

A meeting of the Environment & Regeneration Committee will be held on Thursday 25 October 2018 at 3pm within the Municipal Buildings, Greenock.

GERARD MALONE
Head of Legal and Property Services

BUSINESS

**** Copy to follow**

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PERFORMANCE MANAGEMENT		
2.	Environment & Regeneration 2018/19 Revenue Budget – Period 5 (31 August 2018) Report by Chief Financial Officer and Corporate Director Environment, Regeneration & Resources	p
3.	Environment & Regeneration Capital Programme 2018/19 – 2020/21 - Progress Report by Chief Financial Officer and Corporate Director Environment, Regeneration & Resources	p
4.	Towns & Villages Environmental Improvements Update Report by Corporate Director Environment, Regeneration & Resources	p
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11.	Proposed Consultation on the Removal of Core Path 26b 'South of Berryards' from the Core Path Plan Report by Corporate Director Environment, Regeneration & Resources		p
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17.	Save Inchgreen Dry Dock Campaign Report by Corporate Director Environment, Regeneration & Resources		p
18.	Care and Repair Saving Update Report by Corporate Director Environment, Regeneration & Resources		p
19.	Proposed Traffic Regulation Order – Disabled Persons Parking Place (On Street) Order No 2a 2018 Report by Corporate Director Environment, Regeneration & Resources		p
The documentation relative to the following items has been treated as exempt information in terms of the Local Government (Scotland) Act 1973 as amended, the nature of the exempt information being that set out in the paragraphs of Part I of Schedule 7(A) of the Act whose numbers are set out opposite the heading to each item.			
20.	Clune Park Regeneration Plan Progress Report: Update on Current Actions Report by Head of Environmental & Public Protection, providing an update on the current actions to implement the Council's decisions on the Clune Park estate	Paras 6, 8, 9, 12 & 13	p
21.	Service of Closing Orders under the Housing (Scotland) Act 1987 Report by Corporate Director Environment, Regeneration & Resources seeking authority to serve Closing Orders under the Housing (Scotland) Act 1987	Paras 6, 12, & 13	p
22.	Property Assets Management Report Report by Corporate Director Environment, Regeneration & Resources making recommendations in respect of a number of property assets	Paras 6 & 9	p
23.	Retail Units - Cathcart Street, Greenock Report by Corporate Director Environment, Regeneration & Resources seeking approval to grant a lease of premises at Cathcart Street, Greenock	Paras 2, 6 & 9	p

24.	Retail Unit – Belville Street, Greenock Report by Corporate Director Environment, Regeneration & Resources seeking approval to assign the lease of premises at Belville Street, Greenock	Paras 2, 6 & 9	p
25.	Materials Recycling Facility – Outcome of Haulage & Sort Tender Report by Corporate Director Environment, Regeneration & Resources updating the Committee on the tender for haulage and sorting of dry mix recyclates	Paras 6 & 8	p

Enquiries to – **Diane Sweeney** - Tel 01475 712147

Report To:	Environment & Regeneration Committee	Date:	25 October 2018
Report By:	Chief Financial Officer and Corporate Director Environment, Regeneration & Resources	Report No:	FIN/100/18/AP/MMcC
Contact Officer:	Mary McCabe	Contact No:	01475 712222
Subject:	Environment and Regeneration 2018/19 Revenue Budget – Period 5 (31 August 2018)		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the 2018/19 Revenue Budget position at period 5 to 31 August 2018.

2.0 SUMMARY

- 2.1 The revised 2018/19 budget for Environment and Regeneration is £22,260,000 which excludes Earmarked Reserves.
- 2.2 The latest projection, excluding Earmarked Reserves, is an overspend of £112,000, an increase in projected spend of £5,000 since last Committee.
- 2.3 The current projected outturn does not take account of anticipated additional costs resulting from the Council's recycling contractor Greenlight going into Administration. The budget has been projected on budget pending decisions on the future strategy for recycling, glass treatment and disposal, which is the subject of a report later in the agenda. However, it is likely that whatever decision is reached, costs will increase by upwards of £100,000 in 2018/19.
- 2.4 The major variances projected at Period 5 are:
- i. An under recovery of Industrial, Commercial income of £62,000 due to vacant, unrented properties (many of which are unlettable). This is in line with the previous financial year.
 - ii. An under recovery of Refuse Collection trade waste income of £70,000. This level of under recovery is broadly in line with the previous financial year.
- 2.5 Operational Earmarked Reserves for 2018/19 total £3,955,000 of which £1,778,000 is projected to be spent in the current financial year. As detailed in Appendix 4 expenditure of £577,000 (32% of projected spend or 157% of phased budget) has been incurred to Period 5.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee note the current projected overspend for 2018/19 of £112,000 as at 31 August 2018.
- 3.2 It is recommended that Committee note that the Corporate Director has met with the Heads of Service in order to develop a plan to manage spend, with minimum impact on service delivery, in order to bring the Committee back on budget by the end of the financial year.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The purpose of this report is to advise the Committee of the current position of the 2018/19 budget and to highlight the main issues contributing to the projected overspend.
- 4.2 The revised 2018/19 budget for Environment and Regeneration, excluding earmarked reserves, is £22,260,000. This is an increase of £44,000 from the approved budget, prior to transfers to earmarked reserves. Appendix 1 gives details of this budget movement.

5.0 2018/19 CURRENT POSITION

- 5.1 The current projection for 2018/19 is an overspend of £112,000 (0.47%).

5.2 Regeneration & Planning - £56,000 overspend

The current projected out-turn for Regeneration & Planning is an overspend of £56,000, a reduction in spend of £30,000 since Period 3.

It should be noted that Planning income is being managed via a smoothing earmarked reserve due to the fluctuations in income received. This approach will smooth the impact on the wider budget and allow the service to recruit extra resources where workload and income dictates.

The main issues relating to the current projected overspend for Regeneration & Planning are detailed below and in Appendix 3:

(a) Employee Costs

There is a projected overspend of £71,000 in employee costs, £29,000 less spend than previously reported, mainly due to the following:

- i. A post within Planning, to meet the demands of the current workload, funded from additional income of £23,000.
- ii. A seconded post within Economic Development funded from Scottish Government income of £60,000.
- iii. Turnover savings across the Service of £12,000. At Period 3, these budgets were projected to be overspent by £14,000. However, a corporate realignment of the turnover budgets and delays in filling vacant posts have resulted in the movement.

(b) Supplies & Services

Within Building Services there are projected overspends on direct purchases and subcontractors of £20,000 and £40,000 respectively, due to the current workload. These overspends are offset by additional income and have not previously been reported.

(c) Payments to Other Bodies

There is a projected overspend of £180,000 mainly due to spend on grant funded projects – Innovation & Integration and Smarter Choices, offset by additional income, as previously reported.

(d) Income

There is a net over recovery in income of £260,000, made up as follows:

- i. An over recovery of £23,000 within Development Control, which is offset by additional employee costs, per 5.2(a)(i) above. A further £32,000 of income is projected which will be earmarked through the smoothing reserve for use in future years.
- ii. An under recovery of Industrial, Commercial income of £62,000 due to vacant, unrented properties (many of which are unlettable). This is an increase in income of £8,000 from Period 3 and is in line with the previous financial year.
- iii. Additional grant income of £176,000, offset by additional expenditure under Payments to Other Bodies, above.
- iv. Scottish Government income for a seconded employee of £60,000, offset by additional employee costs, per 5.2(a)(ii) above.
- v. An over recovery of Building Services income of £60,000, in line with increased supplies and services costs, as detailed above.

5.3 **Property Services - £87,000 overspend**

The current projected out-turn for Property Services is an overspend of £87,000, a reduction in expenditure of £11,000 from last Committee.

The main issues contributing to the current projected overspend for Property Services are detailed below and in Appendix 3:

(a) **Employee Costs**

There is a projected overspend of £4,000, a reduction of £42,000 on the overspend reported at Period 3. This reduction follows a corporate exercise to realign the turnover budgets which reduced Property's turnover savings target.

(b) **Administration Costs**

There is a projected overspend of £268,000, £260,000 of which is due to agency staff costs which are offset by additional capital recharge income. This is a reduction of £40,000 since Period 3.

(c) **Income**

There is a projected over recovery in income of £227,000, a reduction in income of £87,000 from last Committee. This is mainly due to the following:

- i. An over recovery of Capital recharge income of £260,000 in line with increased agency worker costs.
- ii. At Period 3 Renewable Heat Incentive and Feed in Tariff income was projected to be over recovered by £25,000. A revised projection using up to date data shows this reducing to a £5,000 over recovery.
- iii. An under recovery of Physical Assets income of £22,000, in line with the previous year's outturn.

5.4 **Environmental & Public Protection - £34,000 underspend**

The current projected out-turn for Environmental & Public Protection is an underspend of £34,000, an increase in projected spend of £43,000 since last Committee.

The major variances projected within the Environmental & Public Protection budget are detailed below and in Appendix 3:

(a) **Employee Costs**

There is a projected underspend of £150,000 in employee costs, a reduction of £45,000 since last Committee, mainly due to:

- i. Additional turnover savings within Management of £37,000 due to the early achievement of a 2019/20 management restructure saving. This is a reduction in spend of £13,000 from Period 3.
- ii. Turnover savings within Refuse Collection of £47,000, £8,000 more spend than reported at Period 3. This underspend is more than offset by additional agency worker costs – see 6.4(c) and is due to employees transferred from glass waste to garden waste collection in April, and the resultant vacancies being filled by agency workers until the glass waste saving commenced in July.
- iii. Turnover savings within Vehicle Maintenance of £26,000, £12,000 less than previously reported. This is partially offset by reduced Drivers' recharge income.
- iv. A projected underspend in Ground Maintenance employee costs of £34,000, mainly due to the early achievement of a future year saving.

(b) Supplies & Services

There is a projected overspend on supplies and services of £45,000, £35,000 more expenditure than last report. This is mainly due to a £40,000 overspend in Vehicle Maintenance materials and sub-contractors, offset by additional non-routine maintenance income.

(c) Administration Costs

There is a projected overspend of £60,000 within Refuse Collection agency staff costs as explained at 6.4(a)(ii) above and previously reported.

(d) Payments to Other Bodies

There is a projected underspend of £17,000 in payments to other bodies, £34,000 more spend than previously reported. These projections relate to the waste management contracts and MRF other expenditure budgets, the main variances being as follows:

- i. A projected underspend in the food waste contract of £36,000, as previously reported.
- ii. A projected overspend on the residual waste contract of £25,000 due to an increase in tonnages being disposed of. This is £12,000 more than previously reported.
- iii. A projected overspend of £22,000 within non contract waste disposal, £19,000 more than was reported at last Committee. This is in line with the previous year's outturn.
- iv. A projected underspend in the Waste Strategy other expenditure budget of £39,000, not previously reported. This is due to an expectation that there will be no maintenance expenditure on the MRF. This is tied in with (v) below and any changes will be contained within future reports.
- v. At last Committee there was a projected underspend in the payments to Greenlight budget of £39,000. The future options for recycling and glass treatment and disposal are the subject of a report elsewhere on this agenda. Until the future strategy has been agreed, the Greenlight budget has been projected on budget. However, there will be increases in expenditure whichever option is decided upon and these will be built into the Committee's overall outturn position when known.

(e) Income

There is a projected under recovery in income of £45,000, £33,000 less income than at Period 3, mainly due to the following:

- i. A projected over recovery in Vehicle Maintenance non-routine income of £40,000, in line with increased supplies and services spend, not previously reported.
- ii. A projected under recovery in Trade Waste income of £70,000. This is in line with last financial year's under recovery. It had previously been intimated that in line with

last year's outturn there may be scope to vire money to trade waste income from Refuse Transfer Station tipping charges income. However, this has been investigated and income under the tipping charges budget has reduced year on year and is only projecting to over recover by £26,000, a reduction of £40,000 from last financial year.

- iii. A projected under recovery of Crematorium income of £40,000 due to a reduction in the number of cremations. The number of cremations taking place in Inverclyde between April and August 2018 was 60 fewer than in the same period the previous year. This position will continue to be monitored and any variances reported accordingly.

5.5 **Roads - £3,000 overspend**

The current projected out-turn for Roads is an overspend of £3,000.

The main issues contributing to this position are detailed below and in Appendix 3:

(a) **Employee Costs**

There are turnover savings projected within Roads Operations of £43,000 due to delays in filling vacant posts.

(b) **Supplies & Services**

There is a projected underspend of £205,000 projected, £15,000 more spend than was reported at Period 3, mainly due to:

- i. An underspend on Roads Operations' materials of £320,000, which is offset by a reduction in income. This is in line with the current work programme.
- ii. Roads Client rechargeable spend of £96,000, offset by additional recharge income. This is an increase of £15,000 from last Committee.

(c) **Transportation & Plant**

There is a projected overspend of £36,000, due mainly to an overspend on Roads Operations' non-routine vehicle maintenance of £24,000.

(d) **Income**

Income is projected to be under recovered by £210,000, £12,000 more income than at Period 3, due mainly to the following:

- i. An under recovery of Roads Operations income of £318,000, offset by reduced costs and in line with the current work programme.
- ii. Increased Roads Client recharge income of £96,000, offset by increased costs under Supplies and Services.
- iii. A projected over recovery in Parking fine income of £25,000. This is partially offset by a projected shortfall in carpark fees and charges of £18,000.

5.6 **Corporate Director - £nil Variance**

The Corporate Director budget is currently projecting to out-turn on budget.

6.0 EARMARKED RESERVES

6.1 There is a planned contribution of £1,578,000 to Earmarked Reserves in the current financial year. Appendix 4 gives an update on the operational Earmarked Reserves, ie excluding strategic funding models such as RI funding, AMP and Vehicle Replacement Programme. Spend to date on these operational Earmarked Reserves is 157% of phased budget (32% of projected spend). The overspend on phased budget is mainly due to acceleration of expenditure in the Town and Village Centre Environmental Improvements earmarked reserve.

7.0 VIREMENTS

7.1 There are no virement requests in this report.

8.0 IMPLICATIONS

Finance

8.1 All finance implications are discussed in detail within the report above.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (if Applicable)	Other Comments
N/A					

Legal

8.2 There are no specific legal implications arising from this report.

Human Resources

8.3 There are no specific human resources implications arising from this report.

Equalities

8.4 There are no equality issues arising from this report.

Repopulation

8.5 There are no repopulation issues within this report.

9.0 CONSULTATIONS

9.1 The report has been jointly prepared by the Corporate Director Environment, Regeneration & Resources and the Chief Financial Officer.

10.0 CONCLUSIONS

10.1 The Committee is currently reporting an overspend of £112,000.

11.0 LIST OF BACKGROUND PAPERS

11.1 There are no background papers relating to this report.

Environment & Regeneration Budget Movement - 2018/19**PERIOD 5: 1st April 2018- 31st August 2018**

Service	Approved Budget	Inflation £000	Virement £000	Movements	Transferred to EMR £000	Revised Budget
	2018/19 £000			Supplementary Budgets £000		2018/19 £000
Regeneration & Planning	3,587	(1)	19	(580)	3,025	
Property Services	3,298		45	(688)	2,655	
Environmental & Public Protection	12,893	(10)	(6)	(310)	12,567	
Roads	3,867		(3)		3,864	
Corporate Director	149				149	
Totals	<u>23,794</u>	<u>(11)</u>	<u>55</u>	<u>0</u>	<u>(1,578)</u>	<u>22,260</u>

Movement Details

£000

External ResourcesInflation

Contribution from non-pay inflation contingency to cover Get Ready for Work shortfall 9
 Return of management restructure allocation to inflation contingency (20)

(11)Virements

Virement to realign Turnover Savings budgets - Councilwide

55

55Supplementary Budgets044

ENVIRONMENT AND REGENERATION COMMITTEE**REVENUE BUDGET MONITORING REPORT****PERIOD 5: 1st April 2018- 31st August 2018**

Subjective Heading	Approved Budget 2018/19 £000	Revised Budget 2018/19 £000	Projected Out-turn 2018/19 £000	Projected Over/(Under) Spend	Percentage Variance %
Employee Costs	15,090	14,975	14,857	(118)	(0.79)%
Property Costs	5,315	5,375	5,386	11	0.20%
Supplies & Services	4,841	4,840	4,756	(84)	(1.74)%
Transport Costs	2,294	2,294	2,324	30	1.31%
Administration Costs	554	553	888	335	60.55%
Payments to Other Bodies	9,507	9,528	9,727	199	2.09%
Other Expenditure	699	699	670	(29)	(4.15)%
Income	(14,506)	(14,426)	(14,658)	(232)	1.61%
TOTAL NET EXPENDITURE	23,794	23,838	23,950	112	0.47%
Transfer to Earmarked Reserves *	0	(1,578)	(1,578)	0	0.00%
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,794	22,260	22,372	112	0.50%

Objective Heading	Approved Budget 2018/19 £000	Revised Budget 2018/19 £000	Projected Out-turn 2018/19 £000	Projected Over/(Under) Spend	Percentage Variance %
Regeneration & Planning	3,587	3,605	3,661	56	1.55%
Property Services	3,298	3,343	3,430	87	2.60%
Environmental & Public Protection	12,893	12,877	12,843	(34)	(0.26)%
Roads	3,867	3,864	3,867	3	0.08%
Corporate Director	149	149	149	0	0.00%
TOTAL NET EXPENDITURE	23,794	23,838	23,950	112	0.47%
Transfer to Earmarked Reserves *	0	(1,578)	(1,578)	0	0.00%
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,794	22,260	22,372	112	0.50%

* Per Appendix 3: New funding transferred to earmarked reserves during 2018/19

ENVIRONMENT AND REGENERATION COMMITTEE**REVENUE BUDGET MONITORING REPORT****MATERIAL VARIANCES****PERIOD 5: 1st April 2018- 31st August 2018**

