building Control NI Partnership Working with Local Authority Building Control (England and Wales) and Local Authority Building Control Scotland (Report attached)
9. Proposed Street Naming – Newtown Green, Comber (Report attached)
10. Proposed Street Naming – Harrisons Lane, Holywood (Report attached)
11. Removal of Litter from Sea Barriers at Eisenhower and Pickie Piers (Report attached)
12. Upper Coastal Path, Bangor (Report attached)

13. Extension of Annual Tenders (Report attached)

14. Notice of Motion

14.1. Notice of Motion submitted by Councillor Woods and Councillor Boyle

That this Council signs up to the Walker’s and TerraCycle Crisp Packet Recycling Scheme and install drop off boxes for public use in suitable Council buildings and recycling centres.

15. Any Other Notified Business

MEMBERSHIP OF ENVIRONMENT COMMITTEE (16 Members)

<table>
<thead>
<tr>
<th>Alderman Henry</th>
<th>Councillor Edmund</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alderman Fletcher</td>
<td>Councillor Ferguson (Chairman)</td>
</tr>
<tr>
<td>Councillor Armstrong-Cotter (Vice Chairman)</td>
<td>Councillor McKee</td>
</tr>
<tr>
<td>Councillor Boyle</td>
<td>Councillor McAlpine</td>
</tr>
<tr>
<td>Councillor Cathcart</td>
<td>Councillor Martin</td>
</tr>
<tr>
<td>Councillor Cummings</td>
<td>Councillor Woods</td>
</tr>
<tr>
<td>Councillor Douglas</td>
<td>Councillor Smart</td>
</tr>
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<td>Councillor Dunlop</td>
<td>Councillor Wilson</td>
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ITEM 4

Ards and North Down Borough Council

<table>
<thead>
<tr>
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<tr>
<td>Council/Committee</td>
<td>Environment</td>
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<tr>
<td>Date of Meeting</td>
<td>09 January 2019</td>
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<tr>
<td>Responsible Director</td>
<td>Director of Environment</td>
</tr>
<tr>
<td>Responsible Head of Service</td>
<td>Head of Finance</td>
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<tr>
<td>Date of Report</td>
<td>18 December 2018</td>
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<td>File Reference</td>
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<td>Section 5 Local Government Finance Act (NI) 2011</td>
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<tr>
<td>Section 75 Compliant</td>
<td>Yes ☒ No ☐ Not Applicable ☒</td>
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<tr>
<td>Subject</td>
<td>Environment Directorate Budgetary Control Report – November 2018</td>
</tr>
<tr>
<td>Attachments</td>
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</table>

This Environment Budgetary Control Report covers the 8-month period 1 April to 30 November 2018 and is set out on page 4. The net cost of services is showing an over spend of £183,119 (1.4%).

Explanation of Variance

In addition, a Budgetary Control Report by Income and Expenditure for the Directorate is, also, shown on page 4 which analyses the overall adverse variance (£183,119) by expenditure (£100,541 adverse) and income (£82,578 adverse).

Environment

Expenditure - £100.5k (0.6%) worse than budget to date. This adverse variance is mainly made up of the following:

1. Waste and Cleansing Services - £71.1k favourable.
   a. A combined summary of the main waste stream variances is set out in the table below.
<table>
<thead>
<tr>
<th></th>
<th>£'000</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill</td>
<td>74.4</td>
<td>953 tonnes more than budget though this is partially offset by the gate fee being slightly less than budget (£0.75 per tonne less).</td>
</tr>
<tr>
<td>Brown/Green bin waste</td>
<td>(91.9)</td>
<td>1,752 tonnes less than budget but gate fee is slightly higher than budget (£0.62 per tonne more).</td>
</tr>
<tr>
<td>Blue bin waste</td>
<td>42.4</td>
<td>446 tonnes less than budget but average gate fee is higher than budget (£9.58 per tonne more).</td>
</tr>
<tr>
<td>HRC waste</td>
<td>(55.8)</td>
<td>Lower tonnage than budget</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>(30.9)</td>
<td></td>
</tr>
</tbody>
</table>

Overall, the main waste stream budgets are under budget by £30.9k.

b. Payroll costs are £94.4k favourable to date. There are a significant number of posts being covered by agency staff.
c. Spend on refuse bins is £44.6k over budget to date due to a higher demand from residents for new and replacement green/brown bins.

2. **Assets and Property Services** - £242.1k adverse. This is explained by: -

a. Property Operations are £105.2k over budget to date. This is mainly due to:
   i. Contractor costs are £120.4k over budget to date. There has been more property maintenance work carried out to date to try to address a backlog of outstanding jobs.
   ii. Payroll costs are £19.7k favourable. This is mainly due to reduced overtime costs.

b. Technical Services are £20.7k under budget to date. This is mainly due to:
   i. Payroll costs are £12.6k favourable. Two Technical Officer posts have been filled from 1 October. A vacant Plant Operative post is to be recruited.
   ii. Utility costs are £5.0k under budget to date.
   iii. Contractor costs are £3.5k under budget to date. This covers areas such as statutory compliance work, refurbishments, playgrounds, statutory upgrades and energy saving initiatives.
c. Fleet Management is £164.7k over budget to date. This is mainly due to:
   i. Payroll costs are £18.4k. There is a vacant mechanic’s post which is in the process of being filled.
   ii. Vehicle maintenance, materials, consumables and tyres costs are £98.5k over budget to date. This is partly due to significant price increases for some vehicle parts (up to 30% in some cases).
   iii. Vehicle fuel, lubricants and oil are £61.6k over budget to date. Higher than expected fuel prices have contributed to this adverse variance.
   iv. Other vehicle costs are £16.7k over budget to date. Vehicle tracking system costs are higher than budget to date.

3. Regulatory Services - £69.7k favourable. This is explained by:
   a. Payroll costs are £62.8k under budget year to date. There have been vacant posts in Building Control. Two have been filled with one still to be recruited. In addition, two vacant posts in Neighbourhood Environment Team are now being covered by agency.

