

COMMITTEE: CENTRAL AREA **REF NO:** CAC/19/07
DATE: 31 JULY 2019
SUBJECT: SPENDING PROPOSAL: WELLESLEY
ROAD ALLEY GATE
REPORT AUTHOR: LAUREN CLAYDON
HEAD OF SERVICE: JAMES FAIRCLOUGH

Short description of report content and the decision requested:

This report asks that the Central Area Committee considers a proposal to spend £1,423.00 of the Central Area Alley Gate Fund to install a gate on Wellesley Road at the entrance of the alleyway running behind even numbered properties 2-22 of Tennyson Road.

The proposal is made at the request of residents of those properties to tackle persistent fly tipping and anti-social behaviour at this location.

List of Appendices included in this report:

None

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This report was prepared after consultation with:

Internal consultees

Head of Service, Legal Services, Financial Services

External consultees

The following policies form a context to this report:

(all relevant policies must also be referred to in the body of the report)

Building a Better Ipswich 2017

LIST OF BACKGROUND PAPERS AS REQUIRED BY LAW

(papers relied on to write the report but which are not published and do not contain exempt information)

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OTHER HELPFUL PAPERS

(papers which the report author considers might be helpful – this might include published material)

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| CAC/17/19 Funding Request: Alley Gate Funding |
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1. Introduction

- 1.1 This report asks that the Central Area Committee considers a proposal to spend £1,423.00 of the Central Area Alley Gate Fund to install a gate on Wellesley Road at the entrance of the alleyway running behind even numbered properties 2-22 of Tennyson Road.
- 1.2 The proposal is made at the request of residents of those properties to tackle persistent fly tipping and anti-social behaviour at this location.

2. Background

- 2.1 In late 2017, residents of Tennyson Road Ipswich approached Councillors to request the installation of an alley gate to the rear of their properties (2-22 Tennyson Road) following incidents of anti-social behaviour.
- 2.2 This proceeded, but was overtaken by, the adoption of the Council's Alley Gate Policy (E/17/71) in March 2018. Significant consultation had been undertaken with residents before this point, however the level of antisocial behaviour (ASB) did not meet the criteria of the newly adopted Policy.
- 2.3 The matter was put to the Executive on 11 June 2019 (E/19/04) and it resolved that given the context of the request, it could go ahead despite not meeting the criteria. For the works to go ahead, the funds required would need to be released by the Central Area Committee.
- 2.4 In January 2018, the Central Area Committee allocated £6,000 to establish the Central Area Alley Gate Fund (CAC/17/19). The purpose of the Fund is to finance the installation of gates to alleyways where anti-social behaviour is a neighbourhood issue and the criteria of the Alley Gate Policy are met. When the fund was established the need for gates at Tennyson Road was one of the issues considered.
- 2.5 It is from this fund that the Committee is asked to consider funding the proposed installation. The residents that have contacted the Alexandra Ward councillors feel that the fly tipping represents a significant nuisance to their quality of life and have spoken of drug-related activity in the alley way which they feel reduces the confidence in the safety of their area.
- 2.6 The proposed gate is to be a galvanised steel, powder coated construction restricting access to the alleyway to only the residents of the 2-22 Tennyson Road properties. A council building surveyor has scoped the measurements & design for the installation to the same specification that the Council has successfully installed at similar locations.
- 2.7 In order to install the gate, a small sapling that has self-seeded in the alley way entrance will need to be removed. The Area Supervisor for the Parks & Cemeteries service has quoted for the removal & disposal of the tree and making good.



Figure 1 – Location of proposed alley gate

- 2.8 The Community Safety Officer has coordinated the project and has obtained agreements from the affected residents for the gate to be installed and obtained undertakings for them to share the responsibility for maintaining the gate, should it be funded.
- 2.9 In other locations, maintaining key access has proved difficult, especially in areas of predominantly rented properties because keys are not always passed on to new residents and sometimes lost. For this reason, the gate will be fitted with a number code lock and long-term residents have agreed to take on responsibility for ensuring all neighbours continue to have access, and for repairs and maintenance of the alley gate going forward.
- 2.10 The amount requested of the Central Area Alley Gate Fund is £1,423.00.

3. Relevant Policies and Area Action considerations

- 3.1 Building a Better Ipswich underlying principles:
- **Priority 1:** Safe Communities, which is a Central Area Action Plan priority
- 3.2 To alleviate deprivation in the domains of:
- **Crime**, which is a Central Area Action Plan priority
 - **Living Environment**

4. Options Considered / Under Consideration

- 4.1 **Option 1** – Approve spending of funding of £1,423.00 from the Central Area Alley Gate Fund to allow an alley gate to be installed on Wellesley Road at the entrance of the alleyway running behind even numbered properties 2-22 of Tennyson Road.
- 4.2 **Option 2** – Do not fund.