<u>Out Turn</u> <u>2017/18</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2018/19</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Aug-18</u> <u>£000</u>	<u>Projection</u> <u>2018/19</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
	REGENERATION & PLANNING							
459	Economic Development Admin	Employee Costs	442	174	195	489	47	10.63%
334	Development Control	Employee Costs	321	127	132	359	38	11.84%
							85	
288	Building Services - Direct Purchases	Supplies and Services	164	68	118	184	20	12.20%
151	Building Services - Subcontractors	Supplies and Services	220	92	135	260	40	18.18%
							60	
0	Employability - Innovation & Integration grant expenditure	PTOB	0	0	0	101	101	
75	Economic Development - Smarter Choices	PTOB	0	0	0	75	75	
							176	
0	Employability - Innovation & Integration grant income	Income	0	0	0	(101)	(101)	
(34)	Economic Development - Scottish Government income	Income	0	0	(22)	(60)	(60)	
(625)	Industrial & Commercial Rents	Income	(684)	(285)	(321)	(622)	62	(9.06)%
(75)	Economic Development - Smarter Choices	Income	0	0	0	(75)	(75)	
(378)	Development Control	Income	(266)	(111)	(257)	(289)	(23)	8.65%
(660)	Building Services - Work Won in Tender	Income	(603)	(251)	(68)	(663)	(60)	9.95%
							(257)	
	PROPERTY SERVICES							
104	Office Accommodation	Employee Costs	144	57	46	116	(28)	(19.44)%
							(28)	
251	Technical Services - Agency Staff	Administration	0	0	117	260	260	
							260	
(1,066)	Technical Services - Recharges to Capital	Income	(758)	(316)	0	(1,018)	(260)	34.30%
(96)	Physical Assets - Income	Income	(123)	(51)	(36)	(101)	22	
							(238)	

ENVIRONMENT AND REGENERATION COMMITTEE**REVENUE BUDGET MONITORING REPORT****MATERIAL VARIANCES****PERIOD 5: 1st April 2018- 31st August 2018**

<u>Out Turn</u> <u>2017/18</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2018/19</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Aug-18</u> <u>£000</u>	<u>Projection</u> <u>2018/19</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
	ENVIRONMENTAL & PUBLIC PROTECTION							
2,791	Management	Employee Costs	2,532	999	975	2,495	(37)	(1.46)%
1,545	Grounds Maintenance	Employee Costs	1,542	647	638	1,508	(34)	(2.20)%
812	Vehicle Maintenance	Employee Costs	845	333	324	819	(26)	(3.08)%
1,493	Refuse Collection	Employee Costs	1,424	562	607	1,377	(47)	(3.30)%
							(144)	
321	Vehicle Maintenance - Materials & Subcontractors	Supplies and Services	272	113	147	312	40	14.71%
							40	
62	Refuse Collection - Agency Staff	Administration	20	8	52	80	60	300.00%
							60	
88	Waste Strategy - Food Waste	PTOB	96	40	19	60	(36)	(37.50)%
37	Refuse Transfer - Other Expenditure	PTOB	67	28	26	28	(39)	(58.21)%
2,786	Refuse Transfer - Residual Waste	PTOB	2,874	1,198	1,097	2,899	25	0.87%
74	Refuse Transfer - Non contract Waste Disposal	PTOB	48	20	39	70	22	45.83%
							(28)	
(392)	Vehicle Maintenance - Non-routine Labour & Materials Income	Income	(252)	(105)	(123)	(292)	(40)	15.87%
(659)	Refuse Collection - Trade Waste	Income	(803)	(335)	(275)	(733)	70	(8.72)%
(341)	Refuse Transfer - Tipping Charges	Income	(273)	(114)	(92)	(299)	(26)	9.52%
(637)	Crematorium - Cremations Income	Income	(676)	(282)	(203)	(636)	40	(5.92)%
(57)	Burial Grounds - Sale of Lairs	Income	(98)	(41)	(24)	(78)	20	(20.41)%
							64	

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTMATERIAL VARIANCESPERIOD 5: 1st April 2018- 31st August 2018

<u>Out Turn</u> <u>2017/18</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2018/19</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Aug-18</u> <u>£000</u>	<u>Projection</u> <u>2018/19</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
754	ROADS Roads Operations Unit	Employee Costs	740	292	256	697	(43)	(5.81)%
							(43)	
1,192	Roads Operations Unit - Materials	Supplies and Services	1,525	316	496	1,205	(320)	(20.98)%
66	Roads Client - Design Rechargeable	Supplies and Services	0	0	88	88	88	
							(232)	
89	Roads Operations - Non Routine Vehicle Maintenance	Transport & Plant	23	9	20	47	24	104.35%
							24	
(950)	Roads Operations Unit - Recharges at Dayworks	Income	(770)	(174)	(199)	(822)	(52)	6.75%
(2,111)	Roads Operations Unit - Recharges Schedule of Rates	Income	(2,705)	(611)	(841)	(2,261)	444	(16.41)%
(98)	Roads Operations Unit - NCI	Income	(26)	(6)	(3)	(100)	(74)	284.62%
(66)	Roads Client - Design Rechargeable	Income	0	0	(88)	(88)	(88)	
(295)	Parking Income	Income	(231)	(96)	(99)	(256)	(25)	10.82%
							205	
Total Material Variances							4	

EARMARKED RESERVES POSITION STATEMENT

Appendix 4

COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget To Period 5</u>	<u>Actual To Period 5</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2019/20 & Beyond</u>	<u>Lead Officer Update</u>
	<u>2018/19</u>	<u>2018/19</u>	<u>2018/19</u>	<u>2018/19</u>		
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	
Renewal of Clune Park Area	1,542	95	99	190	1,352	The projected expenditure relates to Legal Fees and Professional fees.
Youth Employment	715	33	36	370	345	Direct employee costs for Modern apprentices as well as training fees and grants to local employers. Additional funds to deliver 6 mature modern apprentices with additional employability support who have been in post since January, and match funding for Working Matters grant. Funding for 5 new modern apprenticeships for young people with autism. Posts have not been advertised yet.
Repopulating/Promoting Inverclyde/ Group Action Plan	618	0	0	268	350	Marketing, Council Tax discounts, relocation packages, Tourism, Business Support and self build plots to attract residents to Inverclyde. Action Plan currently being developed by repopulation group.
Employability Initiatives	154	0	0	154	0	Contracts to local organisations and individuals for general employability.
Town and Village Centre Environmental Improvements	314	35	225	314	0	To deliver a range of environmental improvements in towns and villages across Inverclyde in consultation with Local Communities. Expected to be spent in full in 18/19.
Economic Development Initiatives	70	0	10	70	0	Start up grants and shopfront improvements. Expected to be spent in full in 18/19.
CEF Energy Audit	88	0	2	88	0	Funding for specialist Energy Audits and subsequent energy efficiency projects identified as part of audits. Initial energy audit progressing.

EARMARKED RESERVES POSITION STATEMENT

Appendix 4

COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget To Period 5</u>	<u>Actual To Period 5</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2019/20 & Beyond</u>	<u>Lead Officer Update</u>
	<u>2018/19</u>	<u>2018/19</u>	<u>2018/19</u>	<u>2018/19</u>		
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	
Demolish Redundant Buildings	150	0	0	20	130	Provision of grant support to private owners to allow demolition of redundant buildings at Port Glasgow Industrial Estate.
Traffic Management Studies	30	0	0	30	0	Full spend will be achieved 18/19 through traffic calming studies throughout Inverclyde.
Refurbishment of Ashton Prom	50	0	1	50	0	Quotations have been returned and works being progressed.
Master Plan Gourock Park	20	0	0	20	0	Tender being prepared in line with timescale.
Investment Roads & Footpaths	204	204	204	204	0	Repairs have been completed to carriageways and footways with the additional funding provided after the prolonged and poor winter weather.
Total Category C to E	3,955	367	577	1,778	2,177	

Report To: Environment & Regeneration Committee **Date:** 25 October 2018

Report By: Chief Financial Officer and Corporate Director Environment, Regeneration & Resources **Report No:** FIN/104/18/AP/CA

Contact Officer: Carol Alderson **Contact No:** 01475 712264

Subject: Environment & Regeneration Capital Programme 2018/19 to 2020/21 - Progress

1.0 PURPOSE

1.1 The purpose of the report is to update the Committee in respect of the status of the projects within the Environment & Regeneration Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

2.1 This report advises the Committee in respect of the progress and financial status of the projects within the Environment & Regeneration Capital Programme. The Environmental and Regeneration elements of the Committee's Capital Programme are presented in separate Appendices.

2.2 It can be seen from 8.2 that the projected spend is £90.477m, which means the total projected spend is on budget.

2.3 Expenditure at 31 August is 29% of 2018/19 projected spend, there is net acceleration of £0.204m (1.4%). This is an increase in acceleration of £0.169m (1.16%) from the net acceleration reported to the last committee and is mainly due to advancement within the Bakers Brae Re-alignment (£0.404m), Clune Park regeneration (£0.250m) offset by further slippage in King George VI refurbishment (£0.247m), Boglestone roof (£0.105m), the Carriage Way glazed roof (£0.080m), the Ivy House replacement (£0.087m).

3.0 RECOMMENDATIONS

3.1 That the Committee note the current position of the 2018/21 Capital Programme and the progress on the specific projects detailed in Appendices 1 & 2.

3.2 That the Committee note the reallocation of funds with respect of the Carriageway Glazed Roof (6.3) and Lady Octavia Recreation Centre/Bridgend Road (6.7).

3.3 That the Committee note the current City Deal progress detailed in 7.0 and Appendix 3.

Alan Puckrin
Chief Financial Officer

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

4.1 On 15 March 2018 the Council approved the 2018/21 Capital Programme. This effectively continued the previously approved 2017/20 Capital Programme to 2018/21, in addition to the core annual allocations funding was approved to continue the RAMP and for the Open Spaces AMP for the period.

5.0 PROGRESS (Environmental & Commercial Services Major Projects)

- 5.1 **Budget** Based on the latest capital financial review the total allocated budget for Roads (carriageways, footways, lighting and structures) for 2018/19 is £6.723m – this comprises £2.794m from Core Capital funding and £3.929m from the Roads Asset Management Plan. The projected outturn is £6.754m comprising of core £2.804m and RAMP £3.950m.
- 5.2 **Carriageways:** All 12 carriageway resurfacing schemes are now complete, which includes the two reserve projects at Glen Kinglass Road/Glen Douglas Road and Cloch Road. 3 of the 14 large patching schemes are complete. The remaining 11 are programmed to be completed by the end of March 2019. Proprietary thin surfacing treatment was completed mid-September, with associated ironwork and lining works following immediately afterwards and with a target completion by end of October 2018.
- 5.3 **Footways:** Six of 20 footway schemes are now complete and which includes the 9 reserve schemes. The remaining 14 footway schemes are programmed to be complete by end March 2019. One large patching footway scheme has been completed.
- 5.4 **Street Lighting:** The tender for work package 5 comprising the replacement of 3,500 lanterns, is prepared for commencement in late 2018, with installation works programmed to be completed around March 2019. The column replacement contract, which comprises the renewal of 750 concrete/steel columns with new LED lanterns, will be substantially complete in October 2018.
- 5.5 **Structures:** Cardwell Road Rail Bridge waterproofing works is programmed to start on 15 October 2018. Bogston Ramp is currently being assessed by an external consultant and a new parapet being designed. Auchenfoil and Milton Bridge scour protection works are designed and we are awaiting SEPA approval.
- 5.6 **Flood Risk Management (Central Greenock):** Flood Protection works at Crescent Street are currently on site with a completion date in December 2018. The cleaning of the Eastern Line of Falls will follow completion of the Crescent Street project.
- 5.7 **Flood Risk Management (Flood Risk Management Plan):** Design drawings for Bouverie Burn have been received from the external consultant and service diversion quotes are being obtained. The contract documents are expected in October. Glen Mosston Burn; Officers are progressing an attenuation solution. Gotter Water is ongoing with delivery in 2019.
- 5.8 **Cycling, Walking & Safer Streets:** The Design and Build tender for the signalling of the Junction at Drumfrochar Road and Cornhaddock Street has been received with works now to be programmed for delivery and coordinated with Bakers Brae.
- 5.9 **Traffic Safety Measures:** Ardgowan Street footway extension and uncontrolled crossing point have been designed and are currently out to tender. This year's priority locations for Traffic Calming Measures are currently being designed.
- 5.10 **SPT:** Port Glasgow Access Improvements; The Princes Street Improvement works have started on site. Greenock Town Access Improvements; Construction works to footways have also started on site. Bus Access Improvements – Chapelton Bridge; Detailed design drawings have been submitted and the service diversion works are programmed to start in November 2018. Gibshill Road Junction Improvements; The improvements to the junction are currently out to tender. Baker's Brae; Route Improvement works are ongoing on site. Quality Bus Corridor;

Schemes to be designed in November 2018. A770 Lunderston Bay Bus Stops; Design works are complete and tender documents are being prepared

- 5.11 **Vehicle Replacement Programme:** The Vehicle Replacement Programme budget for 2018/19 is £1.378m. £0.649m of assets have been delivered with a further £0.447m committed. Full budget spend is anticipated for 2018/19. While the VRP remains within budget it is coming under increasing pressure due to inflation in fleet purchase costs which may result in the earmarked reserves built into the programme being utilised in forthcoming years.
- 5.12 **Play Areas:** Gibshill play area and the refurbished play area / MUGA at the Branchton Community Centre are due to be completed by the end of October.
- 5.13 **Scheme of Assistance:** The vast majority of this budget funds major adaptations of homes to meet the needs of the disabled occupants, this is a largely a demand lead budget, however it is projected to fully use the budget of £712k.
- 5.14 **Public Space CCTV:** Installation of the replacement Public Space CCTV system is progressing well and will be completed soon. The budget will be fully utilised.

6.0 PROGRESS (Regeneration Major Projects)

6.1 Core Regeneration:

Bakers Brae Road Realignment: The Main Contractor, RJ McLeod, took possession of the site on Tuesday 8 May 2018 and the works are currently well underway and due for completion in Spring 2019. The full road closure between Lyndoch St & Ingleston St, scheduled to begin 25 September was implemented on 26 September.

Port Glasgow Town Centre Regeneration: Works on the Roundabout Spur Road achieved Practical Completion early March 2018. The Defects Liability Period will continue until March 2019.

Baker Street Food & Drink Hub: The Contractor, Stewart and Shields has commenced enabling works to clear the site in anticipation of the main build starting shortly.

Towns & Villages Environmental Improvements: The 12 week contract to improve the footpaths & carriageway in Princes St Port Glasgow started on site on Monday 17 September 2018.

- 6.2 **Core Property Services:** The programme includes allocations for larger scale works across a number of core operational properties. The Committee is asked to note that further projects will be identified as part of the on-going review and prioritisation of works based on the property condition surveys.

6.3 Greenock Municipal Buildings

Window Replacement: Phases 1 and 2 are complete. Phase 3, dealing with the Wallace Place elevation has been returned from tender with formal acceptance issued and pre-start meeting held. Windows are currently being manufactured however the window manufacturer has reported a delay in delivery of the early batches due to factory production levels. This delay will change the installation programme and require scaffold in place over the Christmas period. The Contractor has suggested a January start to installation and has given assurances that the works will be completed by mid-March.

Carriageway Glazed roof: Tenders have been returned and are currently being evaluated. The Committee is requested to note that the projected overall cost of the project based on the tender return position is in excess of the current budget allocation and it is proposed to increase the allocation from the current unallocated future years general provision to allow the project to proceed. It should also be noted that the works involve the design and construction including

application for formal building warrant and listed building consent and as such the detailed programme will be subject to agreement upon formal legal acceptance.

District Court Room Restoration: Works commenced in March to originally complete in July. As previously reported the project experienced early delays due to complications with the scaffolding design and loading restrictions, and more recently in connection with a number of unforeseen additional areas of work addressing dry rot, remedial wall ties and external stonework deterioration. An initial extension of time was awarded and a further extension is anticipated in connection with the above additional works. The current projected completion for internal works is November with external works completion subject to stonework analysis and sourcing to match the existing. The Committee is requested to note that the costs in connection with the additional works are currently being quantified but it is likely that additional funding will be required and this will be advised in due course.

6.4 **Greenock Cemetery Complex (Ivy House):** Formal planning and listed building consent is in place with building warrant application submitted. Tender issue is anticipated in October.

6.5 **King George VI Building:** A separate report on the project was submitted to the January 2018 Committee:

Phase 1 – Works will involve essential roofing, electrical and structural works. Planning and listed building consent is now in place with building warrant also approved. Tender document in progress.

Phase 2 – As previously reported interest has been intimated by a local group who wish to enter into a long term lease for the property and who have also investigated funding through the Regeneration Capital Grant Fund (RCGF) from Scottish Government to supplement the residual funding. The stage 1 application has been successful and a stage 2 application is now in progress including the production of a sustainable business plan.

6.6 **Waterfront Leisure Complex Lifecycle Works:** Specialist Mechanical and Electrical consultants have been engaged in connection with the phased approach to services replacement within the complex. The following packages of work are being progressed subject to available budget and competitive tender.

Boiler replacement – survey works completed with outline design in progress. The Consultant Engineer has estimated the works at £460k which exceeds the current funding allocation. Given the high priority nature of the works it is intended to allocate a further £230k from future years Core Property General Provision. This includes the necessary temporary boiler plant to ensure business continuity for the duration of the project works. This also addresses the requirement for building energy management upgrade.

Fire/panic alarm – survey works and scoping meeting with Waterfront Building management imminent. Subject to the progression and tender returns for the above, this item will be taken forward from a further future years allocation.

Building energy management system – initial survey works completed, detailed design pending completion of boiler replacement. As noted in the Boiler replacement item above a substantial proportion of this will be addressed as part of that project.