Income - £82.6k (3.0%) worse than budget to date. This adverse variance comprises:

4. Waste & Cleansing Services - £63.2k adverse. This is mainly due to trade waste income (£65.1k) being worse than budget to date. Processes within this service are currently being reviewed with the aim of improving performance later in the year.

5. Assets and Property Services - £13.1k favourable. Harbour income (£2.4k) and wind turbine income (£10.0k) are better than budget to date.

6. Regulatory Services income - £32.4k adverse. This is mainly due to Building Control income being £30.6k behind budget to date. There has been a slowdown in both site commencements and applications particularly commercial works.
### BUDGETARY CONTROL REPORT

**By Directorate and Service**

**Period 8 - November 2018**

<table>
<thead>
<tr>
<th>Note</th>
<th>Year to Date Actual £</th>
<th>Year to Date Budget £</th>
<th>Variance £</th>
<th>Annual Budget £</th>
<th>Variance £ %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>200 Environment HQ</td>
<td>96,890</td>
<td>97,600</td>
<td>(710)</td>
<td>147,900</td>
<td>0.7</td>
</tr>
<tr>
<td>210 Waste and Cleansing Services</td>
<td>8,644,342</td>
<td>8,652,200</td>
<td>(7,858)</td>
<td>12,608,600</td>
<td>0.1</td>
</tr>
<tr>
<td>220 Assets and Property Services</td>
<td>4,390,696</td>
<td>4,161,700</td>
<td>228,996</td>
<td>6,537,400</td>
<td>5.5</td>
</tr>
<tr>
<td>230 Regulatory Services</td>
<td>83,891</td>
<td>121,200</td>
<td>(37,309)</td>
<td>344,400</td>
<td>30.8</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>13,215,819</strong></td>
<td><strong>13,032,700</strong></td>
<td><strong>183,119</strong></td>
<td><strong>19,638,300</strong></td>
<td><strong>1.4</strong></td>
</tr>
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### BUDGETARY CONTROL REPORT

**By Income and Expenditure**

**Period 8 - November 2018**

<table>
<thead>
<tr>
<th>Note</th>
<th>Actual £</th>
<th>Expenditure Budget £</th>
<th>Variance £</th>
<th>Actual Income</th>
<th>Income Budget £</th>
<th>Variance £</th>
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<tbody>
<tr>
<td>Environment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>200 Environment HQ</td>
<td>96,890</td>
<td>97,600</td>
<td>(710)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>210 Waste and Cleansing Services</td>
<td>9,656,298</td>
<td>9,727,400</td>
<td>(71,102)</td>
<td>(1,011,956)</td>
<td>(1,075,200)</td>
<td>63,244</td>
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<tr>
<td>220 Assets and Property Services</td>
<td>4,500,672</td>
<td>4,258,600</td>
<td>242,072</td>
<td>(109,976)</td>
<td>(96,900)</td>
<td>(32,410)</td>
</tr>
<tr>
<td>230 Regulatory Services</td>
<td>1,642,681</td>
<td>1,712,400</td>
<td>(69,719)</td>
<td>(1,558,790)</td>
<td>(1,591,200)</td>
<td>32,410</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>15,896,541</strong></td>
<td><strong>15,796,000</strong></td>
<td><strong>100,541</strong></td>
<td><strong>(2,680,722)</strong></td>
<td><strong>(2,763,300)</strong></td>
<td><strong>82,578</strong></td>
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</table>

### RECOMMENDATION

It is recommended that the Committee notes this report.
**Ards and North Down Borough Council**

<table>
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<td>Director of Environment</td>
</tr>
<tr>
<td>Responsible Head of Service</td>
<td>Head of Assets &amp; Property Services</td>
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<tr>
<td>Date of Report</td>
<td>6 December 2018</td>
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<td>File Reference</td>
<td>43600</td>
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<td>Legislation</td>
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<td>Section 75 Compliant</td>
<td>Yes ☒ No ☐ Other ☐</td>
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<td>If other, please add comment below:</td>
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<tr>
<td>Subject</td>
<td>Assets and Property Services Q2 Performance Report 2018/19</td>
</tr>
<tr>
<td>Attachments</td>
<td></td>
</tr>
</tbody>
</table>

**Context**

Members will be aware that Council is required, under the Local Government Act 2014, to have in place arrangements to secure continuous improvement in the exercise of its functions. To fulfil this requirement Council approved the Performance Management Policy and Handbook. The Performance Management Handbook outlines the approach to Performance Planning and Management process as:

- Community Plan – published every 10-15 years
- Corporate Plan – published every 4 years (2015-2019 plan in operation)
- Performance Improvement Plan (PIP) – published annually (2018/19 plan published 30 June 2018)
- Service Plan – developed annually (approved April 2018)
The Corporate Plan 2015-19 sets out 17 objectives for the plan period based on themes of People, Place, Prosperity and Performance. The Council’s 16 Service Plans outline how each respective Service will contribute to the achievement of the Corporate objectives including, but not limited to, any relevant actions identified in the PIP.

**Reporting approach**

The Service Plans will be reported to relevant Committees on a quarterly basis as undernoted:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Period</th>
<th>Reporting Month</th>
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<tr>
<td>Quarter 1 (Q1)</td>
<td>April – June</td>
<td>September</td>
</tr>
<tr>
<td>Q2</td>
<td>July – September</td>
<td>December</td>
</tr>
<tr>
<td>Q3</td>
<td>October – December</td>
<td>March</td>
</tr>
<tr>
<td>Q4</td>
<td>January - March</td>
<td>June</td>
</tr>
</tbody>
</table>

The report for the second Quarter of 2018/19 is attached.

**Key points to note:**

- Completing maintenance jobs on time remains a problem due to other tasks such as events support being carried out by the works squad.