5. Consultations

- 5.1 This issue has been discussed with the Portfolio Holder and Ward Councillors and agreed by the Executive of the Council.
- 5.2 Residents and the owners of the properties served by the alley have been asked if they support the installation of a gate and if they are prepared to assume responsibility for its maintenance.

6. Risk Management

| Risk Description | Consequence of risk | Risk Controls | Probability of risk occurring taking account of controls (1: almost impossible - 6: very high) | Impact of risk, if it occurred taking account of actions (1: negligible - 4: catastrophic) |
|--|--|---|--|--|
| Adverse publicity | Reputational damage | Local residents are in support of this action | 2 | 1 |
| Actions to mitigate risk | Continued communication with residents | | | |
| High levels of churn of residents | Gates are not used as intended | Resident coordination lead | 3 | 2 |
| Actions to mitigate risk | Community have nominated person(s) to provide assistance to new residents and issue new codes | | | |
| Damage and disrepair | Alley is insecure, the Council cannot enforce residents/owners to repair the gate | Residents/owners take responsibility for gate | 3 | 1 |
| Actions to mitigate risk | All owners/residents have signed to say they will take responsibility for the gate | | | |
| Responsibility not being passed on to future residents | Uncertainty in responsibility Council having further involvement | Residents agree to support ongoing use and access of alley gate, and informing new residents. | 3 | 2 |
| Actions to mitigate risk | All necessary organisations dealing with the affected properties to be informed of protocol in place for the alley gate. | | | |

7. Environmental Impact Assessment

7.1 The installation of a gate will stop fly tipping in the alley way.

8. Equalities and Diversity Implications

8.1 The installation of a gate will not have an adverse impact on any of the protected groups. The design of gates will be carefully considered to ensure it is accessible to all and do not adversely impact any of the protected groups.

8.2 The gate will be of sufficient size to allow a wheelchair to pass through.

9. Financial Considerations

9.1 The balance of the Central Area Alley Gate Fund at the time of the request is £6,000.00.

| Item | Cost |
|---|-------------|
| Alley gate installation Supply and install a powder-coated over galvanised steel gate with side panel and Borg lever-operated number lock | £1,380.00 |
| Preparation Removal of tree by Ipswich Borough Council Parks & Cemeteries team to prepare area for installation of gate | £43.00 |
| Total | £1,423.00 |

9.2 There is sufficient budget remaining within the Central Area Alley Gate Fund to allow the requested spend of £1,423.00.

10. Legal Considerations

10.1 The Central Area Committee is asked to make a delegated Executive function decision in relation to this service spending-proposal. This delegation is granted in the Council Constitution under Part 3, Section 2, in paragraph 6.6.6.

10.2 The proposed project is to be provided in the Central Area & out of the Central Area Committee budget already allocated to the Central Area Alley Gate Fund, under the delegation from the Executive for the Area Committee to instigate and/or contribute to crime prevention measures.

10.3 The ownership of the land forming the alley way cannot be established which means neither the owners of the properties or the Council have a clear legal right to install the gate.

- 10.4 The owners/residents have signed to say they will take responsibility for the gate once installed which includes upkeep and maintenance. A legal agreement will need to be entered into with each owner to set out the obligations regarding maintenance which will be registerable at the Land Registry.
- 10.5 If at a later date, there is an identifiable landowner of the alley way there is a risk that the landowner objects to the installation of the alley gate and the Council may be required to remove the gate and restore the alley to its former condition prior to the installation of the gate.

11. Performance Monitoring

- 11.1 The installation of the alley gate has been quoted by one of the Council's approved contractors, form a schedule of works and the preparation of the site has been quoted by the Parks & Cemeteries service. The scope & costing for the project has been coordinated by a council surveyor.
- 11.2 The Area Committee will be provided evidence of the completed installation and incidences of fly-tipping for the year following the installation to compare to the year preceding.

12. Conclusions

- 12.1 The Central Area Committee is asked to consider spending from the Central Area Alley Gate Fund to resolve this longstanding neighbourhood issue. There are risks associated with the project, including not meeting the Alley Gate Policy, however the Executive has assessed this risk against the need expressed by residents and decided the project merits support particularly as this is a "legacy" request which pre-dated the policy for alley gates being established and is seen as a "one off" set of circumstances which does not set a precedent for the future. The Committee is asked to decide if the project merits the use of its funds.

13. Recommendation

- 13.1 That the Central Area Committee considers the options set out in section 4 and determines the level of spending from the Central Area Committee Alley Gate Fund.**

Reason: The installation of an alley gate could reduce the instances of antisocial behaviour in the area and improve the quality of life of residents.