Floating Floor Training Pool – Inverclyde Leisure have commissioned and received a full inspection report for the hydraulic floor of the Training Pool which is used for adjusting the depth at the deep end. The floor was installed shortly after the initial opening of the facility and has now reached the point where it is not fully operational and beyond economical repair. The estimated cost of the replacement is £210k excluding associated electrical work, direct costs and professional fees. Should a replacement floating floor be approved to provide the same functionality, it will be necessary to take forward more detailed feasibility work to establish what technical solutions are available and the implications for Inverclyde Leisure operations during replacement.

6.7 **Lady Octavia Recreation Centre/Bridgend Road:** Work on the first phase involved the extension / expansion of the existing Centre car park was completed in July 2018. The phase 2 works addressing improvements to on street parking are currently being progressed with dialogue on-going with utility providers on the necessary diversions associated with the works. The Committee is requested to note the increased contribution from the Roads Asset Management Plan (RAMP) budget within appendix 2 reflecting the projected total cost of both phases.

6.8 **Boglestone Community Centre**

Car Park: Works involving resurfacing of the existing centre car park and removal of the existing roundabout including the provision of additional car parking spaces have been completed.

Re-Roofing: Initial survey works on the existing roof have previously been completed. Additional targeted disruptive structural survey works are currently on-going to allow preparation of detail drawings for the building warrant. Planning application is imminent. A cost check on the current proposals indicates that addressing the mansard roofing / vertical cladding areas will not be possible within the current budget allocation. Further design solutions/options are being investigated including phasing of the works. Discussions are also on-going with Inverclyde Leisure on co-ordination of these works with their planned investment addressing internal remodelling/upgrade which may impact on the phasing of the roofing works.

6.9 **Clyde Square Piazza:** Works are required to address historic water ingress through the existing concrete deck Piazza affecting retail units below. Although the retail units below are not owned by the Council, the Council's liabilities for maintenance extend to the roof structure / Piazza which serves as an escape route for the adjacent Hector McNeil House. Tenders have been returned and are currently being evaluated. It should be noted that this project is being brought forward to assist in mitigating projected slippage elsewhere on the capital programme.

6.10 **Minor Works**

Greenock Municipal Buildings Customer Centre Draught Lobby: The works involve the construction of a glazed screen and sliding door to prevent draughts within the Customer Centre. Site start has been delayed due to construction structural co-ordination requirements.

6.11 **Former Tied Houses:** The allocation addresses lifecycle replacement and improvement works identified from detailed condition surveys. The current programme has been substantially completed with the exception of potential external insulation improvement works which are currently being scoped.

6.12 **Asset Management Plan – Depots:**

Vehicle Wash Installation: Works commenced on site in July and are nearing completion.

Fuel Installation: Works commenced on site in July to complete in October and is progressing to programme.

Pottery Street Office & Depot Refurbishment: Works involve partial demolition and refurbishment of existing offices and depot building. Tenders have recently been returned within budget and are being evaluated. Formal planning approval is in place. Building warrant application has been submitted.

6.13 **Kirn Drive Civic Amenity Site:** The Kirn Drive refurbishment will be progressed in two phases with the first phase involving the demolition of the existing depot building and phase 2 addressing the reconfiguration of the civic amenity facility. Phase 1 will commence on site when the Pottery Street Office & Depot refurbishment noted above is completed. Tender documentation for the demolition of the existing depot is being prepared. Further to the request at the previous Committee, Officers are investigating whether it is possible to carry out the phase 1 works whilst leaving the civic amenity facility operational. This will be reported separately.

7.0 PROGRESS – City Deal

- 7.1 **Greenock Ocean Terminal:** The planning application for the terminal building has been submitted and the Harbour Revision Order for marine works published the beginning of October following extensive engagement with Transport Scotland.
- 7.2 **Inverkip:** Ongoing discussions with Transport Scotland relating to the design solution has resulted in significant slippage. Revised road improvements as sought by Transport Scotland are the subject of a separate report.
- 7.3 **Inchgreen:** Officers are working on proposals with a view to presenting a Strategic Business Case by the end of the year.

8.0 FINANCIAL IMPLICATIONS

Finance

- 8.1 The figures below detail the position at 31 August 2018. Expenditure to date is £4.277m (29% of the 2018/19 projected spend).
- 8.2 The current budget is £90.477m. The current projection is £90.477m which means total projected spend is on budget.
- 8.3 The approved budget for 2018/19 is £14.542m. The committee is projecting to spend £14.746m with net acceleration of £0.204m due to advancement within the Bakers Brae Re-alignment (£0.404m), Clune park regeneration (£0.250m), other Core property assets (£0.217m) and RAMP and core roads (£0.031m) offset by slippage in King George VI refurbishment (£0.247m), Boglestone roof (£0.105m), the Carriage way glazed roof (£0.080m), the Ivy house replacement (£0.087m) and AMP (£0.188m).
- 8.4 One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

8.5

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

9.0 CONSULTATION

9.1 Legal

There are certain legal issues arising from the additional costs arising from the content of this report. The Head of Legal & Property Services has been consulted.

9.2 Human Resources

There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

9.3 Equalities

There are no equalities implications in this report.

9.4 Repopulation

The delivery of the projects identified in this report will assist in making Inverclyde a more attractive place to live and hence contribute to the Council's repopulation agenda.

10.0 LIST OF BACKGROUND PAPERS

None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/18	Approved Budget 2018/19	Revised Est 2018/19	Actual to 31/08/18	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Roads								
<u>Core Programme</u>								
Traffic Measures	521	333	188	188	165	0	0	
Cycling, Walking & Safer Streets	108		108	108	23	0	0	
SPT	1,600		1,600	1,600	40	0	0	
Flooding Strategy - Greenock Central	2,216	1,843	373	373	3	0	0	
Flooding Strategy - Future Schemes	1,426	25	501	501	-	900	0	
Kirn Drive Passing Places	200	0	15	25	-	175	0	
Complete on Site	9	0	9	9	-	0	0	
Roads - Core Total	6,080	2,201	2,794	2,804	231	1,075	0	0
<u>Roads Asset Management Plan</u>								
Carriageways	23,572	17,198	2,234	1,702	878	1,713	2,959	
Footways	3,847	3,189	107	235	99	423	0	
Structures	2,032	1,020	355	303	38	709	0	
Lighting	5,356	3,483	1,316	1,225	254	648	0	
Other Assets	351	0	0	171	19	180	0	
Staff Costs	2,701	1,977	(83)	314	253	410	0	
Roads Asset Management Plan Total	37,859	26,867	3,929	3,950	1,541	4,083	2,959	0
Roads Total	43,939	29,068	6,723	6,754	1,772	5,158	2,959	0
Environment & Public Protection Services								
Scheme of Assistance	3,225	0	726	712	243	900	1,613	
Clune Park Regeneration	1,000	0	0	0	-	1,000	0	
Public Space CCTV	201	0	201	201	-	0	0	
Cemetery Development	1,530	30	50	50	-	1,450	0	
Cremator Replacement	1,650	0	200	200	-	1,450	0	
Zero Waste Fund	489	329	40	40	14	60	60	
Vehicles Replacement Programme	16,931	11,842	1,378	1,378	649	1,535	2,176	
Sir Michael Street Play Area - Phase 2	261	169	92	92	-	0	0	
Various Other Play Areas	225	166	19	19	14	40	0	
Play Areas complete on Site	8	0	8	8	-	0	0	
Investment in Park Assets	150	127	23	23	-	0	0	
Park, Cemeteries & Open Spaces AMP	850	107	193	193	47	300	250	
Environment & Public Protection Services Total	26,520	12,770	2,930	2,916	967	6,735	4,099	0
Roads, Environment & Public Protection Services Total	70,459	41,838	9,653	9,670	2,739	11,893	7,058	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/18	Approved Budget 2018/19	Revised Est 2018/19	Actual to 30/06/18	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,246	78	78	30	636	0	
Central Gourrock	150	130	20	20	0	0	0	
Bakers Brae Re-alignment	2,660	780	1,376	1,780	844	100	0	
Bakers Brae Re-alignment contribution from SPT grant	(500)	0	(500)	(500)	0	0	0	
Regeneration of Town & Village Centres	2,500	0	200	223	223	777	1,500	
Core Regeneration Total	6,770	2,156	1,174	1,601	1,097	1,513	1,500	0
Regeneration Services Total								
6,770	2,156	1,174	1,601	1,097	1,513	1,500	0	0
Property Assets								
<u>Core Property Assets</u>								
General Provision	3,916	0	0	0	0	1,916	2,000	
Feasibility Studies	250	62	68	30	17	158	0	
Greenock Municipal Buildings Window Replacement	250	71	79	99	6	80	0	
Greenock Municipal Buildings Basement Storage	65	46	19	19	0	0	0	
Carriageway Glazed Roof	350	8	102	22	0	320	0	
District Court Room Restoration	465	19	396	396	65	50	0	
Greenock Cemetery - Ivy House Replacement	300	28	187	100	4	172	0	
King George VI Refurbishment	1,000	43	347	100	2	447	410	
Waterfront Leisure Centre Lifecycle Works	700	406	107	107	0	187	0	
Lady Octavia Recreation Centre/Bridgend Rd	296	0	215	215	97	81	0	
Lady Octavia Recreation Centre/Bridgend Rd Contribution from RAMP	(136)	0	(100)	(100)	0	(36)	0	
Boglestone Community Centre Car Park	85	35	15	40	32	10	0	
Boglestone Community Centre Roof	300	5	205	100	0	195	0	
Clyde Square Piazza - Roof Membrane	85	0	0	75	0	10	0	
<u>Minor Works</u>								
Farms	15		7	5	1	10	0	
Minor Demolitions	20		14	15	2	5	0	
Inverclyde Leisure Properties	100		22	50	28	50	0	
General Works	120		24	70	0	50	0	
Design & Pre-Contract	50		72	50	6	0	0	
Reservoirs	50		50	50	1	0	0	
<u>Statutory Duty Works</u>								
Electrical	30		28	25	3	5	0	
Lightning Protection	10		10	10	0	0	0	
Lifts	10		1	5	1	5	0	
Water	50		19	25	1	25	0	
Gas	15		9	10	5	5	0	
Asbestos	50		17	35	35	15	0	
Fire Risk	50		8	30	4	20	0	
DDA/Equality	160		111	120	24	40	0	
Capital Works on Former Tied Houses	600	104	51	70	70	26	50	350
Complete on Site Allocation	103	7	65	73	0	23	0	
Core Property Assets Total	9,359	834	2,148	1,846	404	3,869	2,460	350
<u>Asset Management Plan:</u>								
<u>Offices</u>								
AMP Offices Complete on site	22	0	0	0	0	22	0	
<u>Depots</u>								
Vehicle Wash Installation	343	40	251	278	5	25	0	
Fuel Installation	300	38	237	237	0	25	0	
Pottery Street Offices & Depot Refurbishment	934	13	771	706	24	215	0	
Completion Works (Decommission Fuel Tanks / Weighbridge Portacabin / Road Repairs & Markings)	203	0	50	50	1	153	0	
Building Services Depot Upgrade	149	5	44	4	0	140	0	
Depot Demolitions	250	0	0	0	0	100	150	
AMP Depots Complete on Site	78		78	78	0	0	0	
Kirn Drive Civic Amenity Site	360	70	80	10	0	280	0	
Materials Recycling Facility	1,250	994	56	16	6	140	100	
Asset Management Plan Total	3,889	1,160	1,567	1,379	37	1,100	250	0
Property Assets Total								
13,248	1,994	3,715	3,225	441	4,969	2,710	350	350
Regeneration Total								
20,018	4,150	4,889	4,826	1,538	6,482	4,210	350	350

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/18	Approved Budget 2018/19	Revised Est 2018/19	Actual to	Est 2019/20	Est 2020/21	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
City Deal								
Greenock Ocean Terminal	9,700	256	2,576	2,576	39	5,500	1,368	
Inverkip	3,250	8	2,000	300	0	2,942	0	
Inchgreen	9,427	0	0	0	0	0	9,427	
City Deal Total	22,377	264	4,576	2,876	39	8,442	10,795	0
City Deal Total	22,377	264	4,576	2,876	39	8,442	10,795	0

Report To:	Environment & Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment Regeneration & Resources		
Contact Officer:	Fiona Maguire	Contact No:	2472
Subject:	Towns & Villages Environmental Improvements Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek approval for the second phase Towns and Villages Environmental projects funded from the £2,500,000 award.

2.0 SUMMARY

- 2.1 The Council approved an initial allocation of £300,000 for the Towns & Villages Environmental Improvements Project in the February 2015 Budget meeting. In April 2016 this budget was increased by a further £200,000 and in March 2017 a paper was presented to the Environment & Regeneration Committee recommending a further award of £2,500,000.
- 2.2 Of the £2,500,000, it was agreed at this Committee that an allocation of £1,900,000 be allocated to Greenock, with £250,000 allocated to both Port Glasgow and Gourock and the balance of £100,000 shared equally amongst the villages.
- 2.3 The paper also stated that consultation will be carried out with the respective Town Centre Regeneration forums in order to prioritise identified projects within their towns and these in turn will be presented to the Environment and Regeneration Committee for approval.
- 2.4 The Community Councils, Kilmacolm and Quarriers and Inverkip and Weymss Bay will undertake consultation, consider and agree the spend proposals for the £100,000 grant award in keeping with guidance documentation already in place for their community spend allocation.

3.0 RECOMMENDATION

- 3.1 It is recommended that
1. the Committee note progress in respect of the Towns and Villages projects in Greenock, Gourock and Port Glasgow;
 2. Agrees that the projects listed at paragraph 5.0, 6.0 and 7.0 are approved as Town Centre priority projects;
 3. Approves the expenditure set out in paragraph 8.2.

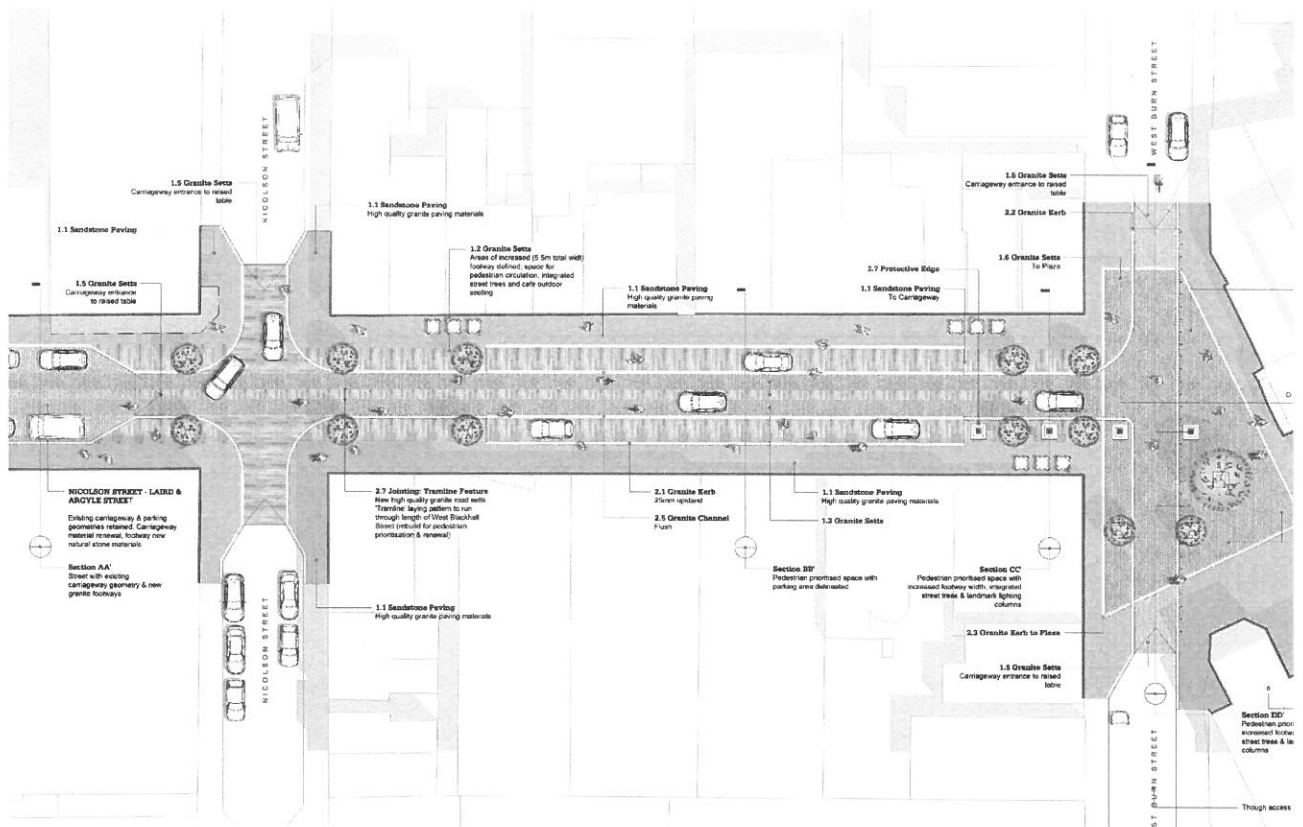
4.0 BACKGROUND

- 4.1 Of the £2,500,000 it is proposed that an allocation of £1,900,000 be allocated to Greenock, with £250,000 allocated to both Port Glasgow and Gourock.
- 4.2 The Greenock, Port Glasgow and Gourock Forums met on the 5th September 2018, 20th August 2018 and the 12th October 2018 respectively to discuss the proposed projects and agree those to recommend to the Environment & Regeneration Committee for final approval.