**RECOMMENDATION**

It is recommended that the Council notes this report.
Quarterly Performance Report - Assets and Property Services

Generated on: 06 December 2018

Last Update Q2 2018/19

<table>
<thead>
<tr>
<th>Performance Data Traffic Light Icon</th>
<th>PI Short Name</th>
<th>Performance Data Current Value</th>
<th>Performance Data Current Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>✅</td>
<td>% spend against budget</td>
<td>104.3%</td>
<td>100%</td>
</tr>
<tr>
<td>✅</td>
<td>% planned training Vs actual completed as per training register</td>
<td>91%</td>
<td>50%</td>
</tr>
<tr>
<td>🔴</td>
<td>% staff attendance</td>
<td>86.22%</td>
<td>95%</td>
</tr>
<tr>
<td>✅</td>
<td>% of vehicles that pass PSV first time</td>
<td>99%</td>
<td>95%</td>
</tr>
<tr>
<td>🔴</td>
<td>% of maintenance jobs completed within timescales</td>
<td>62%</td>
<td>80%</td>
</tr>
<tr>
<td>✅</td>
<td>% maintenance jobs quality assured</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>✅</td>
<td>No. of refurbishments carried out according to the schedule</td>
<td>175%</td>
<td>100%</td>
</tr>
<tr>
<td>🔴</td>
<td>% Playground inspections are carried out as per schedule</td>
<td>87%</td>
<td>95%</td>
</tr>
<tr>
<td>✅</td>
<td>% of time that life belts are serviceable</td>
<td>95%</td>
<td>95%</td>
</tr>
<tr>
<td>✅</td>
<td>% Planned maintenance of public areas carried out according to the schedule</td>
<td>95%</td>
<td>90%</td>
</tr>
<tr>
<td>✅</td>
<td>No. of roadside audits complete per quarter</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>✅</td>
<td>% of fleet is audited every quarter</td>
<td>5%</td>
<td>5%</td>
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<tr>
<td>🔴</td>
<td>% of condition surveys completed against schedule</td>
<td>82%</td>
<td>100%</td>
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Last Update H1 2018/19
<table>
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<th>Performance Data Traffic Light Icon</th>
<th>PI Short Name</th>
<th>Performance Data Current Value</th>
<th>Performance Data Current Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>% staff reporting regular Pride in Performance Conversations</td>
<td>78%</td>
<td>80%</td>
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### Ards and North Down Borough Council

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<td>Director of Environment</td>
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<td>Head of Regulatory Services</td>
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<td>14 December 2018</td>
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<td>Legislation</td>
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<td>If other, please add comment below:</td>
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<tr>
<td>Subject</td>
<td>Building Control Activities September 2018 - November 2018</td>
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<tr>
<td>Attachments</td>
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</table>

This report provides information on the principal activities of the Building Control Section in relation to the enforcement of the Building Regulations.
(a) **Number of Applications Received**

![Full Plan Applications 2018-2019](chart)

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
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<tbody>
<tr>
<td>Building Notice Applications</td>
<td>142</td>
<td>149</td>
<td>165</td>
<td>164</td>
<td>210</td>
<td>220</td>
<td>221</td>
<td>209</td>
</tr>
<tr>
<td>Regularisation Applications</td>
<td>60</td>
<td>85</td>
<td>68</td>
<td>65</td>
<td>125</td>
<td>83</td>
<td>93</td>
<td>52</td>
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</table>

(b) **Fee Income**

![Building Control Monthly Income 2018 - 2019](chart)
<table>
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<tbody>
<tr>
<td><strong>Total monthly fees received</strong></td>
<td>68,889</td>
<td>61,323</td>
<td>66,949</td>
<td>64,367</td>
<td>71,031</td>
<td>72,825</td>
<td>78,114</td>
<td>68,453</td>
</tr>
<tr>
<td><strong>Cumulative monthly income to date (based on invoices being paid)</strong></td>
<td>68,889</td>
<td>130,212</td>
<td>197,161</td>
<td>261,528</td>
<td>332,559</td>
<td>405,381</td>
<td>483,495</td>
<td>551,948</td>
</tr>
<tr>
<td><strong>Forecast Income to date</strong></td>
<td>82,700</td>
<td>125,300</td>
<td>200,900</td>
<td>248,400</td>
<td>317,900</td>
<td>389,900</td>
<td>460,900</td>
<td>532,400</td>
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(c) **Department Output**

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<tr>
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<th></th>
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<th></th>
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</thead>
<tbody>
<tr>
<td>Full Plans Approvals issued</td>
<td>53</td>
<td>59</td>
<td>72</td>
<td>61</td>
<td>42</td>
<td>49</td>
<td>66</td>
<td>40</td>
</tr>
<tr>
<td>Full Plans Rejections Notices issued</td>
<td>53</td>
<td>66</td>
<td>59</td>
<td>44</td>
<td>36</td>
<td>46</td>
<td>49</td>
<td>31</td>
</tr>
<tr>
<td>Building Notices certificates issued</td>
<td>102</td>
<td>112</td>
<td>91</td>
<td>98</td>
<td>122</td>
<td>107</td>
<td>141</td>
<td>127</td>
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<tr>
<td>Regularisation Certificates issued</td>
<td>39</td>
<td>42</td>
<td>53</td>
<td>52</td>
<td>52</td>
<td>60</td>
<td>53</td>
<td>42</td>
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</table>

(d) **Inspections**

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total Inspections</td>
<td>1168</td>
<td>1317</td>
<td>1267</td>
<td>974</td>
<td>1188</td>
<td>1071</td>
<td>1164</td>
<td>1072</td>
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(e) **Dangerous Structures**

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<tbody>
<tr>
<td>Initial Inspections</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Re-inspections</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>6</td>
<td>8</td>
<td>11</td>
<td>3</td>
</tr>
<tr>
<td>Recommended for Legal Action</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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(f) **Plan Assessment Turn-around times (Financial year to date)**

- Domestic Plans assessed with 21 days: 52%
- Non-Domestic Plans assessed with 35 days: 60%
(g) **Property Certificates**

### Monthly Property Certificate Income 2018-2019

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**RECOMMENDATION**

It is recommended that the report be noted.
Ards and North Down Borough Council

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<td>Appendix 2 - Draft Memorandum of Understanding</td>
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The report from SOLACE attached at Appendix 1 sets out a proposal for partnership working between Building Control NI (a voluntary umbrella grouping of the Building Control Departments of the Eleven Local Councils in Northern Ireland), Local Authority Building Control (LABC) representing England and Wales and Local Authority Building Standards Scotland (LABSS).

