

Agenda Item	8
Report No	LA/6/21

HIGHLAND COUNCIL

Committee: Lochaber Area Committee

Date: 18 January 2021

Report Title: Claggan Quadrangles Update

Report By: Executive Chief Officer Housing and Property

1 Purpose/Executive Summary

- 1.1 This report contains an update on the proposal to invest in the redevelopment of the two large quadrangles within the Claggan area of Fort William.

2 Recommendations

2.1 Members are invited to:-

- I. **Approve** the design concept illustrated in **Appendix 1** and progress project to full design stage;
- II. **Note** a funding options appraisal will be presented to Members at a future briefing; and
- III. **Note** that further resources will be committed to developing a full technical design if the design concept is approved.

3 Implications

- 3.1 Resource – Resource implications are detailed in the report.
- 3.2 Legal – There are no legal implications arising from this report.
- 3.3 Community (Equality, Poverty and Rural) – there are no equality implications arising from this report.
- 3.4 Climate Change / Carbon Clever – There are no climate change/Carbon Clever implications arising from this report.
- 3.5 Risk – There are no risk implications arising from this report.

3.6 Gaelic – There are no Gaelic implications arising from this report.

4 Background

4.1 Local Members, residents and officers have expressed a desire to see an improvement to the aesthetics and functionality of the two large quadrangle areas located to the rear of The Corries / Polmona / Carn Dearg Road in Claggan.

4.2 The local Property and Facilities Management Team were tasked with and produced a design aimed at improving the Claggan quadrangles for the community.

4.3 Following discussion with Members at a ward business meeting and an onsite meeting it was proposed that parking be incorporated into the design.

4.4 Property and Facilities Management produced a new design that improved the quadrangles while also incorporating car parking to help alleviate the lack of dedicated spaces in the Claggan area.

5 Project Proposals

5.1 To help improve the aesthetics, amenities and functionality of the quadrangles as well as alleviate parking problems, the draft design at **Appendix 1** is proposed. **Appendix 3** shows the current arrangement of the quadrangles.

5.2 This design concept incorporates approximately 29 new parking spaces, new bin stores, new benches and new drying lines. The design also envisages re-surfacing of the both the quadrangles in their entirety in a combination of tarmac, block pavements and decorative stone chippings. There are also areas of soft play surfacing earmarked.

5.3 There is a commitment to make detailed design choices considerate of disabled access, traffic calming and pedestrian safety. Planters and notice boards will be provided within the quadrangles and it is hoped the local community will take ownership of these moving forward.

5.4 The next stage of the project would be to progress to full design stage.

5.5 Members are advised that a Quantity Surveying overview has indicated that an estimated budget figure of £323,000 would be required to complete this project as per the draft design. Taking account of an acceleration of 2021-22 ward 21 environmental capital budget and added to the approved budget available from 2019-21, the total available ward 21 budget would be approximately £124,000.

5.6 Were Members minded to progress the project to the next stage, a commitment in principle of mainstream capital funding from the approved Lochaber HRA capital programme would be required to supplement the ward 21 environmental capital resource. The project would become a priority project within the Lochaber HRA capital programme.

5.7 A future briefing, detailing possible opportunities to reassess or defer priorities within the current programme in order to resource the project in principle will be provided to Members if approval is given to progress to the next stage.

6 Tenant/resident consultation

6.1 The Housing Management team have taken the lead on obtaining resident feedback. See **Appendix 2** for details of responses to specific questions we asked.

6.2 Methods of interaction have included:-

- Going from door to door interacting face to face with residents and recording their opinions (pre pandemic);
- Attendance and interaction at the Claggan resident's association;
- A mail drop of the plans and a questionnaire with contact details for feedback;
- A post box set up within Claggan shop for returning feedback; and
- A telephone survey of residents.

6.3 Concerns over driver behaviour have been noted and mitigations will be included in the detailed design to promote a safe environment for pedestrians.

7 Next Steps

7.1 Development of a full technical design.

7.2 Briefing to Members outlining possible options to fund project.

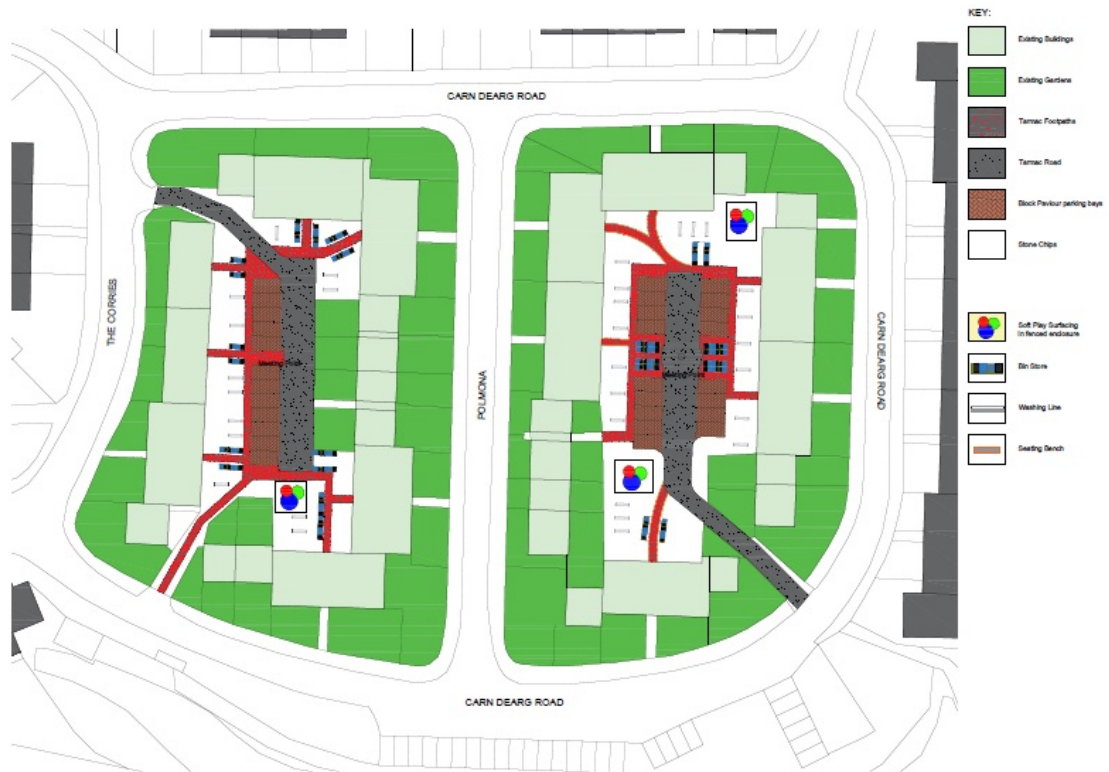
Designation: Executive Chief Officer Housing and Property

Date: 23 December 2021

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Background papers: Quadrangle survey
Claggan Quadrangle Improvements CSHF18025

Draft project design



CLAGGAN QUADRANGLES

Appendix 2

We asked:		Residents told us:
Do you like the plans?		78% of respondents said yes
Should we include drying lines and benches?		91% of respondents said yes
Do you have any objection to the inclusion of car parking in the quadrangles?		69% of respondents had no objections to the inclusion of car parking.
Would you use this redeveloped space?		78% of respondents said yes, they would use the redeveloped space.

Carn Dearg/Polmona quadrangle



Polmona/The Corries quadrangle