5.0 PROJECT PROPOSALS – GREENOCK REGENERATION FORUM

5.1 West Blackhall Street Public Realm Improvements

- 5.1.1 In February 2018 Landscape Architects were appointed from the ri Consultant Framework to engage with stakeholders and design a public realm proposal for improving West Blackhall Street. In April 2018, the design team appointments were extended to include Cost Consultants, Civils Engineers, M&E engineers, and Principal Designer up to RIBA Stage 3 (Planning Consent).
- 5.1.2 The Greenock Town Centre Regeneration Forum elected 3 representatives to attend Steering Group meetings with IC and ri Officers and over the course of the last 6 months the Design Team have engaged with residents and traders.
- 5.1.3 Taking on board comments received from the first round of community engagement in June, the consultants have developed their scheme proposal and presented this to the Regeneration Forum at their meeting on the 5th September 2018.
- 5.1.4 The West Blackhall Street project seeks to develop attractive, accessible and convenient routes, connecting Greenockians and tourists to the retail offering, but importantly to wider town centre locations, encouraging full access to retail and leisure opportunities, to boost the town's economy.
- 5.1.5 The proposal consists of re-opening the West Blackhall Street as a through route to all traffic. The route will be a one way street, going East –West. The direction of travel on the side streets will be unchanged.
- 5.1.6 The objective is to :
- Support access;
 - Improve safety;
 - Address business & resident requirements;
 - Create a flexible street.
- 5.1.7 A logical, permeable movement strategy for the street has been developed to support access to the retail street, improve access to parking & address both business and resident requirements. Carriageway widths (4m) are narrow to encourage safe driving speeds, whilst meeting the needs for all vehicle types. Junctions, will be opened to facilitate a continuous one way route, with pavements also widened to 5.5m at the junctions for increased pedestrian space.
- 5.1.8 The proposals seek to strengthen the key arrival points to West Blackhall Street and create spaces which priorities the environment for pedestrians, whilst maintaining vehicle access.
- 5.1.9 High quality materials will be specified such as:-
- High quality, new, natural stone paving wall-to-wall
 - Low quality carriageway setts replaced with new granite sawn setts;
 - Street trees & seating;



5.1.14 Fig 3 West Blackhall St / Westburn St junction

5.1.15 Total Project costs are expected to be c£2.5m The Greenock Town Centre Regeneration Forum now wishes to recommend to the Members of the Environment, Regeneration & Resources Committee that the West Blackhall Street public realm improvements is a Towns & Villages priority project and £1.5m of the £1.9m award should be allocated to this project. This will allow

- A planning application to be submitted;
- Consultants to be appointed up to RIBA Stage 3-5 (Technical Design & Tender Stage);
- A Traffic Regulation Order to be proposed;
- Further consultation will be undertaken with specialist access groups, public utilities companies, the Regeneration Forum and the Community Councils;
- Further grant sources explored to bring additional monies to the project;
- Further analysis, to verify junction traffic and capacity, particularly on arrival and exit to the street will be advanced during the next phases of the appointment.

5.2 Lyle Fountain

- 5.2.1 A proposal to renovate and restore the Lyle Fountain in Clyde Square has been proposed by members of the Regeneration Forum. The fountain was gifted to Greenock in 1880 by Abram Lyle, founder of the Lyle sugar refinery. The circular fountain is capped with an ornamental dome featuring the crests of 18 prominent families of Greenock including Ardgowan, Watt and Morton.
- 5.2.2 Refurbishment works in recent years have been minimal and there is an aspiration to restore the water and electricity supply.
- 5.2.3 Total costs are anticipated to be c£70,000 and it is the Forum's recommendation that this should also be allocated from the £1.9m award.

5.3 Christmas Lights – Greenock Town Centre

- 5.3.1 In 2017/2018 the Regeneration Forum used their £20,000 community spend award to supply and install additional Christmas lights on Hector McNeil House. The Forum wishes to add to the festive decorations throughout the town centre and following discussion and agreement with the Minister and Session Clerk, propose that additional lights are acquired and erected on the columns of the portico of the Mid Kirk in time for the 2018 festivities.
- 5.3.2 The total project costs for the 2018 lights is £4,000 however it is the Forum's recommendation that £16,500 should also be allocated from the £1.9m award for festive lights to allow additional town centre purchases in future years.

5.4 Town Centre WiFi

- 5.4.1 At the Environment & Regeneration Meeting on the 3rd May 2018 Members approved the allocation of £185,000 to allow officers to make a contract award for the Town Centre Wi-Fi provision for Greenock via the SWAN VAS Framework.
- 5.4.2 The Forum now wishes to increase this provision by £15,000 to allow for further ancillary costs such as advertising costs, fees etc.

6.0 **PROJECT PROPOSALS – GOUROCK REGENERATION FORUM**

6.1 Gourock Branding & Website – Gourock Regeneration Forum

- 6.1.1 For some time now, members of the Gourock Regeneration Forum have been discussing the opportunity for promotional branding for the town centre. The desire to have a Gourock logo and brand that can be used by community groups, traders, residents that will demonstrate a strong identity, will be instantly recognisable and will assist promote activities within the town centre.
- 6.1.2 The Regeneration Forum asked Riverside Inverclyde to research possibilities and seek costs for commissioning a graphic designer to prepare proposals for an exciting and inspiring brand for the town of Gourock. The Designer will create a bespoke toolkit that will act a guide for anyone using the brand so that the brand personality, tone of voice, messaging (strapline) and visual style will be communicated consistently.
- 6.1.3 There is also the aspiration that a dedicated website is created that showcases Gourock as a destination for national and international tourism, and is a central hub for all information for visiting the seaside town. From shopping to places to stay, dining and where to visit. The website will build on the identity branding and be a digital extension of the Gourock Brand offer.
- 6.1.4 The total anticipated budget for the creation of both the brand and website design is c£20,000 and it is the Forum's recommendation that this should also be allocated from the £250,000 award.

6.2 Gourock Heritage Group

- 6.2.1 Inverclyde Council has supported the establishment of the Gourock Heritage group within the Gourock Municipal Buildings since the refurbishment works were completed in November 2016. Staff costs and rent/rates for the period November 2016 to November 2017 were funded from existing earmarked reserves.
- 6.2.2 At the Environment and Regeneration Committee on the 31st August 2017 the Corporate Director was authorised to release funds from the Towns and Villages £2.5m Award to provide staff cost support and continued occupancy of the current location in the Municipal Buildings, development of the business plan and preparation of funding bids.
- 6.2.3 The Towns & Villages grant spend to date for November 2017 to March 2018 amounted to £19,869 for staffing costs and £11,469 for rent and rates. For 18/19 the anticipated totals are

expected to be c£25,178 for staffing costs and £24,596 for rent and rates. The Forum wishes to recommend that the budget is confirmed to support an additional year of operation at the Gourock Municipal Buildings ie 2019/20 financial year.

7.0 PROJECT PROPOSALS – PORT GLASGOW REGENERATION FORUM

7.1 Inverclyde Tourist Signage

7.1.1 Over the last couple of years Inverclyde Tourist Group has installed a series of information boards in Gourock and Greenock and there is an aspiration to roll these out to Port Glasgow in due course.

7.1.2 Anticipated project costs are expected to be c£20,000 and it is the Forum's recommendation that this should also be allocated from the £250,000 award. Members will recall previously approved proposals in respect of projects such as Princes Street.

8.0 FINANCIAL IMPLICATIONS

8.1 The funding breakdown is outlined in the table below.

8.2 Finance - One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report £'000	Virement From	Other Comments
Towns & Villages Allocation		2018-20	£2,500		
Greenock			£1,900		
Approved to Date:	Town Centre WiFi	2018-20	£185		
	Transfer to EMR to fund prior TVC projects	2018-20	£100		
Approval Required:	West Blackhall St	2018-20	£1,500		
	Christmas Lights	2018-20	£16.5		
	Lyle Fountain	2019-20	£75		
	Town Centre WiFi	2018-20	£15		
	Remaining Budget		£8.5		
Gourock			£250		
Approved to Date:	Gourock Heritage Staff & rent	2017-18	£31		
		2018-19	£51		
		2019-20	£51		
Approval Required:	Gourock Brand & website	2018-20	£20		
	Remaining Budget		£97		
Port Glasgow			£250		
Approved to Date:	Princes St Footpath Improvements	2018-19	£185		
	Toll Boys Monument	2018-19	£25		
Approval Required:	Inverclyde Tourist Signage	2019-21	£20		
	Remaining Budget		£20		
Other Villages			£100		
Approved to Date:	Community spend	2017-19	£100		

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	

9.0 CONSULTATION

9.1 The Chief Financial Officer has been consulted on this matter and has agreed with the action proposed.

9.2 The Head of Property and Legal Services has been consulted and has agreed with the action proposed.

9.3.4 The Head of Regeneration and Planning has been consulted on this report.

Report To:	Environment & Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV036/18/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	West of Scotland RRP Mutual Aid Memorandum of Understanding		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the current status of the mutual aid agreement between member authorities in the West of Scotland Regional Resilience Partnership and to seek approval for the MoU to be taken forward on the same basis as the predecessor agreement covering the Strathclyde Emergency Co-ordinating Group.

2.0 SUMMARY

- 2.1 The West of Scotland Regional Resilience Partnership (WoS RRP) is one of three Regional Resilience Partnerships which cover multi-agency co-ordination of planning and response to emergencies and major incidents on a regional basis in Scotland. The WoS RRP replaced its predecessor, the Strathclyde Emergency Co-ordination Group (SECG) in November 2013 with the formation of Police Scotland and Scottish Fire and Rescue. Previous regional groups such as the SECG were based on Police Force Boundaries. The WoS RRP covers the area of the former Strathclyde body with the addition of Dumfries and Galloway.
- 2.2 The local authorities in the SECG area had a mutual aid agreement covering the provision of assistance including staff and equipment in the event of an emergency situation. The agreement covered costs, indemnity and insurance issues and was intended to remove the need for discussion on these issues in the event of an emergency. Requests for mutual aid would be made by Chief Executives to their counterparts and the agreement did not place an obligation to comply. Any provision of staff to work on a cross boundary basis would obviously also be on a voluntary basis.
- 2.3 To date the SECG agreement has been treated as still being in effect for WoS RRP purposes. There is now however a need to formalise matters under the WoS RRP umbrella. The draft memorandum of understanding attached at Appendix 1 therefore requires Committee approval. There are no substantive changes from the MoU previously in operation.

Appendix 1

3.0 RECOMMENDATIONS

- 3.1 That the Committee approves the West of Scotland Regional Resilience Partnership Mutual Aid Memorandum of Understanding.

Martin McNab
Head of Environmental & Public Protection

4.0 BACKGROUND

- 4.1 The draft Memorandum of Understanding replicates the agreement previously in place for the Local Authorities in the Strathclyde Emergency Co-ordinating Group area. There are no substantive changes to the MoU and committee approval is sought to enter into a Mutual Aid MoU on the same basis as previously but now under the banner of the West of Scotland Regional Resilience Partnership. Appendix 1

5.0 IMPLICATIONS

5.1 Finance

There are no financial implications.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/(savings)

Cost Centre	Budget Heading	With effect from	Annual net impact £000	Virement From	Other Comments
N/A					

5.2 Legal

There are no legal implications. The Memorandum of Understanding is on the same terms as that previously agreed.

5.3 Human Resources

This report does not impact on Human Resources. The Memorandum of Understanding is on the same terms as that previously agreed.

5.4 Equalities

Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO - This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

5.5 Repopulation

There are no implications for repopulation.

6.0 CONSULTATIONS

- 6.1 The Head of Legal and Property Services has been consulted on this report.

7.0 BACKGROUND PAPERS

- 7.1 There are no background papers.



WoS RRP
West of Scotland
Regional Resilience Partnership

LOCAL AUTHORITY MUTUAL AID MEMORANDUM OF
UNDERSTANDING

in terms of the

CIVIL CONTINGENCIES ACT 2004,

THE CIVIL CONTINGENCIES ACT 2004 (CONTINGENCY PLANNING)
(SCOTLAND) REGULATIONS 2005

and

THE CIVIL CONTINGENCIES ACT 2004 (CONTINGENCY
PLANNING) (SCOTLAND) AMENDMENT REGULATIONS 2013

2018

MEMORANDUM OF UNDERSTANDING

amongst

East Renfrewshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Eastwood Park, Rouken Glen Road, Giffnock G46 6UG

Renfrewshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Renfrewshire House, Cotton Street Paisley PA1 1UJ.

Inverclyde Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Municipal Buildings Greenock, PA15 1LY.

North Lanarkshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Windmillhill Street, Motherwell, ML1 1AB.

South Lanarkshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Almada Street, Hamilton, ML3 0AA

East Ayrshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at London Road, Kilmarnock, KA3 7BU

South Ayrshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at County Buildings Wellington Square Ayr, KA7 1DR.

North Ayrshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Cunninghame House, Irvine, KA12 8EE.

East Dunbartonshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at 12 Strathkelvin Place, G66 1TJ

West Dunbartonshire Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Church Street, Dumbarton, G82 1QL

Glasgow City Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at City Chambers George Square, Glasgow, G2 1DU

Argyll and Bute Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at Kilmory Lochgilphead, PA31 8RT

and

Dumfries & Galloway Council, constituted in terms of the Local Government etc. (Scotland) Act and having its Headquarters at English Street, Dumfries DG1 2DD. (Subject to Agreement).

WHEREAS East Renfrewshire Council, Renfrewshire Council, Inverclyde Council, North Lanarkshire Council, South Lanarkshire Council, East Ayrshire Council, South Ayrshire Council, North Ayrshire Council, East Dunbartonshire Council, West Dunbartonshire Council, the City of Glasgow Council, Argyll and Bute Council and Dumfries & Galloway Council are Category 1 Responders: Scotland, as defined in Schedule 1 Part 2 of the Civil Contingencies Act 2004 (“the CCA”):

AND WHEREAS the CCA confers certain duties upon Category 1 Responders and others in relation to arrangements for civil protection:

AND WHEREAS Regulation 3 of the Civil Contingencies Act 2004 (Contingency Planning) (Scotland) Regulations 2005 (“the Regulations”) provides that Scottish Category 1 Responders which have functions which are exercisable in a particular police area must co-operate with each other and General Category 1 Responders in connection with the performance of their duties to assess, plan and advise as detailed in Section 2(1) of the CCA.

AND WHEREAS The Audit Scotland report “Improving Civil Contingencies Planning” (August 2009), Recommends that :

“Category 1 and 2 responders should develop formal mutual aid agreements. These agreements should take account of cross-border and cross boundary arrangements, and the voluntary and private sectors”.

AND WHEREAS Recommendation 38 of the Sir Michael Pitt Review into the summer flooding of 2007 states -

“Local authorities should establish mutual aid agreements in accordance with the guidance currently being prepared by the Local Government Association and the Cabinet Office”.

AND WHEREAS “Preparing Scotland -*The Scottish Guidance on Resilience – (Section 2 Vii Duty to Co-operate)* issued in March 2012 refers to the establishment of mutual aid agreements as being an indicator of good practice

AND WHEREAS the Cabinet Office UK Civil Protection Lexicon Ver 2.1.1 (Feb 13) defines mutual aid as -

“An agreement between **Category 1 and 2 responders** and other organisations not covered by **the Act**, within the same sector or across sectors and across boundaries, to provide assistance with additional resource during an emergency”.

NOW THEREFORE THE PARTIES HAVE AGREED AND DO HEREBY AGREE AS FOLLOWS:

PURPOSE OF AGREEMENT

1. This agreement exists to ensure that the concept of Mutual Aid in response to an Emergency, as defined in Section 1 of the CCA, is fully understood by all participating local authorities.
2. Participating local authorities agree, where practicable, to provide assistance and resources to each other in the event of an Emergency which impacts on the operational capabilities and exceeds the resources of another local authority. The affected local authority may request aid from one or more local authority.

ARRANGEMENTS FOR PROVIDING MUTUAL AID

3. Mutual Aid can consist of
 - a. the provision of resources to assist another local authority in a single-area incident; or
 - b. cross boundary support in a combined response to a single-area incident; or
 - c. cross boundary support in a combined response to a multi-area incident.
4. In the event of an Emergency, the initial request for assistance will be made by the Chief Executive(s) of the local authority or authorities affected by that Emergency or by an agreement to provide assistance reached by the assisting local authority or authorities at a meeting of the West of Scotland, Regional Resilience Partnership, ("RRP") as defined in the 2013 Regulations. Thereafter liaison will be at the appropriate department/service level to agree and arrange the level of assistance required. The extent of the assistance given will be at the discretion of assisting local authority or authorities, having regard to their own local needs and situation at the time. Once a request for assistance has been granted, a record of all resources requested and deployed shall be maintained by the assisting and receiving authorities. These records shall include details of the reasons for requesting assistance, when the request was made and the dates of the commencement and conclusion of assistance.
5. Where a multi-area incident occurs, and if appropriate, a meeting of the RRP will consider and agree the Mutual Aid to be delivered. If appropriate, this will include the appointment of a lead authority and the location and management structure of a joint multi-agency emergency centre.

6. Assistance will be provided in the first instance, as set out in the following clauses. The assistance arrangements will be reviewed 5 days after the commencement of the Emergency and the decision of the assisting Chief Executive as to the continuation of the assistance will thereafter be confirmed in writing to the affected Chief Executive(s).