The SOLACE paper highlights that LABC and LABSS have asked the Building Control NI (BCNI) committee to consider formalising a partnership working arrangement through a framework agreement. This Framework Agreement (Appendix 2) sets out arrangements for mutual practical support & the development of content, schemes & research for the betterment of the Public Service Building Standards Network in England, Northern Ireland, Scotland & Wales.
RECOMMENDATION

It is recommended that the proposal set out by SOLACE at Appendix 1 be accepted and that the Council endorses Memorandum of Understanding detailed at Appendix 2.
SOLACE

Partnership with the Local Authority Building Control (LABC) representing England and Wales and Local Authority Building Standards Scotland (LABSS)

Purpose of report:
LABC and LABSS have asked the Building Control NI (BCNI) committee to consider formalising a partnership working arrangement through a framework agreement.

Recommendation:
BCNI believe that ongoing partnership work with these groups will be of benefit given the current outworking’s of Grenfell including how the administration of Building Regulations may change moving forward and also the uncertainty surrounding Brexit. There are potential benefits in areas of technical support, training, consistency of interpretation and performance and the committee would seek your support in continuing this engagement through the MOU agreement as provided.

Key issues:
Before the summer, representatives from Building Control Northern Ireland (BCNI) met with counterparts from LABC and LABSS. Discussions took place on potential partnership arrangements between the groups moving forward, particularly in light of the Grenfell tragedy and the outworking’s of the Hackitt Review.

Following these discussions a proposed MOU was provided by LABC and LABSS setting out how this engagement could continue in the following areas:

a) Promote independent, public sector, public service models of building standards (building control) used to ensure the construction of safe, efficient, sustainable, high performing healthy and inclusive buildings;
b) Encourage and facilitate competencies and learning for administrators, technical support, new entrant surveyors, mid-career and high-level building standards/control specialists;
c) Research policy, best practice and standards in the delivery of public service building standards that result in positive social, economic and qualitative outcomes to the benefit of the economy, clients, communities and individual building users;
d) Provide practical help to customers and industry through shared schemes that streamline compliance through good design, innovation and provide consistent, informed interpretation.

It is envisaged that practical programmes would be developed using nominated team members in three streams:

Public Affairs: customer engagement and external communications
Compliance and support: Learning, training, levels of competence
Technical policy development: technical policy development, performance measures

There is no financial commitment at this stage and it is envisaged that communication will mainly be facilitated online.

It is hoped that this ongoing engagement could lead to a more formal relationship in the future enabling a UK-wide ‘Council’ to be created within the Building Control field.

The benefits for BCNI would be:

- Sharing of expertise to ensure increased consistency in interpretation, guidance on technical matters and evaluation of products to improve industry experience
- Assistance with training and levels of competence including specialist areas
- Sharing of policies and practices to ensure effective and efficient service delivery
- A common voice in relation to any potential changes to building regulations due to the Hackitt review and Brexit
- Access to a wide range of research and best practice information from across the UK
LABSS, BCNI and LABC (LABC Cymru)

This Document Describes the Framework Agreement for Mutual Practical Support & the Development of Content, Schemes & Research for the Betterment of the Public Service Building Standards Network in England, Northern Ireland, Scotland & Wales.

Purpose and Scope

LABSS represents all the local authorities in Scotland, BCNI all those in Northern Ireland, and, LABC (which includes LABC Cymru) all those in England and Wales.

Each organisation shall contribute to the shared development of knowledge, practices, research and schemes that:

a) Promote independent, public sector, public service models of building standards (building control) used to ensure the construction of safe, efficient, sustainable, high performing healthy and inclusive buildings;

b) Encourage and facilitate competencies and learning for administrators, technical support, new entrant surveyors, mid-career and high-level building standards/control specialists;

c) Research policy, best practice and standards in the delivery of public service building standards that result in positive social, economic and qualitative outcomes to the benefit of the economy, clients, communities and individual building users;

d) Provide practical help to customers and industry through shared schemes that streamline compliance through good design, innovation and provide consistent, informed interpretation.

The building industry is a large and vital part of the economy generating, employment, wealth, inward investment, community development, well-being, consumer protection and public safety. Public sector building standards and building control is the safest and most logical way of delivering this and is able to be pro-active in adopting innovation, improving practices and working with other professionals and industry.

Many challenges will develop: government change, financial, technical and social. However, we believe that an independent, professional service delivers the best outcomes to industry, communities and building users in a sensible and economic way, free from the compromises of competition. By sharing successful policies, expertise, learning and practices, our organisations intend to deliver better support and services to our communities and customers.

Through this agreement our organisations will collaborate to build improve services, focus on effective outcomes and demonstrate the success of building standards systems built on the public service ethos in England, Northern Ireland, Scotland and Wales.
Implementation Plan

Practical programmes will be developed using nominated team members working in three streams. These will be facilitated online using ICT options wherever practicable.

Stream 1 – PUBLIC AFFAIRS – covering public affairs coordination, research, PR, elected member and customer. This group will develop external communications aimed at surveyors, local authority management, governments, industry and business customers using digital platforms and social media.

Stream 2 – COMPLIANCE SUPPORT & LEARNING – covering learning (CPD and qualifications) technical research, ‘Registered Details’, ‘Partner Schemes’, ‘Customer Clubs’ and provide practical help with interpretation enabling local authority surveyors, customers and industry to identify streamlined routes to compliance.

Stream 3 – TECHNICAL POLICY DEVELOPMENT – covering pro-active technical policy development on unclarified or contentious issues, performance measures, innovation and trends, international perspectives and critiques of any government/administration policies.

Functional Relationships

LABC and LABSS have established executive coordination and work together on some key programmes involving financial exchanges and shared project management. These arrangements will continue and develop.

For this MoU and the relationship with BCNI, there will be no financial arrangements and all parties will cover their own costs.

However, it is hoped that a more formal relationship can be discussed and agreed enabling a UK-wide ‘Council’ to be created.

Termination or Development of this Agreement

This agreement may be terminated by any party on the basis of 3 months’ notice, or immediately by joint agreement. Similarly, development plans may be introduced at any time by mutual agreement making this MoU redundant on the activation of a new agreement, new terms of reference and governance.
Agreement Signed

Representing BCNI
Name .................................................................
Title .................................................................
Date ......................................................

