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**REPORT TO: ECONOMIC DEVELOPMENT AND INFRASTRUCTURE  
SERVICES COMMITTEE ON 7 DECEMBER 2021**

**SUBJECT: PROPERTY LEVEL PROTECTION**

**BY: DEPUTE CHIEF EXECUTIVE (ECONOMY, ENVIRONMENT AND  
FINANCE)**

**1. REASON FOR REPORT**

1.1 To inform the Committee of the proposed scheme to provide Property Level Protection products at cost to people in Moray.

1.2 This report is submitted to Committee in terms of Section III (F) (19) of the Council's Scheme of Administration relating to the Flood Risk Management (Scotland) Act 2009.

**2. RECOMMENDATION**

**2.1 It is recommended that the Committee:**

- i) consider the proposed scheme to purchase £5,000 of Property Level Protection Products for sale to the public and if demand is high, purchase a further £15,000 of products; and**
- ii) make a recommendation to Council on 19 January 2022, as outlined in paragraph 3.6.**

**3. BACKGROUND**

3.1 Property Level Protection (PLP) are the measures by which individual properties can be protected from the impacts of flooding. They generally comprise of flood resistance measures, which keep water out of a property using a variety of barriers for doors, windows and vents.

3.2 The Council does not currently run a scheme to provide PLP to people in Moray. To protect their property people have to purchase products directly from suppliers at a cost of approximately £1,300 for the average home.

3.3 The proposed scheme would involve purchasing a small range of products for the public to purchase directly from the Council at cost. The price of these products should reflect the discounts available to the Council through bulk purchasing. Discounts could be in the region of 15 – 20% but this would need to be tested through the procurement process. A similar scheme is currently

run by Aberdeenshire Council and we could explore the benefits of joint procurement with Aberdeenshire Council, if appropriate.

- 3.4 The products available would be flood gates, vent guards and Floodsaxs. Flood gates are used for protecting against water ingress through doorways, vent guards are used to cover air vents and Floodsaxs are a lightweight, easily stored, biodegradable alternative to sandbags.
- 3.5 The PLP products would be stored at Ashgrove Depot and members of the public wishing to purchase these products would do so at the Depot. Details of how to purchase these products will be made available on the Council's website.
- 3.6 The initial revenue cost of this scheme to the Council would be in the region of £20,000. An initial purchase of £5,000 would be made to gauge the level of demand before committing the remaining £15,000, however, this may impact on the discounts available. The scheme should be cost neutral as the cost will be recouped when the products are purchased. There is no budget for the initial outlay and given that there is a risk that the outlay is not recouped, incurring additional net cost for the Council, this proposal if supported by committee should be progressed through the Council's financial planning process and consideration given to this along with other proposals for the service development and budget pressures faced by current services. A report to Council on 19 January 2022 covering these issues is planned, so that the discussion can take place after the Council has been informed of its allocation of grant funding for 2022/23 by Scottish Government.

#### **4. SUMMARY OF IMPLICATIONS**

**(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))**

"Empowering and Connecting Communities"

**(b) Policy and Legal**

There are no policy or legal implication associated with the recommendations in this report.

**(c) Financial implications**

The initial revenue cost to the Council would be £20,000 but this should be recouped when the products are sold. There is no budget for the initial outlay and given that there is a risk that the outlay is not recouped, incurring additional net cost for the Council, this proposal if supported by committee should be progressed through the Council's financial planning process and consideration given to this along with other proposals for the service development and budget pressures faced by current services. A report to Council on 19 January 2022 covering these issues is planned, so that the discussion can take place after the Council has been informed of its allocation of grant funding for 2022/23 by Scottish Government

**(d) Risk Implications**

Demand for these products in Moray is not known and the Council may fail to sell them.

**(e) Staffing Implications**

The resources required to facilitate the sale of these product can be accommodated within the existing admin staff at Ashgrove.

**(f) Property**

There are no property implications associated with the recommendations in this report.

**(g) Equalities/Socio Economic Impact**

There are no equalities / socio economic implications associated with the recommendations in this report.

**(h) Consultations**

Depute Chief Executive (Economy Environment & Finance), Head of Environmental and Commercial Services, Chief Financial Officer, Legal Services Manager, Roads Maintenance Manager and Tracey Sutherland, Committee Services Officer have been consulted and their comments incorporated into the report.

**5. CONCLUSIONS**

**5.1 To progress the proposed scheme the Council would need to purchase a small stock of PLP products.**

**5.2 Discounts on the price of these products should be available to the Council through bulk purchasing.**

**5.3 These discounts would be passed onto the members of the public who would purchase the products directly from the Council at cost.**

Author of Report: Debbie Halliday, Consultancy Manager

Background Papers:

Ref: SPMAN-524642768-527