CONDITIONS FOR PROVIDING ASSISTANCE

7. The arrangements will be conducted under the conditions listed in the following clauses.
8. **General**
 - a. Each local authority involved will be responsible for maintaining detailed financial and other records to support subsequent recovery action. It will be for any affected authority to substantiate any claim for reimbursement of expenditure from central government, for example, through mechanisms such as the Bellwin Scheme for Emergency Financial Assistance to Local Authorities, operating under the Local Government and Housing Act 1989. The assisting authority will provide detailed information as to the assistance provided by it.
 - b. The duration and nature of the assistance requested shall be commensurate with the Emergency.
 - c. The affected local authority will reimburse the assisting local authority on a cost recovery basis upon the termination of the aid and that within 28 days of the submission to the affected local authority by the assisting local authority of a fully documented account and invoice for settlement.
 - d. For the avoidance of doubt, the affected local authority will meet the cost of any staff seconded from the assisting authority to assist with the Emergency.
 - e. The assisting authority will meet any costs incurred in maintaining its own services arising from the loss of staff, plant/equipment and materials to the affected authority during the period of assistance.
9. **Liability**
 - a. All staff, plant and equipment provided by the assisting authority and deployed by the receiving authority will be regarded for all purposes as the responsibility of the receiving authority.

The assisting authority shall not be liable to the receiving authority or to any third party for any loss, cost, expense, penalty or damage incurred or suffered, including but not limited to any personal injury or death or damage to property, arising directly out of or in consequence of or in connection with the assistance given to the receiving authority or the

deployment of the assisting authority's staff, plant or equipment by the receiving authority or the operation of this agreement.

The receiving authority shall indemnify the assisting authority against all proceedings, costs, expenses, liabilities, injury, loss or damage arising from or incurred by reason of any claim, demand or action made or raised against the assisting authority by or on behalf of an employee of the assisting authority or the receiving authority, or any third party which arises out of the deployment of the staff, plant or machinery of the assisting authority by the receiving authority.

- b. All parties shall ensure that adequate insurance is maintained for employers' liability, public liability, buildings and building contents, vehicle and passengers and such other insurance as it considers appropriate. The receiving authority shall on request provide evidence to the assisting authority that such cover has been effected and all due premium payments have been paid. The insurance in respect of claims for personal injury or the death of any person under a contract of service with the assisting authority and arising out of or in the course of such person's employment shall comply with the Employers Liability (Compulsory Insurance) Act 1969 declaring that cover shall be no less than TEN MILLION POUNDS STERLING (£10,000,000). For public liability and all other claims to which this clause applies, the insurance cover shall be not less than TEN MILLION POUNDS STERLING (£10,000,000) in respect of any one incident. Such insurance cover must remain in force for the period in which any claim may be raised by the assisting authority or any third party.

10. Staff Costs and Conditions of Service

- a. The receiving authority shall pay or reimburse the assisting local authority for travel, subsistence and overtime payments made to staff deployed during the period of assistance and any associated administrative costs.
- b. The receiving local authority shall be responsible for reimbursing to the assisting local authority, the salary and allowances (National Insurance, superannuation etc.) and any associated administrative costs of the staff deployed.
- c. During the initial 5 day period of assistance, the assisting local authority accepts responsibility for any overtime payments within its own organisation to cover any absence due to providing assistance. Thereafter the situation will be reviewed in accordance with the provisions of Clause 6. hereof.
- d. Staff from the assisting authority deployed to the receiving authority/authorities will continue to be subject to their existing terms and conditions of employment and the human resources policies, including sick and special leave and superannuation provision, of their employing authority.

11. Plant, Equipment and Materials

- a. The receiving authority will be responsible for the costs of transporting the plant, equipment and materials which have been provided by the assisting authority, including loading and unloading and any associated and necessary setting up costs.
- b. The receiving authority will pay for any necessary maintenance, repair or replacement of plant or equipment used during the Emergency and for any materials and/or consumables supplied by the assisting authority and any associated administrative costs.

12. Legislation

The receiving authority shall comply with all statutory requirements in relation to its responsibilities for staff and plant and equipment provided by the assisting authority during the Emergency, including the following: -

- a. Staff from the assisting authority will use any Personal Protective Equipment ("PPE") supplied in connection with their normal duties. The receiving authority will be responsible for ensuring that all staff are provided with PPE specific to the incident response and for meeting the costs of such PPE.
- b. The receiving authority will be responsible for carrying out any risk assessments required as part of the incident response and ensuring staff are briefed on Health and Safety issues specific to the Emergency.
- c. The receiving authority will be responsible for providing safe and suitable work facilities, including office accommodation.
- d. The receiving authority will be responsible for ensuring that the welfare needs of all staff, including those provided by the assisting authority, are met. This will include toilet/shower/messing facilities, meal breaks, relief staff and overnight accommodation as may reasonably be necessary.
- e. The receiving authority will be responsible for reporting, in accordance with the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995, ("RIDDOR") incidents which occur to any employee of an assisting authority who is assisting with the Emergency. A copy of this report shall be provided to the assisting authority within the timescales set out in RIDDOR.

DISPUTES ARISING FROM THE AGREEMENT

- 13. Any disputes regarding the meaning of this agreement or between the receiving and assisting authorities shall be resolved by discussion between the Chief Executives of the authorities involved. Any dispute remaining unresolved after such discussion shall be referred to the chairperson of the RRP who shall appoint an independent third party to consider the matter. For the avoidance of doubt, such independent party may be either the chairperson of the RRP or the Chief Executive of a member local authority not otherwise involved in the dispute. In the event that there are no independent Chief Executives within the membership of the RRP, or none is prepared to serve in this capacity, the matter shall be referred to the Society of Local Authority Chief Executives to appoint an independent Chief Executive from out with the membership of the RRP. The decision of the party appointed will be binding on all parties.

CONDITIONS OF AGREEMENT

- 14. The operation of this agreement shall be the responsibility of the Chief Executives of the affected and assisting local authorities.
- 15. This agreement shall supersede the previous Local Authority Mutual Aid Memorandum of Understanding amongst the participating Local Authorities, which previous agreement is hereby terminated as at (XXX) which shall be the effective date of this agreement notwithstanding the date or dates hereof.
- 16. This agreement shall be reviewed periodically by the local authorities within the RRP, not less frequently than once every two years, to ensure that it continues to meet the requirements of the participating local authorities. This agreement may be varied or terminated only by the agreement of the parties in writing.

IN WITNESS WHEREOF these presents consisting of this and the seven preceding pages are executed as follows:-

Sealed with the Common Seal of
XXX Council and
subscribed for them and on their behalf.
by

Name

Designation

Place

Date

NOT PROTECTIVELY MARKED

[Please advise of your Council's preferred method of execution ie whether a Seal or a witness will be used in addition to the signature of the Authorised Signatory.]

NOT PROTECTIVELY MARKED

Report to:	Environment & Regeneration Committee	Date: 25 October 2018
Report By	Corporate Director Environment, Regeneration & Resources	Report No: ENV/035/18/DH
Contact Officer:	Drew Hall	Contact No: 01475 714272
Subject:	Scheme of Assistance (Section 72 Statement) -Updated Statement	

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Committee approval for the updated Scheme of Assistance (SOA). The purpose of the SOA is to provide home owners and, where relevant, tenants in private rented property in Inverclyde with relevant information, advice and assistance in line with the requirements of Section 72 of the Housing (Scotland) Act 2006.

2.0 SUMMARY

- 2.1 Section 72 of the Housing (Scotland) Act 2006 requires Local Authorities to prepare and make publicly available a statement which sets out the Council's approach to providing householders with advice and/or assistance on how to repair, improve, maintain or adapt their home.
- 2.2 The original Scheme of Assistance was introduced on 1 April 2010 following completion of the transitional introduction of the Housing (Scotland) 2006 by the Scottish Government. The current SOA was last updated by the Committee in September 2013.
- 2.3 The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy (LHS) supported by an assessment of housing need, demand and provision.
- 2.4 A review of the original SOA was undertaken in order to ensure it is relevant to the current understanding of the needs of local people which came to light during the preparation of the latest LHS; it's three main themes are now closely aligned to three outcomes of the Local Housing Strategy (LHS) 2017-2022. The updated SOA is attached in Appendix 1

The Scheme of Assistance is aligned to the following three key outcomes of the LHS:
Improving housing quality
Housing and health
Affordable warmth and climate change

3.0 RECOMMENDATIONS

- 3.1 That Committee:
- Note the requirement of Section 72 of the Housing (Scotland) Act 2006 for LA's to have a SOA; and
 - Approve the updated Scheme of Assistance set out in Appendix 1.
 - Agree to update the Scheme of Assistance to include reference to a Rent Deposit Guarantee Scheme when approved.
 - Agree to update the Scheme of Assistance to reflect the changes to Care & Repair from April 2019

Martin McNab, Head of Environment & Public Protection

4.0 BACKGROUND

- 4.1 The Housing (Scotland) Act 2006 is based on the key principle that owners have primary responsibility for their property to ensure it is maintained, energy efficient and, if required, they can access assistance to adapt their property to help address their changing physical needs. There is an important role for Inverclyde Council to provide information, advice and assistance to home owners and private tenants to help them do that. The current SOA was last updated by the Committee in September 2013.
- 4.2 The Scheme of Assistance (SOA) takes cognisance of the principles of the Act and sets out our priorities in terms of providing advice, information, practical assistance and financial assistance to the householders of Inverclyde. It is important to note that the SOA defines an approach and is intended to match assistance to the barriers that owners and tenants may experience in exercising their rights and responsibilities as occupiers of property.
- 4.3 At its meeting of 4 November 2014 the Education & Communities Committee approved a strategy to tackle housing disrepair by encouraging effective property repair and maintenance of private sector housing in Inverclyde; the Private Sector Housing Repair and Maintenance Strategy. That Strategy changed the emphasis from enforcement being progressed by the Council under default works to earlier interventions. These early interventions include providing advice, organising co-owners meetings, the service of Statutory Notice and the payment of “missing shares”.
- 4.4 At its meeting on 19 January 2016 the Education & Communities Committee approved a protocol and associated guidance to support owners of common property to repair and maintain their homes through payment of “missing shares” which will form part of the Council’s ongoing approach in tackling housing disrepair. Both the Scheme of Assistance and the Private Sector Housing Repair and Maintenance Strategy are aimed at facilitating and encouraging property maintenance and repair by owners.
- 4.5 The SOA contributes towards delivery of the following outcomes of the Local Housing Strategy (LHS):
- Improve stock condition.
 - Support people to live independently for as long as possible in their own homes and communities
 - Tackle fuel poverty and contribute to meeting climate change targets

5.0 PROPOSAL

- 5.1 The scheme of assistance will deliver help to householders in three key ways aligned to the three outcomes of the LHS.

Advice and Information - General advice and information will be provided on a range of topics to help householders repair, maintain, adapt and make their homes as energy efficient as possible.

Practical assistance – Services will be provided which provide help with practical issues to assist owners to exercise their repair and maintenance responsibilities.

Financial assistance –Financial assistance will be made available to householders to adapt their homes, make their homes energy efficient or to enable maintenance works.

5.2 Improve Housing Quality

Advice and Information

Officers from the Public Health and Housing team will assist householders in carrying out repairs and maintenance to their properties; they will explain the best way to do that and give advice on how to arrange for work to be done in an appropriate manner, including resolving disputes between parties. Face to face meetings will be offered. Co-owners meetings can also be arranged and will be co-hosted by council officers from the mediation service and Public Health and Housing team.

Guidance offered will include making available a range of information notes that homeowners can access, as well as recommending websites that the Council subscribes to which will help inform owners and assist in guiding them to have necessary work carried out to their properties.

The Council is responsible for the landlord registration process for private rented property and now has a robust process in place for dealing with landlords who do not adhere to the standards required in private rented property, including reviewing their fitness to operate as landlords and using management plans which outline the steps which the landlord must take to ensure that their tenancies are properly operated both in terms of the physical standards tenancy management standards. If they do not adhere to the management plan a referral will be made via the Housing (Landlord Registration) Sub Committee recommending that the landlords' approval to rent property is removed.

The Council and HSCP are committed to providing a rent deposit guarantee scheme, the operational details of which are being progressed at present. A report will be submitted in due course to the Health & Social Care committee updating the Committee on progress of the scheme.. The SOA will be updated to reflect the details of the scheme.

Practical Assistance

An important strand of practical assistance that the Council will provide will be in the form of enforcement action. Where appropriate a Statutory Notice will be served on owners via the various pieces of legislation where the Local Authority has power to require owners to carry out work to their property. This will be particularly relevant where the works required are common in nature and the co-owners cannot agree via informal means to have necessary works carried out. These enforcement powers should be viewed as an enabling tool to require works which need to be carried out to a property to be done. In certain exceptional circumstances, where there is severe concern for the health of any occupier, the Council will carry out the work required in the Notice and recover the costs from the relevant owners.

The Council now has an Empty Homes Officer in post to offer practical help to owners of vacant properties to help them bring them back into housing use either by selling, renting or living in them. The post is jointly funded for two years by Inverclyde Council, River Clyde Homes and Shelter Scotland. Empty homes tend to be unsightly, poorly maintained and can be a blight on an area, and minimising their number is clearly to be encouraged as they are not only a valuable unused asset but also can bring viable housing back into the housing supply.

Financial Assistance

The Council will now offer "missing shares" payments under Section 50 of the Housing (Scotland) Act 2006. This discretionary provision allows Local Authorities to pay for maintenance costs for co-owners in common properties who cannot afford to or who will not pay their shares of maintenance costs. Applications will be considered from co-owners who have been unable to have maintenance works carried as not all of the other co-owners will pay their share. Providing all necessary steps have been taken by the majority of owners to try to have the remainder of owners pay their share the Council can pay those shares on completion of the required maintenance works and recover the costs from the owners who have not paid thereafter via a charge on the title to their property

known as a Repayment charge. It is envisaged use of these provisions will be warmly welcomed by many co-owners who live in common property where their attempts to maintain them are regularly prevented by co-owners who will not pay or cannot be found.

Financial assistance will be made available to householders to replace lead pipework. Grants of 50% of the cost of replacing the pipework serving the dietary supply, usually in the kitchen; from the Scottish Water connection in the pavement will be provided. The previous age related restrictions to eligibility for grant have been removed and all householders will now be eligible to apply for this assistance.

5.3 Housing and Health Advice and Information

Assistance offered to ensure that people are supported to live independently for as long as possible in their own homes and communities includes printed information, information available online as well as direct contact with Council staff and key partners.

Practical Assistance

Currently Inverclyde Care and Repair Service provide support to householders to adapt their home to suit a disabled occupant's needs and advise on how best to carry out repair and maintenance works to their property as well as operating the small repairs service where a range of small household repairs can be carried out for a small charge. Signposting to a range of practical housing and support services is also carried out by Care and Repair staff although duplicated by other Council & HSCP services. This service is to be brought in house from April 2019 and is subject to a separate report to the Committee.

Financial Assistance

Homeowners and private tenants who consider they may need an adaptation to their property to help address their changing physical needs should contact the Inverclyde Centre for Independent Living for an assessment to be carried out by an Occupational Therapist who will recommend an appropriate adaptation be carried out. Grants towards the cost of the adaptation will be paid at a level of 80% of the cost of the work. Where a financial assessment suggests that a higher level of assistance is justifiable 100% can be paid. In cases where the homeowner's property is no longer suitable for their needs and cannot be easily adapted assistance may be offered towards the purchase of a more suitable house.

5.4 Affordable Warmth and Climate Change Advice and Information

Help is provided to improve energy efficiency in the private sector. All energy efficiency enquiries are referred to Home Energy Scotland (HES); who provide a bespoke telephone service which allows individual enquirers to find out exactly what assistance they are eligible for in their particular circumstances. Their website also provides a wide range of information about the types of assistance that can be accessed.

Practical Assistance

HES will refer individuals to IHEAT which is a free and impartial home visit service based locally its operatives can advise on all aspects of home energy use, including how to reduce energy bills and help resolve complex problems with energy suppliers, including fuel debt.

Financial Assistance

The Council can provide grant assistance via HES for households in fuel poverty and who have a partial, broken, beyond economical repair, ineffective or no heating system.

The Council is also able to assist homeowners to access funding either through grants or interest free loans to pay their contribution towards the cost of energy efficiency measures in home energy efficiency programmes area based (HEEPs ABS) schemes through the very successful HEEPS ABS programme in conjunction with local Registered Social Landlords. The aim of the HEEPS: ABS funding team is to target specific areas where fuel poverty is known to exist and where homes are uninsulated or require additional insulation to bring them up to current standards.

The Council is keen to promote shared equity help with home ownership. The Scottish Government Low cost Initiative for First Time buyers (LIFT) scheme offers up to 40% funding towards the purchase price of an affordable home. Options are to purchase a new home from a housing association or from the open market. It is available to a range of people including first time buyers social landlord tenants, disabled and older people with housing need, armed forces personnel and veterans who have recently left the armed forces. Inverclyde Council try to promote and encourage housing options which meets people's aspirations

6.0 IMPLICATIONS

6.1 Financial

Financial: There are no financial implications costs are contained within budget.

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement From	Other Comments
N/A					

Financial Implications - Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
N/A					

6.2 Legal

The introduction of the Scheme of Assistance will ensure that the Council meets the legal obligations as set out in Section 72 of the Housing (Scotland) Act 2006.

6.3 Human Resources

There are no significant human resource considerations.

6.4 Equalities

Has an Equality Impact Assessment been carried out?

Yes See attached appendix

No This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

6.5 Repopulation

Having well maintained appropriately adapted property improves the housing stock in and will contribute to Inverclyde being a more attractive, accessible and affordable place in which to live.

7.0 LIST OF BACKGROUND PAPERS

- 7.1
- Housing (Scotland) Act 2006 – Scheme of Assistance (Section 72 Statement) (October 2009)
 - Private Sector Housing –Repair and Maintenance Strategy report to the Education and Communities Committee (November 2014)
 - Private Sector Housing –“Missing Shares” Protocol and Guidance report to the Education and Communities Committee(January 2016)



**Housing (Scotland) Act 2006
Scheme of Assistance**

For Home Owners and the Private Rented Sector

**Section 72 Statement
October 2018**

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1. Introduction

- 1.1 The Housing (Scotland) Act 2006 was introduced to tackle issues relating to the quality and condition of housing in the private sector. Under part 2 of the Act, Local Authorities are required to prepare and publish a 'Section 72' statement in the form of a 'Scheme of Assistance'

2. Vision

- 2.1 The Council's Scheme of Assistance is based on the principle that owners have primary responsibility for the maintenance of their property. However, there is a clear role for the Council in private sector housing as the Act places a continuing obligation on Local Authorities to provide information and advice and assistance to home owners. This document details what support will be provided to help those living in the private sector, including the private rented sector, repair, maintain, improve or adapt their homes and help tackle fuel poverty.
- 2.2 Housing Association tenants are not included in the Scheme of Assistance. Tenants of a Housing Association should contact their landlord direct about the advice and assistance available to them from the association.