Representing LABSS
Name .................................................................
Title .................................................................
Date ......................................................

Representing LABC (Including LABC Cymru)
Name .................................................................
Title .................................................................
Date ......................................................
ITEM 8

Ards and North Down Borough Council

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<th>Application to Review of Dog Control Conditions</th>
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<td>Attachments</td>
<td>Appendix 1 - Procedure for Imposing and Reviewing Dog Control Conditions Upon Appeal</td>
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Whenever an officer of the Council believes a relevant offence has been committed Control Conditions can be imposed upon dog owners to take additional control measures deemed appropriate to reduce risk of reoffending. Control conditions allow Council to impose additional measures that are not generally required by dog control legislation.

The attached document in Appendix 1 outlines the existing arrangements together with the addition of section 9. It is proposed that this section be added to the Council procedure for considering the removal of dog control conditions upon application by the owner.

The Appendix 1 document has received endorsement by the NI Dog Advisory Group which encompasses representatives from all NI Council Dog Control Officers.
Recommendation

It is recommended that the Council approves the Procedure for Imposing and Reviewing Dog Control Conditions Upon Appeal, to include the addition of Section 9 relating to consideration of the removal of dog control conditions upon application by the owner.
1. **Introduction**

Whenever an officer of the Council believes a relevant offence has been committed then Control Conditions can be imposed upon dog owners to take additional dog control measures to reduce risk.

Control conditions allow Council to impose additional measures that are not required by ordinary dog control legislation. So for example the requirement to have a bite muzzle on a dog when in public is not required by ordinary legislation but is available under control conditions.

They are a useful enforcement tool for quickly dealing with problem dog owners and dogs without the need for prosecutions or Court Orders.

**Benefits of control conditions**

They can require additional controls on problem dogs that are not available under ordinary legislation – e.g. require a dog be muzzled in public; that a dog must be on a leash in public.

The fines for breaching a control condition can be more than the fine for a similar offence under ordinary legislation. The fine for breaching a control condition to prevent a dog straying by keeping secure is £2,500 compared to the fine of £200 for a similar offence of straying under the Dogs Order.

If the dog with control conditions is given or sold to another keeper then the new keeper will be informed of the circumstances of why control conditions were imposed in the first place. If the dog is rehomed to another Council area then the original Council that imposed the conditions will notify the new Council of the circumstances of the conditions being imposed.

They are a quick and effective way to deal with offences immediately to reduce risk.

2. **Grounds for imposition of control conditions**

There are several grounds for Council to impose control conditions.

**Article 30A—(1)** This Article applies where an officer has reasonable cause to believe that an offence has been committed in respect of a dog under—

(a) Article 22(1) (dog straying);

(b) Article 25(3) (control of dogs on certain roads or lands);

(c) Article 28(1) or (2) (dog attacking livestock or certain other animals); or

(d) Article 29(1) or (2) (dog attacking person).

(2) The officer may serve on the keeper of the dog a notice in writing imposing one or more of the conditions specified in Article 30B (“control conditions”) on any dog licence held by that person in respect of that dog.
3. **Burden of proof**

Control conditions can be used where Council has reason to believe that an offence has been committed.

The imposition of control conditions are subject to 3 challenges –

- Appeal within 30 days of service of notice to Court
- Request for review by Council after 6 months and every 12 months thereafter
- Appeal to Court following any review and decision by Council

At either a review or appeal the following should be considered:

Does Council have evidence to demonstrate they are of the opinion that a relevant offence has been committed?

It is recommended that Council is able to provide evidence to the Court that they were of the opinion that a relevant offence has been committed. Therefore it is recommended that Council only use control conditions if they possess enough evidence to persuade a District Judge that an offence had been committed.

Can Council demonstrate that the control conditions are proportionate and appropriate?

It is recommended that Council only use control conditions that are relevant to the incident, appropriate and proportionate.

4. **Service of notice imposing control conditions**

The dog owner is notified of the control condition by way of a legal notice under Article 30 (A) (2) A dog licence does not have to be in force at the time of the offence for control conditions to be imposed. This means Council can impose control conditions on licences obtained after the commission of the offence.

5. **Available control conditions**

The following controls are available for Council to impose upon a dog owner.

*Article 30B—(1) The control conditions which may be imposed on a dog licence by a notice under Article 30A are—*

   (a) that the dog be securely fitted with a muzzle sufficient to prevent the dog biting any person when in a public place;

   (b) that the dog be kept under control when in a public place;

   (c) that the dog (when not under control) be kept securely confined in a building, yard or other enclosure;

   (d) that the dog be excluded from any place, or any type of place, specified in the notice;

   (e) that the dog (if male) be neutered before the end of the period of 30 days from the date on which the notice takes effect;

   (f) that the keeper, with the dog, attend and complete a specified course of training in the control of dogs before the end of the period of 6 months from the date on which the notice takes effect.
6. **Consideration of relevant offences and appropriate control conditions**

**Straying offences**

Straying offences would reasonably attract the response of a control condition requiring the dog to be kept secure and prevent further straying.

A person may appeal this requirement if he feels he can prove improvements in his premises will ensure no further straying incidents. It is recommended that officers should keep the control condition in place because the notice is no more of an imposition than is required by ordinary Dog Control legislation which requires dogs not to be straying.

It is also useful to have the increased penalty for breaching the control condition (£2,500) compared to the fine for straying (£200).

It will not be reasonable to impose other conditions such as muzzling or for the dog to be kept on a leash as these controls do not relate to the offence in question and are not appropriate or proportionate.

**Straying offence**

**Appropriate Control** –

*that the dog (when not under control) be kept securely confined in a building, yard or other enclosure*

---

**Dogs in certain lands offences**

A dog owner can commit an offence if a dog is not under control by means of a leash

- on designated pedestrianized streets and roads and
- land where livestock are

The appropriate control condition is the requirement to keep the dog under control by means of a leash when in public.

Another appropriate control may be to exclude the dog from a specified place such as pedestrianised streets.