3. Equalities

- 3.1 The Council's nurturing Inverclyde approach aims to get it right for every child, citizen and community, and this includes how we ensure that people with protected characteristics are safe, healthy, achieving, nurtured, active, responsible and included.
- 3.2 The Council are committed to ensuring that everyone receives a high quality service and will strive to encourage equal opportunities and diversity. Through the Equalities Act 2010 there is a duty to advance equality of opportunity and ensure that our services do not discriminate on the basis of age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 3.3 Everyone has a protected characteristic and as such the new act helps ensure that everyone has fair access and inclusion through:
- Elimination of unlawful discrimination
 - Advancement of equality of opportunity between people who share a protected characteristic and those who do not: and
 - Fostering good relationships between people from different groups

4. Background

4.1 National Policy

The Scottish Government have set Sixteen National Outcomes to describe what it wants to achieve. These outcomes help to sharpen the focus of government, enable priorities to be clearly understood and provide a clear structure for delivery.

- 4.2 By achieving these outcomes, the Government has undertaken to make Scotland a better place to live and a more prosperous and successful country. They focus public services on

creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.

The Scheme of Assistance will contribute towards delivering the following three outcomes:

- National Outcome 10 – we live in well designed, sustainable places where we are able to access the amenities and services we need
- National Outcome 12 – We value and enjoy our built and natural environment and protect it and enhance it for future generations
- National Outcome 15 – Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it.

5. Local Housing Strategy

5.1 To ensure Local Authorities achieve the national outcomes they are required to prepare a 'Local Housing Strategy' (LHS). The Council's LHS (2017-2022) outlines how housing provision and housing related services are co-ordinated and sets outcomes, indicators, targets and policy commitments for these provisions and services.

5.2 The Council's Scheme of Assistance has been designed to contribute towards meeting the following LHS outcomes and outlined in this document:

- **Improving Housing Quality**
- **Housing and Health**
- **To Tackle Fuel Poverty and Contribute to Meeting Climate Change Targets.**

5.3 The Council's Public Health & Housing Team within Safer and Inclusive Communities have primary responsibility for the development and implementation of the Scheme of Assistance. The Public Health & Housing Team will be the contact for home owners, landlords and tenants in the private sector seeking assistance, information and advice.

6. Scheme of Assistance

6.1 To assist with the delivery of the of the LHS outcomes the Council will offer the following 3 strand approach:

- **Advice and Information**
We will offer general advice and information on a range of repairs, maintenance, improvements and/or adaptations to all homeowners in Inverclyde.
- **Practical Assistance**
We will offer services which provide help with practical issues to assist owners in exercising their repair and maintenance rights and responsibilities and effecting repairs to their property.
- **Financial Assistance**
Financial assistance will be available to those qualifying homeowners who require adaptations or lead pipe replacement.

7. Summary Assistance Available

7.1 The table below summarises the methods of assistance available, and who will be eligible for these.

Type of assistance available under Inverclyde Council Scheme of Assistance	Private Tenant	Private Landlord	Home Owner
Advice and assistance delivered by the Public Health & Housing Team	✓	✓	✓
Information and advice from the Council's website	✓	✓	✓
We will assist by using enforcement powers to deal with housing issues such as disrepair, poor maintenance and below tolerable standard housing with particular focus on matters which give rise to detrimental effects on occupiers health.	✓	✓	✓
We will provide advice and assistance when a statutory notice has been served on a property	✓	✓	✓
Financial assistance to carry out essential adaptations to a home if you are a person with a disability and have been assessed by Health and Social Care Partnership (HSCP) Occupational Therapy Service	✓		✓
Advice and assistance from Inverclyde Care & Repair Services, including the Small Repairs Service to assist older people or people with a disability to remain in their own homes.	✓		✓
Home Energy and Fuel Poverty advice through Home Energy Scotland (HES) and Inverclyde Home Advice Team (i.HEAT).	✓	✓	✓
Lead Pipe Replacement	✓	✓	✓

8. Improving Housing Quality

8.1 This section outlines the assistance which will be provided will help improve stock condition.

8.2 Advice and Information

Repairs and avoiding disputes

A regular ongoing maintenance program should be put in place at every property. If there is work required to the common parts of a shared building, owners initially should contact the other owners in their block, with whom they share responsibility for the upkeep of the property to discuss the work needed and agree how it should be done.

The Council recognise that property owners can experience difficulties managing common repairs, and can provide impartial advice on this matter, including:

- The rights and responsibilities of owners
- How to contact the co-owners within your property
- Arranging and, on occasion, hosting co-owner meetings
- Arranging for work to be done
- The roles of property factors; and
- Resolving disputes between parties

Mediation Services

Mediation Services can be provided; this is an informal way of resolving disputes between household or between landlords and tenants. A successful mediation would result in an agreement being signed by all parties confirming what steps will be taken to resolve the repair issues.

The service is free of charge and it does not prevent owners or tenants seeking advice from other services.

Guidance notes and websites

Information and advice will be provided to help homeowners arrange for repair work to be carried out to their own property and provide information on a range of issues related to housing.

The Council can refer residents to a range of guidance on the following:

- Asbestos
- Dampness and Condensation
- Electrical Safety
- Gas Safety
- Employing Tradespeople
- Energy Efficiency
- Mediation
- Maintaining you home
- Landlord Registration
- Lead in Water
- Missing Shares
- Paying for Maintenance

- Property Managers
- Seasonal Checklist
- Tolerable Standard
- Organising Repairs
- Common Repairs
- Title deeds
- Plumbing emergencies

Further information is available at the following website:

<http://newtenementhandbook.scot/>

Private Rented Sector

The Council is committed to supporting the provision of good quality private rented accommodation. Such accommodation must meet the specific requirements which apply to private rented property known as the repairing standard. If tenants are concerned about the condition of private rented property, The Council can advise them what to do but in the first instance they should contact their landlord.

Privately rented property must be registered with the Landlord Registration Scheme.

Further information is available at the following website:

http://landlordregistrationscotland.gov.uk/search_

If property is not registered The Council can take action against the landlord to make sure that it is.

The Council can also assist tenants to ensure that their landlord complies with the relevant housing law that relates to private sector tenancies.

Further information is available at the following website:

<http://rentingscotland.org>

The Council has now developed a process where landlords who do not act in an appropriate manner or operate their tenancies in a way that means that they are not complying with the relevant housing law can be reported to the Housing (Landlord Registration) Sub-committee with a recommendation that the landlords' approval to rent property is removed. Revocation of a landlord's registration to rent out residential property will only be considered where a landlord consistently refuses to operate the tenancy in an appropriate manner.

First-Tier Tribunal for Scotland (Housing and Property Chamber)

The First-tier Tribunal for Scotland (Housing and Property Chamber) provides tenants with a way of forcing landlords to comply with the Repairing standard.

Further information is available at the following website:

<http://www.housingandpropertychamber.scot/repairs/repairs-faq>

If a private rented property does not meet the Repairing Standard, tenants need to initially inform their landlord allowing them the opportunity to carry out works. If it is considered that a landlord has failed to meet the Repairing Standard an application should be made to the Chamber by the tenant. Tenants will have to demonstrate that they have notified the landlord of the work that is needed and when that was done by providing a copy of the letter written and evidence of posting

In certain circumstances The Council can report failure to meet the Repairing Standard to the Housing and Property Chamber by undertaking a Third Party Referral such circumstances mainly relate to where tenants are deemed to be vulnerable or there is some concern for the manner in which the tenancy is being operated by the landlord.

Further information is available at the following website:

<http://www.housingpropertychamber.scot/>

8.3 Practical Assistance

Enforcement Action

The Scheme of Assistance aims to encourage and support owners to take responsibility for the condition of their property. It is recognised, however, that there are owners who do not maintain their property. In these cases The Council has a range of legislative powers which are and will continue to be used extensively and effectively to force owners to maintain their properties. The use of legislative powers should be viewed as an enabling exercise to allow owners to have essential works carried out.

Environmental Protection Act 1990 Section 80 Notice

Where the conditions at a property gives rise to concern for the health of the occupants to such a degree that the conditions constitute a statutory nuisance the Local Authority will serve Notice on those responsible for the problem requiring them to have the remedial work carried out to abate the nuisance. If they do not The Council has the option to serve Fixed Penalty Notices on the owners or, in certain circumstances, refer the matter to the Procurator Fiscal; only in exceptional circumstances would the Local Authority carry out the work required and charge the owners of the cost of the work plus as administration charge.

Building (Scotland) Act 2003 Section 28 Notice

Where a property is in a state of disrepair the Local Authority may serve Defective Building Notices on all responsible parties requiring them to have the disrepair attended to.

Housing (Scotland) Act 2006 Section 30 Notice

The Council may choose to serve Work Notices on owners of properties which are sub-standard. Owners must then arrange to carry out the work detailed in the Notice. If the owners do not comply with the Work Notice within the time set out, The Council can, in exceptional circumstances, carry out the work and reclaim all costs incurred from the owner. This can be done by means of a repayment charge which is secured against the title deeds of the property.

Housing (Scotland) Act 2006 Housing Renewal Area

A Housing Renewal Area is an area where The Council have identified a significant number of sub-standard houses and/or a house, where housing is adversely affecting the amenity of an area.

The improvements under a Housing Renewal Area are enforced by the issuing of Work Notices or Demolition Notices which state the extent of the works that the owner must undertake and the timescale in which they must carry out the work. Failure to comply with the terms of the Notice may result in The Council undertaking works and recovering all costs and fees from the owner.

Housing (Scotland) Act 1987 Closing and Demolition Orders

Where a property is not fit for habitation, below tolerable standard and ought to be demolished The Council will serve Closing Orders on property prohibiting its use for human habitation. If the property is detached a Demolition Order will be served on the property. The Council will only use this ultimate sanction where there have been attempts made by The Council to have the matter dealt with by those responsible and where an economic viability assessment has been carried out and the action is proportional in terms of the human rights of the occupier.

Tolerable Standard

A house meets the Tolerable Standard if it

- Is structurally stable
- Is substantially free from rising or penetrating damp
- Has satisfactory provision for natural and artificial lighting, for ventilation and for heating
- Has satisfactory thermal insulation
- Has an adequate piped supply of wholesome water available within the house
- Has a sink provided with a satisfactory supply of both hot and cold water within the house
- Has a water closet or waterless closet available for the exclusive use of the occupants of the house and suitably located within the house
- Has a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water and suitably located within the house
- Has an effective system for the drainage and disposal of foul and surface water
- In the case of a house having a supply of electricity, complies with the relevant requirements in relation to the electrical installations for the purpose of that supply
 - “the electrical installation” is the electrical wiring and associated components and fittings, but excludes equipment and appliances
 - “the relevant requirements” are that the electrical installation is adequate and safe for use
- Has satisfactory facilities for the cooking of food within the house and
- Has satisfactory access to all external doors and outbuildings

Advice and assistance is available to those served with any type of formal Legal Notice served by The Council.

Empty Homes

Empty homes are detrimental to the local environment as they are often the target of antisocial behaviour. Empty homes are also more likely to fall into disrepair which is the most common reason for properties remaining unoccupied.

The Council and River Clyde Homes are working with the Scottish Empty Homes Partnership, set up by the Scottish Government and Shelter Scotland, to help bring empty homes back into the affordable housing supply.

A range of practical advice and assistance is available from The Council's Empty Homes Officer to encourage empty home owners to sell, rent or live in the properties which they own. We are also currently in the process of developing an Empty Homes Strategy to support home owners in bringing their properties up to standard and back into the viable housing supply.

8.4 Financial Assistance

Lead Pipe Replacement

The Council provides financial assistance to households to replace lead piping which supplies drinking water where the property is their main residence.

Financial assistance will be provided at a rate of 50% of the cost of replacing the affected supply from the Scottish Water connection, usually in the pavement, to the cold water dietary supply in the kitchen. Where the water supply is shared with another owner or owners the lead must be removed from the whole dietary supply.

Missing shares

Supporting owners to carry out common maintenance works is clearly a priority for The Council as it is recognised that maintenance is essential to keep property in a good state of repair; to support this assertion although this is a discretionary power given the priority that The Council assigns to good maintenance "missing shares" will be paid where the requirements of the relevant legislation; the Housing (Scotland) Act 2006 Section 50 have been complied with by the co-owners. "Missing shares" of maintenance costs will be paid on behalf of owners who are unwilling or unable to participate in maintenance schemes. The Council will then recover those costs which will include administration costs and interest charges from the non-participating owners. The legislation also allows recovery to be made from owners who do not pay their share via a Repayment Charge which is attached to the titles to the relevant property.

Paying missing shares, however, will only be carried out by The Council if resources permit, and where all other options have been explored by the Co-owners to have the necessary work carried out.

The Public Health & Housing team can assist with housing problems on an individual basis or to a group of property owners where occupiers are suffering as a result of disrepair.

9. Housing and Health

9.1 This section outlines the services that are available to ensure that people are supported to live independently for as long as possible in their own homes and communities, through the provision of equipment and adaptations to meet the needs of a disabled person.

9.2 Advice and Information

Advice and information regarding the assistance available to all home owners and private tenants from the Council is available online, through a range of printed information and also through contact with the relevant council staff and key partners noted in this document.

Health and Social Care Partnership

To support people to live independently in their own homes and communities The Council, through the Health and Social Care Partnership (HSCP), have a responsibility to assess a person's needs for equipment or an adaptation to access their house and to access standard amenities.

Standard amenities are:

- A sink provided with hot and cold water in the house
- A WC suitably located in the house
- A bath or shower and wash hand basin each with hot and cold water suitably located in the house

The assessment and priority of need is carried out by an Occupational Therapist (OT), and, if appropriate, they will make a referral for grant assistance.

The following is a list of works that are eligible for grant assistance, this list is not exhaustive it is simply a guide to the most common works eligible:

- Wet floor shower area
- Level access shower
- Over bath shower
- Doorway widening
- Through floor lift
- Stair lift
- External stair lift
- Access ramp
- Professional fee's; Architects/Surveyors etc. including fees for work that might not go ahead

To ensure the assessment for grant assistance is fair and transparent the Council adheres to the Scottish Government Statutory Guidance; Implementing the Housing (Scotland) Act 2006 "Work to meet the needs of Disabled People".

Works for the provision of additional living accommodation are not eligible works for mandatory financial assistance.

If there is a requirement for equipment or an adaptation or for more information on the OT services, contact:

Inverclyde Council
Inverclyde Centre of Independent Living
10-16 Gibshill Road
Greenock
PA15 2UP
01475 714350

9.3 Practical Assistance

Inverclyde Care and Repair Services

Inverclyde Care and Repair are managed by Cloch Housing Association and funded by the Council.

All OT referrals for adaptations are made to Inverclyde Care and Repair who will assist with progressing the required works and the application for grant assistance. Inverclyde Care and Repair will appoint a Project Officer to assist with the grant application and a Technical Officer to ensure that the works to be carried out meet the needs identified by the OT and that they comply with the relevant planning and building regulations.

Inverclyde Care and Repair can also offer advice and information on repairs, improvements and adaptations that are not eligible for grant assistance or can direct to other appropriate organisations that can provide advice on a number of housing and support issues.

Inverclyde Care and Repair operate a small repairs service for plumbing, electrical, joinery and general household jobs.

Inverclyde Care and Repair services are available to homeowners and tenants in the private sector who are either disabled or are over 60 years of age.

Further information is available at the following website:

<http://inverclyde.gov.uk/housing/home-owners/care-and-repair>

contact:

Inverclyde Care and Repair
19 Bogle Street
Greenock
PA15 1ER
01475 787975
01475 788274

Email: invercareandrepair@clochhousing.org.uk

9.4 Financial Assistance

Grant Assistance

All eligible adaptation works will receive a minimum of 80% grant assistance, where financial assessment suggests that the application of a means tests would lead to a higher level of assistance, at the discretion of the Council, 100% grant can be awarded. In all

cases the most efficient and cost effective solution for an adaptation will be considered, within budget constraints, to ensure fair and equitable distribution of available grant funding.

Grant Assistance to Move House

In some cases if the homeowner's property is no longer suitable for their needs and adaptations are not practical alternative solutions may need to be sought, including consideration of more suitable housing. In such circumstances financial assistance can be offered to assist with moving expenses and towards the purchase of a more suitable house.

Adaptations in Private Sector Tenancies

Private Sector tenants have the right to adapt their home subject to the consent of the owner (and sometimes co-owners where applicable). No reasonable request should be refused. An owner can request that the property be reinstated to its original condition if the adaptation is no longer required, grant assistance can be made available for reinstatement.

Where possible the owner will be encouraged to retain any adaptation for the use of another tenant with similar needs. Where practical, consideration can also be given to an adaptation being transferred to an applicant's new address if required.

Further information is available at the following website:

<http://inverclyde.gov.uk/housing/private-tenants/housing-grants-and-assistance>

or Contact:

Senior Grants Officer
Inverclyde Council
James Watt Building
105 Dalrymple Street
Greenock
PA15 1HU
Tel 01475 714228

10. To Tackle Fuel Poverty and Contribute to Meeting Climate Change Targets.

10.1 This section outlines the services available to tackle fuel poverty and advice available to improve energy efficiency of housing in the private sector.

10.2 Advice and Information

Home Energy Scotland

Home Energy Scotland (HES) are funded by the Scottish Government and delivered by the Energy Saving Trust. HES are a network of local advice centres covering all of Scotland. Advisors offer free, impartial advice on energy saving, renewable energy, sustainable transport, waste prevention and more. HES are an advice service available to householders, community, groups, businesses and the public sector.

In the first instance the Council will refer all energy efficiency enquiries to HES.

10.3 Practical Assistance

Inverclyde Home Energy Advice Team

HES will refer local enquiries to 'Inverclyde Home Energy Advice Team' (i.HEAT), when necessary.

i.HEAT is a free and impartial home visit service and can advise on all aspects of home energy use, including how to reduce energy bills and help resolve complex problems with energy suppliers, including fuel debt.

Further information is available at the following website:

<http://energysavingtrust.org.uk/scotland/home-energy-scotland>

Or call the HES hotline number free on:
0808 808 2282

10.4 Financial Assistance

HES can also advise on discounted insulation measures available through a range of offers funded by the Scottish Government or through energy companies.

HES can provide information on:

- Home Energy
HES can advise householders how to save energy, money and make their home warmer. They can carry out a Home Energy Check over the phone to pin-point where energy and money can be saved and, if necessary, arrange for an advisor to visit or refer to iHEAT.
- Renewables
HES can advise householders about which renewables systems are appropriate for their particular circumstances and provide information about financial support and reputable installers.
- Loans and support
HES can advise householders about their eligibility for financial support, benefits, and incentives. HES can also help householders find discounted energy rates.

Central Heating Grant

The Council can provide grant assistance for households in fuel poverty and who have a partial, broken, beyond economical repair, ineffective or no heating system. Householders must contact HES in the first instance for assessment, HES will refer to the Council when necessary.

Home Energy Efficiency Programme Area Based Schemes (HEEPS ABS)

The Scottish Government is committed to tackling fuel poverty and to improving the energy efficiency of housing in the private sector by providing funding to homes via Local Authorities for HEEPS: ABS.

The aim of the HEEPS: ABS funding team is to target specific areas where fuel poverty is known to exist and where homes are uninsulated or require additional insulation to bring them up to current standards. The Scottish Government encourage Local Authorities to work on collaborative programmes in 'Area Based Schemes' (ABS) with local Registered Social Landlords and ensure that areas in fuel poverty are improved first before turning attention to other areas that could also benefit from energy efficiency measures. The Scottish Index of Multiple Deprivation (SIMD) Scores for the whole of Scotland, house types and council tax bands are used as the benchmark for determining which areas should be tackled first under HEEPS: ABS programmes.

Local authorities must ensure that they maximise the use of their HEEPS: ABS funding allocation and secure the best Energy Companies Obligation (ECO) funding leverage possible. The Council is committed to tackling fuel poverty and is adopting the Flexible ECO Eligibility Policy to allow Flexible ECO Affordable Warmth funding for energy efficiency works to be made available to homeowners in Inverclyde with the highest level of need.

Home owners participating in HEEPS: ABS programme will be required to pay a contribution to the cost of the works. Interest-free loans are available from the Scottish Government to help with the homeowner's contribution that is required. More information on the interest free loan will be made available to home owners participating in HEEPS: ABS programmes.

Further information is available at the following website:

<http://inverclyde.gov.uk/houseing/private-tenants/housing-grants-and-assistance>

Or contact the Senior Grants Officer at the number above.

HEEPS: Equity Loan Pilot

Inverclyde is now included in the HEEPS Equity Loan Pilot, which is a Scottish Government loan to help you to improve the energy efficiency of your home and make certain repairs to the fabric of the building.

An equity loan allows you to borrow against the loan value of your home, if your home is worth more than you owe on it you may be eligible for an equity loan and to qualify:

You must be an owner occupier:

- Your property must be in council tax band A-C; or
- You or a permanent resident receiving certain benefits

If you are a private sector landlord (other eligibility criteria apply)

- The property must be in council tax band A-C; or
- Your tenant must be receiving certain benefits

Energy Improvements	Repairs*
Central heating	Repairs to the roof structure
Renewable technologies	Removing rot infestations
Insulation	Preventing rising damp
Glazing	Repairing rainwater goods

*If the repair reduces heat loss or dampness in the property, it can be classed as an energy efficiency improvement.

Further information is available at the following website:

<http://energysavingtrust.org.uk/equity-loan>

Or call the HES hotline number free on:
0808 808 2282

Shared Equity Scheme Help with Home Ownership

The Scottish Government Low-cost Initiative for First Time Buyers (LIFT) shared equity scheme has helped thousands of people across Scotland purchase an affordable new home.

The LIFT scheme offers up to 40% funding towards the price of a home, with the option of purchasing either brand new from a housing association (where available), or from the open market.

The scheme is open to a range of people including first time buyers, social landlord tenants, disabled and older people with housing need, armed forces personnel and veterans who have recently left the armed forces.

Inverclyde Council try to promote and encourage housing options which meet people's aspirations.

This scheme can provide a resident who wishes to own their own home but currently believes that they cannot afford to, with the chance to live in a home and location area of their choosing, within certain price thresholds.

It can also assist current homeowners who may be looking for a new home after a significant change in household circumstances; or where someone has a disability and owns a house which doesn't suit their needs.

The scheme, managed by Link Group Ltd, has helped thousands of individuals and families into a new home.

If you are working, you could secure a mortgage with the LIFT scheme. You should speak with your bank or financial adviser and ask them to look for a shared equity mortgage.

More details can be found at Link's website: www.linkhousing.org.uk/LIFT

11. Grant Conditions

Grant assistance will be paid subject to all work being completed satisfactorily; the following conditions will apply to the house for 10 years from the date of the completion of the works carried out:

- The house must be used as a private dwelling, although part of it can be used for other purposes.
- The house must be the main residence either of the owner or a member of their family
- The owner must take all practicable steps to keep the premises or land in a good state of repair
- The grant will be repayable in reducing tranches of 10% per year if the owner sells the property within 10 years of the grant being paid, beginning with the date on which the work is completed.*
- The Council can require the owner to certify that the above conditions are being met.

*This condition excludes adaptations and also sales being completed by an executor on behalf of a deceased owner.

Useful Contact Numbers

Advice Service Capability Scotland	Telephone: 0131 313 5510 Textphone: 0131 346 2629 Email: advice@capability-scotland.org.uk
Antisocial Behaviour Helpline	Telephone: 0800 01 317 01 Email: problemsolving.unit@inverclyde.gov.uk
Care and Repair 19 Bogle Street Greenock PA15 1ER	Telephone: 01475 787975 https://www.inverclyde.gov.uk/housing/home-owners/care-and-repair
Customer Service Centre Inverclyde Council Municipal Buildings Greenock PA15 1LY	Telephone: 01475 717171 Telephone for the hearing impaired: 01475 717677 (office hours only) Email: comments@inverclyde.gov.uk
Financial Fitness	Telephone: 01475 729239 http://financialfitness.btck.co.uk/

Appendix 1

<p>Health and Social Care Partnership Hector McNeil House 7-8 Clyde Square Greenock PA15 1NB</p>	<p>Telephone: 01475 715365 Email: HSCP.Communications@ggc.scot.nhs.uk</p>
<p>Home Energy Scotland</p>	<p>Telephone: 0808 808 2282 http://www.energysavingtrust.org.uk/scotland/home-energy-scotland</p>
<p>Inverclyde Carers Centre 68-70 Cathcart Street Greenock PA15 1DD</p>	<p>Telephone: 01475 735180 https://www.inverclydecarerscentre.org.uk/Pages/Category/support-groups</p>
<p>Inverclyde Council Disability 10 Clyde Square Greenock PA15 1NB</p>	<p>Telephone: 01475 732700 Email: enquiries@icod.org.uk</p>
<p>Inverclyde Home Energy Advice Team (iHEAT)</p>	<p>Telephone: 0800 092 9002 Email: i-heat@thewisegroup.co.uk</p>
<p>Scottish Association of Landlords (SAL) 22 Forth Street Edinburgh EH1 3LH</p>	<p>Telephone: 0131 270 4774 Email: info@scottishlandlords.com http://www.scottishlandlords.com</p>
<p>The First-tier Tribunal for Scotland (Housing and Property Chamber)</p>	<p>Telephone: 0141 302 5900 https://www.housingandpropertychamber.scot/</p>

Report To:	Environment & Regeneration Committee	Date: 25 October 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No: ERC/ENV/MM/17.343
Contact Officer:	Martin McNab	Contact No: 01475 717171
Subject:	Provision of New Bus Shelters Under the SPT Quality Bus Corridor Budget 2018/19	

1.0 PURPOSE

1.1 The purpose of this report is to seek Committee approval for the installation of four new bus shelters as part of the SPT Quality Bus Corridor Budget for 2018/19, and to note the additional revenue maintenance costs that will be funded by the Council.

2.0 SUMMARY

2.1 SPT has been involved in the provision, maintenance and administration of bus stop infrastructure since 1976, originally under delegated powers from Strathclyde Regional Council and as an agent to the unitary authorities since local government reorganisation in 1996.

2.2 Bus Stop and Bus Shelter Agency Agreements between SPT and Inverclyde Council have operated since 2003, have been cost effective, and of mutual benefit. New Agency Agreements were agreed by the Council and are in place until 31 March 2024.

2.3 Using the funding grant provided by SPT, it is intended to install four new bus shelters this financial year. The proposed new shelters will add to the Council's assets and result in additional ongoing maintenance costs and therefore require Committee approval.

2.4 The maintenance costs are funded by Inverclyde Council and are paid to SPT as part of the Bus Shelter Agency Agreement. Under this agreement SPT were appointed as Agents for the provision, maintenance and administration of bus shelters owned by the Council.

2.5 The four new bus shelters are proposed following requests from the public.

3.0 RECOMMENDATION

3.1 That the Committee approve the provision of new shelters at the four proposed locations and note that the associated annual maintenance costs will be vired from the Road Client Budget (Road Marking, Studs & Traffic Signs) into the Bus Shelter Maintenance Budget.

3.2 That the Committee note the position regarding new bus shelter installations from 2018/19.

Martin McNab
Head of Environmental & Public Protection

4.0 BACKGROUND

Agency Agreements

- 4.1 SPT has been involved in the provision, maintenance and administration of bus stop infrastructure since 1976, originally under delegated powers from Strathclyde Regional Council and as an agent to the unitary authorities since local government reorganisation in 1996.
- 4.2 Bus Stop and Bus Shelter Agency Agreements between SPT and Inverclyde Council have operated since 2003 and have been cost effective and of mutual benefit. New Agency Agreements were agreed by the Council and are in place until 31 March 2024.
- 4.3 Using the funding grant provided by SPT it is intended to install four new bus shelters this financial year. The proposed new shelters will add to the Council's assets and result in additional ongoing maintenance costs and therefore requires Committee approval.
- 4.4 The locations chosen originated from requests from members of the public (IN92 and IN542). These locations were investigated by officers of Inverclyde Council and SPT regarding site suitability.
- 4.5 A request was made for bus shelters on Shore Street (between Balfour Street and Princes Street) and Parkhill Avenue (between Broadfield Avenue and Arran Avenue). In order to determine if each of the stops warranted the installation of a bus shelter, bus passenger counts were carried out which found that a significant number of passengers boarded buses.
- 4.6 As part of a capital project funded by SPT, 2 new bus stops will be constructed on the A770 Cloch Road at Lunderston Bay. Due to the exposed location it is proposed to install bus shelters at these stops. This capital project is the result of requests from the public for bus stops at Lunderston Bay.
- 4.7 In order to install a bus shelter at IN542 Parkhill Avenue it will be necessary to seek the permission of the land owner (Link Group Ltd) as an element of new hard standing will be required to install the shelter and meet Disability Discrimination Act requirements for footway widths.

5.0 PROPOSALS

Provision of Bus Shelters

- 5.1 The proposed new shelters will add to the Council's assets and maintenance costs and hence require Committee approval.
- 5.2 The proposed locations for the new bus shelters are listed below:

613092 (IN92) Shore Street (between Balfour Street and Princes Street), Port Glasgow
6130542 (IN542) Parkhill Avenue (between Broadfield Avenue and Arran Avenue), Port Glasgow
Cloch Road at Lunderston Bay eastbound (new stop)
Cloch Road at Lunderston Bay westbound (new stop)
- 5.3 The approximate additional annual maintenance cost for one shelter is £125. If four new shelters are installed, the approximate additional maintenance cost will be £500.

6.0 IMPLICATIONS

Finance

6.1 Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Capital SPT	Bus Shelter Infrastructure	2018/19	Approx £12,928.24		
	SPT Grant	2018/19	(£12,928.24)		

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Roads Client	SPT/IC Agency Agreement	2019/20	£500	Virement from Road Marking, Studs & Traffic Signs	

Legal

6.2 There are no legal implications arising from this report.

Human Resources

6.3 There are no HR implications arising from this report.

Equalities

6.4 There are no equalities implications arising from this report.

Repopulation

6.5 There are no repopulation implications arising from this report.

7.0 CONSULTATIONS

7.1 The Head of Legal & Property Services and the Chief Financial Officer have been consulted on this report.

8.0 LIST OF BACKGROUND PAPERS

8.1 None

Report To:	Environment & Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV037/18/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Parking Enforcement		

1.0 PURPOSE

- 1.1 This report updates members on parking enforcement in response to a request for such a report at the August 2018 meeting of this Committee.

2.0 SUMMARY

- 2.1 A request was made at the August 2018 meeting of the Environment & Regeneration Committee for a report on the effectiveness of both the Council's Parking Strategy and parking enforcement in Inverclyde. This report focusses mainly on the latter as the Parking Strategy is effectively an evolutionary process driven by community need.
- 2.2 The Council's Decriminalised Parking Enforcement (DPE) regime was brought in following the withdrawal of traffic wardens by Strathclyde Police. It should be remembered that the original impetus for a DPE scheme was the chaotic and inconsiderate parking in the town centres following this.
- 2.3 This report provides an analysis of the figures for the service of PCNs for two comparable periods, January to September 2017 & 2018 with a particular focus on areas which have shown the greatest variation in that period. The report also provides an update on enforcement as it relates to blue badge holders together with the number of seizures of blue badges since 2015.

3.0 RECOMMENDATIONS

- 3.1 That members note the content of this report.

4.0 BACKGROUND

- 4.1 Decriminalised parking enforcement (DPE) was introduced in Inverclyde in October 2014. The original impetus for the DPE scheme was the uncontrolled parking and consequential issues brought about by the withdrawal of traffic wardens by Strathclyde Police. A parking strategy was devised for Greenock town centre, where inconsiderate parking was causing the greatest impact. Subsequently five TROs covering the whole of Inverclyde were developed, consulted upon and implemented.
- 4.2 Since the original TROs were promoted there have been a number of changes in response to concerns from parts of the Inverclyde community. The most notable changes have been:
- The change from the historic on street 30 minute waiting time generally to 2 hours in Greenock town centre
 - The introduction of a residents' permit scheme in Greenock
 - The removal of the requirement to display a disc in Kilmacolm
 - Changes to the off street parking arrangements in Gourock to reflect community and traders wishes

These major alterations to the original TROs, along with other more minor changes, clearly show that there has been significant movement from the original parking strategy. In the case of the TRO process this is right and proper as public consultation is an essential part of that process which can lead to changes to the strategy. Other changes have been brought about to address community concerns. It should be appreciated that changes to the TROs can, in some circumstances, have the effect of increasing the number of PCNs issued.

- 4.3 The sections below attempt to give members up to date and comparable figures on parking enforcement. Figures are based upon the periods from January – September in 2017 and 2018. These periods have been taken as the most comparable as they come after major changes in Greenock made by the initial introduction of residents' permits and the changes to the off street parking arrangements in Gourock. New permit zones were introduced in Greenock in April 2018 however we will never get entirely comparable periods. The removal of the requirement for discs in Kilmacolm occurred in early January 2018 therefore the impact of this on PCNs served can be clearly seen. It should be emphasized that all of the figures are for PCNs served, they do not reflect the number cancelled or withdrawn or the income received from PCNs.
- 4.4 When the DPE scheme was introduced a clear distinction was made between the responsibility for the overall strategy and changes to the TROs and the responsibility for enforcement. The former rested with the Roads Service in Environmental and Commercial Services and the latter with Safer & Inclusive Communities. All PCN income went to the Roads Service in order to keep a clear division between enforcement and income. The parking attendants do not, and have never had, any targets on the number of PCNs served. Although both elements are temporarily within Environmental & Public Protection this position has been clearly maintained.

5.0 COMPARISON BETWEEN 2017 AND 2018

- 5.1 Figures for the comparative number and type of PCN's served in Gourock, Greenock, Inverkip, Kilmacolm and Port Glasgow are contained in Appendix 1. While it is not the intention of this report to produce a line by line analysis of these figures some particular issues will be highlighted for member's benefit.
- 5.2 The overall number of PCNs served in Inverclyde increased by 13.2% between 2017 and 2018. Some of this increase is as a result of a full team of parking attendants being available in 2018. For periods of 2017 the numbers available were down for various reasons. The availability of a full team has also meant that a full shift pattern including regular enforcement on Saturdays has been implemented in 2018.
- 5.3 The overall range of increase in PCNs served is from – 34.9% in Kilmacolm to 31.24% in Gourock. These extremes are examined in more detail in sections 6 and 7 below. Figures for Greenock show an increase in line with the overall average and slightly higher for Port

Glasgow.

5.4 PCNs are served for a number of offences. Categories “01 – No waiting” and “02 – Loading/unloading” reflect on road parking offences which will be self-evident to all, these are primarily about parking on double yellow lines. As there is particular interest in enforcement in controlled parking bays however these figures are supplied for both on street and off street controlled parking bays. These provide a better comparison as they also exclude issues such as PCNs relating to residents’ permits, which only apply in Greenock and some other offences. Comparative figures are shown in Appendix 2.