It is not appropriate to use the control condition of keeping the dog in a secure place because that control condition does not relate to the offence and may be disproportionate. Similarly it is not appropriate to use any other available conditions.

Again the fine for breaching this control condition is increased to £2,500 from the fine for the original offence of £400.

25.—(1) A keeper of a dog and, if it is in the charge of a person other than its keeper, that person also shall not cause or permit that dog to be—
a) in any road in respect of which an order has been made under Article 100 of the Planning (Northern Ireland) Order 1991;

(Article 100 of Planning Order - Orders extinguishing right to use vehicle on road
The Department may, for the purpose of improving the amenity of any area, by order provide for the extinguishment of any right which persons may have to use vehicles on a road, being a road other than a trunk road or a special road)

a) on any land where livestock are present and have a right to be there;

unless the dog is under control. (3) Any person who contravenes paragraph (1) shall be guilty of an offence and shall be liable on summary conviction to a fine not exceeding £200.

Dogs on certain land offence
Appropriate Control –
That the dog is kept under control by means of a leash when in public
That the dog be excluded from any place, or any type of place, specified in the notice

Dog attack on livestock or other animals offence
The appropriate control conditions for this offence is that the dog is kept under control by means of a leash when in public

The control of requiring a muzzle is not available for dog on dog attacks – it is only available for preventing bites to persons in public following an offence of a dog attacking a person. It is not to be used to prevent further dog on dog/other animal attacks

Dog attack on other animals
Appropriate Control –
that the dog be kept under control by means of a leash when in a public place

Dog attack on a person offence
The appropriate controls for this offence are the imposition of the requirement to be muzzled when in public and under control by means of a leash when in public. This is justifiable and proportionate.

If a person appeals the condition requiring the dog to be on a leash because he is of the opinion that the risk of biting is gone because he will abide by the muzzling requirement, then this appeal should be rejected because dogs can still behave and attack a person and cause injury even when muzzled. Also the behaviour of a dog, even if muzzled, may cause a person apprehension of attack.

Council could also use the control condition excluding the dog from a certain areas

Appropriate Controls
(a) that the dog be securely fitted with a muzzle sufficient to prevent the dog biting any person when in a public place;
That the dog be kept under control by means of a leash when in a public place;

That the dog be excluded from any place, or any type of place, specified in the notice.

7. Appeal to Court against imposition of control conditions

The first available challenge against the use of a control condition is that the dog owner can appeal to Court within 30 days of the service of notice. The court can confirm, cancel or modify the conditions.

30C—(1) A person aggrieved by a notice served on him under Article 30A may, by notice under Part 7 of the Magistrates’ Courts (Northern Ireland) Order 1981, appeal to a court of summary jurisdiction.

(2) An appeal under this Article must be brought within the period of 30 days beginning with the day on which the notice was served.

(3) On an appeal under this Article, the court may—

(a) cancel the notice;

(b) confirm the notice without modification; or

(c) confirm the notice with such modifications of the control conditions specified in the notice as the court thinks fit.

8. Appeal to Council for review of control conditions

The second challenge against a control condition is an appeal to Council to review. The dog owner can ask for a review of the control conditions after 6 months and every 12 months after each review.

30D—(1) At any time after a notice under Article 30A has taken effect in relation to a dog licence, the holder of the licence may apply to the council for the district in which he resides to review the control conditions imposed by the notice.

(2) But no application may be made under this Article in the period of—

(a) 6 months from the date on which the notice takes effect; or

(b) 12 months from the date on which the decision on an earlier review under this Article was notified to the licence holder in accordance with paragraph (3).
9. **Appeal to Council for review of control conditions – Council considerations**

It is important that appropriate control conditions to reduce risk from dogs can be robustly defended if an appeal is made to either Council or the Court.

The appeal should specify which individual controls conditions are being appealed.

- **(a) Desk Top Risk Assessment of dog owner/original offence**

  This may include:
  - Review of original file to establish the **seriousness** of the offence and the available evidence to demonstrate reasonable cause to believe.
  - Also review that control conditions are **proportionate** and related to the original offence. If the dog owner is requesting the removal of a control condition and that condition is not related to the original offence or is disproportionate to the risk then Council should avoid Court and be reasonable and remove the particular condition.
  - The **history** of the dog owner and the dog in question should be reviewed - has Council had any previous dealing with this dog owner in terms of dog control problems?
  - What **enforcement actions** have been taken by Council including verbal advice, written warnings, other control conditions, Fixed Penalty Notices and Legal Proceedings?
  - Has there been any **complaints or observed offences** in relation to this dog or dog owner since the control condition was imposed?

- **(b) Desk Top Risk Assessment of dog in question**

  This may include -
  - The seriousness of the offence (e.g. aggravated dog attack on a person etc.)
  - Breed – it is relevant for Council to consider the breed and any accepted and known traits about the breed such as breed recognised as traditionally bred for fighting and dogs used as guard and attack dogs.
  - The physical characteristics of the dog such as conformation to breed type, size, build, energy levels, observed behaviour etc.
  - Council will be able to form a self-evident picture of the potential risk posed by such a dog.

- **(c) Observation of dog in a safe environment**

  Officers could request that they are allowed to observe the dog and its behaviour in a safe environment. Any such interactions should be risk assessed and avoided if there is an unnecessary risk to officers or the public.

  The above criteria should allow officers to determine if the control condition is still proportionate and appropriate. If the review shows the control condition is still proportionate and appropriate then the appeal to Council should be rejected

- **Council actions**

  After considering the matter Council may confirm, cancel or modify the condition and shall notify the licence holder in writing of its decision.
10. **Appeal of Council decision to Court**

The third and final challenge to a control condition is the appeal to Court after Council has carried out a review, either after 6 months or twelve months.

The dog owner can appeal a Council decision on the review of any control condition, to the Court. Similarly the Court can confirm, cancel or modify the condition. The decision of the Court cannot be appealed and is final.

11. **Transfer of dog subject to control conditions to new keeper**

The control conditions on a dog licence do not automatically transfer to new keepers.

If a person sells or gives a dog subject to control conditions to another person, then the person selling the dog must notify Council of his intention to move the dog and provide the new keeper’s name and address. It is an offence to fail to notify Council of such a transfer.

Any Council notified of such a transfer should inform the new keeper of the control conditions that were placed on the old keeper and the reasons and circumstances of these controls being imposed. Council will also provide advice to the new owner about control over the dog.

12. **Transfer of dog to another Council area**

If the new keeper resides in the district of another Council then the Council that imposed the control conditions should notify the new Council of the circumstances of the controls being put in place.

13. **Offences occurring in a different Council area from where the dog is licenced or kept**

Offences such as dog attacks may take place in other Council areas. The Council where the offence occurred can investigate such matters and instigate legal proceedings but they cannot impose control conditions on the owner of the dog. The dog owner does not reside in that Council area and therefore does not/will not have a licence for the dog within that Council.

In such cases the investigating/prosecuting Council should notify the Council where the dog is kept, of the circumstances of the incident. The Council where the dog is kept may then form the belief that an offence has been committed which allows the Council to impose control conditions on the dog licence.

14. **Contravention of control condition**

If any control condition of a dog licence is contravened, the keeper of the dog is guilty of an offence and liable on summary conviction to a fine not exceeding level 4 (£2,500) on the standard scale.

It is a defence for a person charged with an offence under this Article to show that he had taken all reasonable steps to prevent contravention of the control condition.
FLOWCHART FOR CONTROL CONDITIONS

Officer believes an offence has been

If dog is not licensed

Follow procedure to ensure keeper
Licences the dog

If dog is licensed

SERVE NOTICE
Serve notice under Article 30(a) (2)
imposing appropriate and
proportionate control conditions

DOG LICENCE
Record control conditions on dog
licence

APPLICATION FOR REVIEW
After 6 months the holder of the
licence may apply to Council for a
review of the Control Conditions
Council can
Cancel Confirm Modify

APPLICATION FOR REVIEW
After 12 months since the last review
of the Control Conditions a person may
make another application for review
Council can
Cancel Confirm Modify

APPEAL TO MAGISTRATES COURT
Any person aggrieved by the Council
decision can appeal to the magistrates
Court within 30 days
The Court can
Cancel Confirm Modify

TRANSFER OF A DOG WITH
CONTROL CONDITIONS

NOTIFY COUNCIL
The owner of the dog must notify
Council of the intention to sell or give
the dog to another owner. The
details of the new owner should be
provided to Council.

COUNCIL INFORMS NEW KEEPER
Council will inform the new keeper of
the circumstances of the control
conditions being imposed and advice
on controlling the dog in the future.
THE DOGS (NI) ORDER 1983 AS AMENDED

CONTROL CONDITIONS APPEAL CHECKLIST

(Please use **BLOCK LETTERS**)

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Control Conditions imposed:

ASSESSMENT CHECKLIST

1. What were the circumstances of the original offence? Seriousness of injuries (if an attack offence)?

2. Are the control conditions appropriate and proportionate?
<table>
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<tr>
<th>3.</th>
<th>What other enforcement action was taken following the original offence?</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>Previous history of this dog/dog owner?</td>
</tr>
<tr>
<td>5.</td>
<td>What breed of dog is involved and any relevant characteristics (dogs bred for fighting/guarding)?</td>
</tr>
<tr>
<td>6.</td>
<td>Have there been any further complaints or incidents involving this dog owner/dog?</td>
</tr>
<tr>
<td>7.</td>
<td>Observation of dog behaviour in a safe controlled environment</td>
</tr>
<tr>
<td>8.</td>
<td>Any mitigation or other information supplied by the dog owner for consideration</td>
</tr>
</tbody>
</table>

Having considered all relevant information if a Council is satisfied that the control condition is still appropriate and proportionate then the appeal to remove or modify the control condition should be rejected.
### ITEM 9

**Ards and North Down Borough Council**

<table>
<thead>
<tr>
<th>Report Classification</th>
<th>Unclassified</th>
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</thead>
<tbody>
<tr>
<td>Council/Committee</td>
<td>Environment Committee</td>
</tr>
<tr>
<td>Date of Meeting</td>
<td>09 January 2019</td>
</tr>
<tr>
<td>Responsible Director</td>
<td>Director of Environment</td>
</tr>
<tr>
<td>Responsible Head of Service</td>
<td>Head of Regulatory Services</td>
</tr>
<tr>
<td>Date of Report</td>
<td>15 November 2018</td>
</tr>
<tr>
<td>File Reference</td>
<td>FP/2018/2333/MAST and RDA 612/91200</td>
</tr>
<tr>
<td>Section 75 Compliant</td>
<td>Yes ☒ No ☐ Other ☒</td>
</tr>
<tr>
<td>If other, please add comment below:</td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Proposed Street Naming – Newtown Green, Comber</td>
</tr>
<tr>
<td>Attachments</td>
<td></td>
</tr>
</tbody>
</table>

A large development comprising of 43 dwellings is currently under construction on lands at 1 Newtownards Road, Comber. The developer has suggested the name Newtown Green, due to the development being opposite the Newtown Bridge and will be accessed off the Newtownards Road, which is in keeping with the general neighbourhood.

**RECOMMENDATION**

It is recommended that Newtown Green be adopted and that Council accept the general name and delegate acceptance of suffixes to the Building Control department.
### ITEM 10

**Ards and North Down Borough Council**

<table>
<thead>
<tr>
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<tbody>
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<td>Council/Committee</td>
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</tr>
<tr>
<td>Date of Meeting</td>
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</tr>
<tr>
<td>Responsible Director</td>
<td>Director of Environment</td>
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<td>Date of Report</td>
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<td>If other, please add comment below:</td>
</tr>
<tr>
<td>Subject</td>
<td>Proposed Street Naming – Harrisons Lane, Holywood</td>
</tr>
<tr>
<td>Attachments</td>
<td></td>
</tr>
</tbody>
</table>

Holywood Shared Town (HST) has requested that the lane serving a public car park accessed behind 34 Shore Road, Holywood, be named Harrisons Lane.

HST contacted the Council reporting that the Harrisons 'owned' most of the town until the family sold it in over 70 lots by auction in 1917. Two Harrison brothers had come to live in the big houses of Holywood House and Mertoun Hall in the 1850s; their sons were both captains in WW1, with Henry winning the Military Cross twice, aged 47.

The Council Compliance Officer has informed us that the lane was included in part of the transfer from Transport NI to Council in April 2015 (though we await a certificate confirming Title).

**RECOMMENDATION**

It is recommended that Harrisons Lane be adopted and that Council accept the general name and delegate acceptance of suffixes to the Building Control department.
The following report is in response to the Notice of Motion submitted by Councillor Cathcart at the October meeting and agreed by the Council:

“This Council, as part of its desire to improve the Borough’s environment, asks for an officer’s report, following appropriate health and safety assessments, on the removal of litter from inside the sea barriers along the Eisenhower and Pickie Piers at Bangor Marina”

Officers have undertaken an initial inspection of the structures to determine the feasibility of removing litter from them. The sloping design of the structures makes it extremely difficult to walk or stand on, so any attempt to remove litter would require the installation of a temporary platform and walkway, to provide employees with a stable area to work from. Secondly, the depth from the surface to the base of the structure would require operatives to kneel or lie down to reach items of litter with a standard litter picker, making it a slow and laborious task. A number of risk assessments and the development of safe working systems would be needed, in recognition of potential hazards identified including:
Uneven ground conditions
Adverse weather conditions
Contact with collected materials including sharps
Lifting
Working environment

In view of the extent of the area (see attached photos) and the labour requirement needed, the Cleansing section could not at present undertake the task without having a significant and detrimental impact on current core street cleansing activities.

Budget costs obtained from a Contractor, for a team of four to remove all litter from the structure are estimated in the region of £15,000, allowing four – six weeks, depending on weather conditions and high tide times.

There is no budget available to engage an outside contractor to undertake the removal of the litter. The service has already had to meet the additional costs of the Public Realm deep cleaning programme and has committed to using any savings to put in place temporary traffic management arrangements, to enable the sweeping of cycle lanes adjacent to high speed roads.

**RECOMMENDATION**

In view of current budgetary constraints, it is recommended that the Council does not undertake the proposed litter clearance at this time.
Photo a (showing depth of structure)

Photo b (indicating difficulties standing on structure)
Photo c (extent of Eisenhower Pier)

Photo d (extent of Pickie Pier)
Ards and North Down Borough Council

Report Classification | Unclassified
---|---
Council/Committee | Environment
Date of Meeting | 09 January 2019
Responsible Director | Director of Environment
Responsible Head of Service | Head of Assets & Property Services
Date of Report | 11 December 2018
File Reference | 65141
Legislation | Section 75 Compliant
Section 75 Compliant | Yes ☒ No □ Other □
If other, please add comment below:
Subject | Upper Coastal Path, Bangor
Attachments | 

In September 2018, Council agreed that officers should bring back a report in response to a Notice of Motion, presented by Councillor Cathcart and agreed by the Council.

“In line with the Council’s desire to improve our blue and greenways as part of the Integrated Tourism, Regeneration and Economic Development Strategy, this Council looks to improve the upper coastal path between Pickie Fun Park and Smelt Mill Bay. Whilst the long-term future of this area will be addressed in the Bangor Coastal Masterplan, in the long-term the Council asks for an officer’s report to consider minor words to improve the appearance and tourism potential of the area. Proposals will consider removal of trees and shrubbery to open up wonderful sea views, graffiti removal, the relocation of benches and potential new signage.”

Officers from Assets & Property and Parks Departments have since surveyed the location and would report as follows.
1. **Location**

The upper coastal path starts just beyond Pickie Fun Park and follows the boundary to the rear of the houses on Princetown Road for around 300m before re-joining the Coastal Path.

The path rises to 5 or 6m above the lower coastal path and has steep banks/drops in places.

The path is narrow and not currently suited to high volumes of foot traffic.

![Map of the upper coastal path](image.png)

2. **Current Condition**

The path is in fairly poor condition, with the steps being of particular cause for concern. Signs of erosion from rainwater are evident, leaving uneven surfaces and edges. (Images 1-3)

The steeper drops/banks have been protected by planted foliage, however this has become overgrown to the point where vistas are being obscured. (Images 4 &5)

3. **Proposed Works- Short Term**

- The road kerbs laid to form steps can be re-set to provide an even surface.

- Pot-holes can be filled and localised resurfacing carried out where necessary.
Parks can carry out vegetation clearance to create vistas across the bay. This work will include sensitive clearing of vegetation while leaving existing vegetation in place to act as a protection strip to considerably elevated rock faces.

In addition to clearance on the upper path, further clearance work can be carried out along a portion of the sea wall at the lower path. This will create additional views across the bay.

Where vistas are created, some locations will be utilised for the installation of appropriate seating. These locations are dependent upon the topography of the adjacent ground.

The concrete base where the old bandstand once stood on can be repurposed as picnic area (image 6).

4. **Costs**

To make repairs to steps and surfacing would cost in the region of £10k.

An approximate cost for the vegetation clearance is £5000.

In order to keep costs and maintenance liabilities to a minimum, officers would propose to relocate some benches (approx. 6no.) from elsewhere in the Bangor Seafront area. The cost to relocate 6 benches and install bases would be approximately £2000.

**Estimated total for works: £17,000.**

Currently no budget is in place for this financial year, however officers could build the figure into the budget estimates for 2019/20.

5. **Timescales**

The intention, assuming budget approval for next year, would be to carry out the surfacing works in April 2019 with vegetation clearance works to follow in autumn 2019, after the bird nesting season (ending in October).

6. **Proposed Work- Longer Term**

Whilst these short-term works will improve safety and provide a more pleasing visual experience for users to enjoy the views across the bay, considerable issues remain regarding the infrastructure and path layout.

To further enhance the site with a view to increasing user levels, significant works would be required to ensure that all users can safely navigate the path and steps.

In order to take this forward, inclusion of the area in the Bangor Coastal Masterplan could be explored.
Image 3
RECOMMENDATION

It is recommended that the £17,000 is included in the 2019/20 budget for the short-term works highlighted above, and that potential for inclusion of this area within the Bangor Coastal Masterplan is explored.