Appendix
2

5.5 The figures for controlled parking in Kilmacolm and Gourock are discussed in more detail below. For Greenock the increases from 2017-18 for both on street and off street are not significant overall albeit the balance of offences shown in Appendix 1 obviously differs. Figures for Port Glasgow likewise show little increase but are noticeably lower than other areas. This reflects the relatively high numbers of off street parking places in central Port Glasgow. As a result of this provision there are fewer parking restrictions in Port Glasgow as there is consequently better turnover and availability of parking.

6.0 ISSUES IN KILMACOLM

6.1 The 34.9% reduction in PCNs issued in Kilmacolm is almost entirely a result of the removal of the requirement for display of discs in the on street controlled bays which occurred at the beginning of January 2018. The parking attendants are spending a similar amount of time in Kilmacolm as is evidenced by the relatively stable number of PCNs issued per bay in the off street car parks. This figure is also broadly in line with Port Glasgow as the spaces in both have no additional pay & display requirement or time limits. The bulk of off street offences therefore relate to inconsiderate out of bay parking.

6.2 The main decrease in Kilmacolm clearly relates to the removal of the requirement to display a disc. This obviously removes the offence of not displaying a disc which was the main cause of a PCN in Kilmacolm in 2017 but also means that there is an effective 2 hour parking period from the point of the parking attendants’ arrival. The 42.7% increase in no waiting PCNs would suggest that overstay in the controlled bays has most likely increased leading to less availability and an increase in parking on double yellow lines.

6.3 This situation reflects the predictions in the report approved by this Committee on 02 March 2017. It was recognised in that report that enforcement of on street limited time parking bays would be more difficult without discs. Significantly, however, the reasons for removing discs in Kilmacolm were associated with the unique location of the village, which is remote from urban areas, the fact that there are only 32 on street spaces and the concerns from traders at that time. The report of March 2017 recognised that an exception to the case of discs in Kilmacolm could be supported without compromising the wider strategy across the urban area.

7.0 ISSUES IN GOUROCK

7.1 As discussed in 5.0 above the increase in PCNs issued was greatest in Gourock. Appendix 2 shows a higher rate of offences per bay in Gourock than Greenock for off street parking. This may be as a result of the differing proportions of unrestricted, disc controlled and pay & display bays in the respective car parks. There could also be an effect arising from the mixture of different parking restrictions in the lower Kempock Street car parks. It should be noted however that the current restrictions were brought in as a result of requests from the Gourock Community & traders in late 2016 and were fully consulted upon.

7.2 The major difference in offences per bay from 2017 to 2018 in Gourock however is for on street bays. In 2017 the rate of offences per bay was almost identical to Greenock at 5.99 vs 5.98. There was a slight increase in Greenock to 6.38 in 2018 however the rate in Gourock jumped to 9.43.

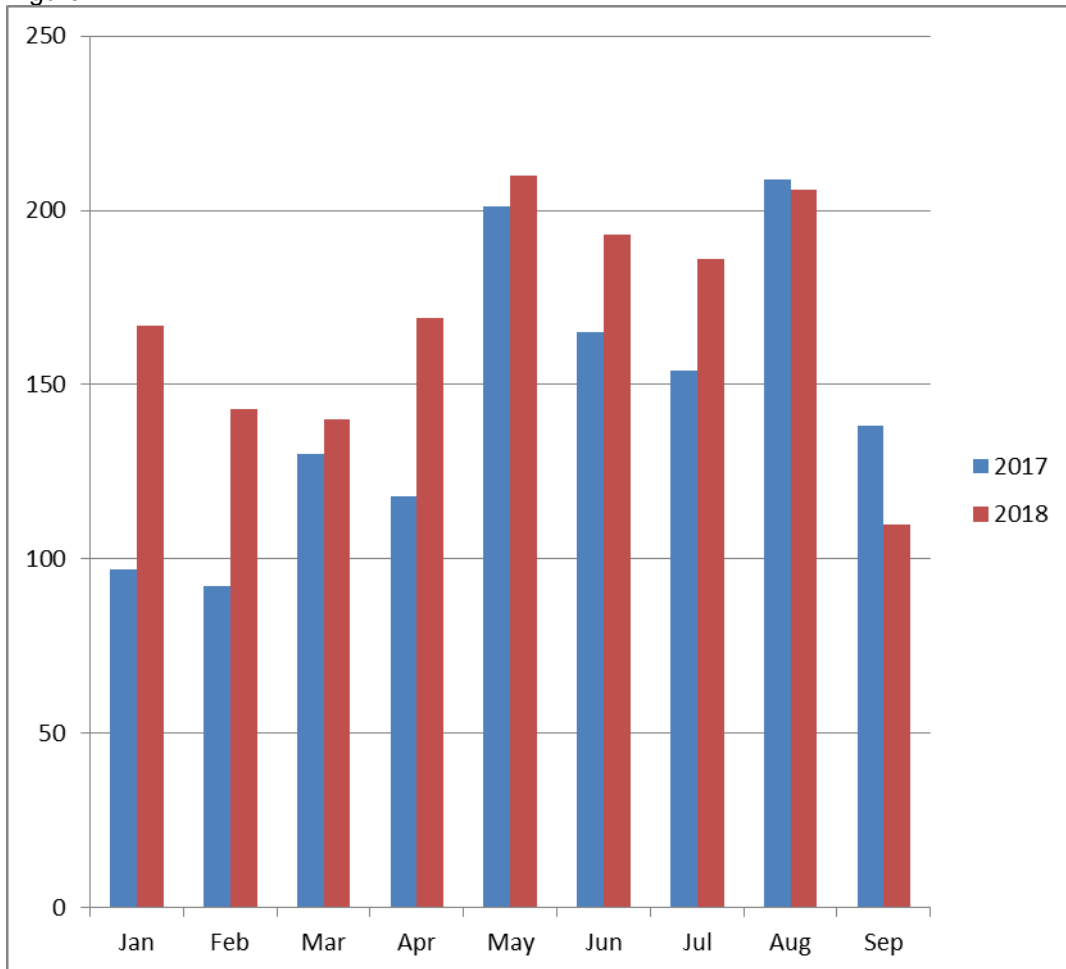
7.3 In order to unwrap the reasons for this further analysis of the Gourock figures has been included at Appendix 3. This gives both a month by month analysis for the periods under review and also attempts to account for any effect of the increase in Saturday enforcement.

Appendix
3

Analysis has also been carried out into the time spent by parking attendants in Gourrock between 2017 and 2018. Overall, with the exception of increased Saturday enforcement the main difference has been in the availability of parking attendants noted in 5.2 above. The effect of increased Saturday enforcement accounts for almost half of the increase in PCNs served in Gourrock. Including Saturdays the percentage change was 31%, excluding Saturdays it falls to 16.9%.

7.4 Figure 1 below shows the respective figures for PCNs served in Gourrock excluding Saturdays. Surprisingly the main increases are in the first 4 months of 2018. This may reflect the full team of parking attendants being available in Inverclyde in early 2018. With the exception of a smaller increase in June & July, which may reflect higher visitor numbers as a result of the better weather compared with 2017, there is little variation in the other months. September is actually slightly lower.

Figure 1



PCNs issued in Gourrock in the first 9 months of 2017 and 18 excluding Saturdays.

8.0 BLUE BADGE ENFORCEMENT

8.1 Parking restrictions in Inverclyde, both on street and off street, have two effects on the availability of parking for legitimate blue badge holders. In 2018 to date 341 PCNs have been issued for parking in disabled bays without a valid badge. This extremely inconsiderate behaviour clearly reduces parking spaces for legitimate blue badge holders. Blue badge holders may also park on single and double yellow lines with certain limitations, for example provided they do not cause an obstruction. The full list of these limitations is available on the Council website. In 2018 1259 PCNs have been served for parking in these areas, again discouraging inconsiderate parking in areas in which blue badge holders may legitimately park.

8.2 Since the middle of 2015 Parking Attendants have had the power to seize blue badges when these are not being used legitimately. To date over 120 badges have been seized for various types of misuse. Fifty-six badges have been seized for use when the badge holder was not present. Obviously this type of use is not only an attempt to subvert the legitimate parking

restrictions but also removes parking spaces for legitimate badge holders. One badge was seized in use when the badge holder was deceased and 1 forged badge was seized. The majority of the remaining seizures have been of expired badges. Some of these will have been genuine mistakes however the process for renewing a blue badge is relatively straightforward. Where badges have been seized they are returned to the Inverclyde Centre for Independent Living and this service has a process to return badges to legitimate badge holders where appropriate. A number of the incidents which constitute clear misuse are further investigated by the Council's corporate fraud team.

9.0 IMPLICATIONS

9.1 Finance

There are no financial implications.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/(savings)

Cost Centre	Budget Heading	With effect from	Annual net impact £000	Virement From	Other Comments
N/A					

9.2 Legal

There are no legal implications.

9.3 Human Resources

This report does not impact on Human Resources. The Memorandum of Understanding is on the same terms as that previously agreed.

9.4 Equalities

Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO - This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

9.5 Repopulation

The availability of parking in the town centres makes Inverclyde a more attractive place to live and do business.

10.0 CONSULTATIONS

10.1 N/A

11.0 BACKGROUND PAPERS

11.1 There are no background papers.

Appendix 1 - Comparative PCN Figures for Jan-Jun 2017 & 18				Jan- Jun 2017	Jan-Jun 2018	% Change	Comments
GOUROCK							
	01 - No waiting		347	381	9.80		
	02 - Loading/unloading		62	80	29.03		
	18 - Using a parking place for the sale of goods		0	1			
	21 - Parked in a suspended bay/space		0	1			
	24 - Not parked correctly within bay		0	4			
	25 - Parked in a loading bay during restricted hrs		2	0			
	30 - Parked for longer than permitted		11	5	-54.55		
	35 - Parked in disc bay without valid disc		341	498	46.04		
	36 - Parked in a disc parking place		121	211	74.38		
	40 - Parked in disabled bay without badge		22	63	186.36		
	47 - Parked on restricted bus stop/stand		24	28	16.67		
	48 - Stopped in restricted area outside a school		0	2			
	71 - Parked in an electric vehicle's place		0	4			
	80 - Overstay		42	74	76.19		
	83 - No P&D ticket		431	490	13.69		
	85 - Parked in bay without clearly disp valid perm		2	4	100.00		
	86 - Out of bay		9	10	11.11		
	87 - Parked in a disabled bay without valid badge		3	5	66.67		
	95-Using parking space for the wrong purpose		1	0	-100.00		
			1418	1861	31.24		
GREENOCK							
	01 - No waiting		150	273	82.00		
	02 - Loading/unloading		201	250	24.38		
	12 - No Residents Permit		597	745	24.79		
	16 - Parked without displaying a valid permit		1	4	300.00		
	19 - Parked in bay with invalid permit or P&D		2	0	-100.00		
	22 - Re-parked within specified time		1	1	0.00		
	24 - Not parked correctly within bay		14	15	7.14		
	25 - Parked in a loading bay during restricted hrs		403	291	-27.79		
	30 - Parked for longer than permitted		145	80	-44.83		
	35 - Parked in disc bay without valid disc		1013	1153	13.82		
	36 - Parked in a disc parking place		300	441	47.00		
	40 - Parked in disabled bay without badge		122	149	22.13		
	46 - Parked where stopping prohibited (rr or cw)		0	1			
	47 - Parked on restricted bus stop/stand		48	117	143.75		
	48 - Stopped in restricted area outside a school		4	2	-50.00		
	70 - Parked in loading bay during restricted hours		2	1	-50.00		
	71 - Parked in an electric vehicle's place		5	6	20.00		
	80 - Overstay		201	218	8.46		
	82 - Parked after the expiry of paid time		0	1			
	83 - No P&D ticket		424	290	-31.60		
	85 - Parked in bay without clearly disp valid perm		75	190	153.33		
	86 - Out of bay		18	32	77.78		
	87 - Parked in a disabled bay without valid badge		8	21	162.50		
	89 - Parked vehicle exceeds weight/height/length		0	1			
			3734	4282	14.68		
INVERKIP							
	01 - No waiting		1	12	1100.00		
KILMACOLM							
	01 - No waiting		96	137	42.71		
	02 - Loading/unloading		6	7	16.67		
	30 - Parked for longer than permitted		1	8	700.00		
	35 - Parked in disc bay without valid disc		149	4	-97.32	Requirement to display disc removed 15/01/18	
	36 - Parked in a disc parking place		15	1	-93.33	Requirement to display disc removed 15/01/18	
	40 - Parked in disabled bay without badge		3	2	-33.33		
	48 - Stopped in restricted area outside a school		1	1	0.00		
	71 - Parked in an electric vehicle's place		2	3	50.00		
	86 - Out of bay		27	26	-3.70		
	87 - Parked in a disabled bay without valid badge		4	9	125.00		
			304	198	-34.87		
PORT GLASGOW							
	01 - No waiting		28	30	7.14		
	02 - Loading/unloading		36	101	180.56		
	24 - Not parked correctly within bay		5	0	-100.00		
	25 - Parked in a loading bay during restricted hrs		10	14	40.00		
	30 - Parked for longer than permitted		87	45	-48.28		
	40 - Parked in disabled bay without badge		21	58	176.19		
	47 - Parked on restricted bus stop/stand		2	4	100.00		
	80 - Overstay		32	16	-50.00		
	85 - Parked in bay without clearly disp valid perm		2	0	-100.00		
	86 - Out of bay		77	89	15.58		
	87 - Parked in a disabled bay without valid badge		13	34	161.54		
	89 - Parked vehicle exceeds weight/height/length		1	1			
			314	392	24.84		
TOTAL			3898	4412	13.19		

Appendix 2 Comparative PCN rates for controlled on & off street parking bays

	Off Street					On Street				
	No of Spaces	Jan - Sept 2017		Jan-Sept 2018		No of Spaces	Jan - Sept 2017		Jan-Sept 2018	
		Total Offences	Offences Per Bay	Total Offences	Offences Per Bay		Total Offences	Offences Per Bay	Total Offences	Offences Per Bay
Greenock (#1)	390	733	1.88	760	1.95	334	1998	5.98	2131	6.38
Gourock (#2)	196	488	2.49	587	2.99	83	497	5.99	783	9.43
Port Glasgow (#3)	319	125	0.39	140	0.44	78	123	1.58	117	1.50
Kilmacolm	82	33	0.40	38	0.46	35	168	4.80	15	0.43

#1 - Greenock off street parking does not include Cathcart Buildings (25 spaces) which is currently residents only

#2 - Central Gourock has additional car parking at the Scotrail controlled Pay & Display car parks

#3 - Port Glasgow does not include 150 spaces at the park & ride as these are not covered by the TRO

Appendix 3 - Gourock Comparative PCN Figures

Month	Including Saturdays			Excluding Saturdays		
	2017	2018	% Change	2017	2018	% Change
Jan	97	167	72.16	97	167	72.16
Feb	104	186	78.85	92	143	55.43
Mar	157	190	21.02	130	140	7.69
Apr	118	201	70.34	118	169	43.22
May	217	230	5.99	201	210	4.48
Jun	201	245	21.89	165	193	16.97
Jul	154	233	51.30	154	186	20.78
Aug	224	261	16.52	209	206	-1.44
Sep	146	148	1.37	138	110	-20.29
Total	1418	1861	31.24	1304	1524	16.87

Report To:	Environment and Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	E+R/18/10/03/SJ/AW
Contact Officer:	Ash Hamilton	Contact No:	01475 712463
Subject:	Proposed consultation on the removal of Core Path 26b 'South of Berryards' from the Core Paths Plan		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Committee approval to consult on a proposal to remove Core Path 26b 'South of Berryards' from the Core Paths Plan.

2.0 SUMMARY

- 2.1 Under the Land Reform (Scotland) Act 2003, all local authorities were required to identify a network of routes which provide sufficient levels of access for local communities. This network is known as a Core Paths Network and is formally presented in a Core Paths Plan.
- 2.2 In line with the 2003 Act and best practice guidance, Inverclyde Council established a Local Access Forum (LAF) in 2005, which represents a range of outdoor access interests and advises the Council on access issues. The Council worked with the Forum to prepare a Core Paths Plan, which identifies 98 sections of path across Inverclyde, and was adopted in 2008.
- 2.3 In conjunction with the Local Access Forum, the Council undertook a review of the Core Paths Network in 2015. While the review identified the need for improvements to some sections of the Network, it did not propose any changes or additions.
- 2.4 Following enquiries from members of the public about the condition and use of Core Path 26b 'South of Berryards', which extends along Berryards Road to the northern end of Beith Road, two separate site visits by a Council officer have revealed that there is no discernible path beyond the rural path which runs up the western side of the last house at the southern end of Berryards Road.
- 2.5 The Local Access Forum has proposed removing the path from the Core Paths Plan due to the lack of a discernible path and a perceived low level of demand and use.
- 2.6 It is proposed to carry out a public consultation on the removal of Core Path 26b ('South of Berryards') from the Core Paths Plan, in terms of section 20C of the Land Reform (Scotland) Act 2003 (as amended by section 83 of the Land Reform (Scotland) Act 2016 – 'Single amendment of core paths plan: procedure'.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approve a public consultation on the proposal to remove Core Path 26b from the Core Paths Plan.

Stuart W. Jamieson
Head of Regeneration and Planning

4.0 BACKGROUND

- 4.1 Under the Land Reform (Scotland) Act 2003, all local authorities are required to identify a network of routes which provide sufficient levels of access for local communities. This network is known as a Core Paths Network and is formally presented in a Core Paths Plan.
- 4.2 The Land Reform (Scotland) Act 2003 required each local authority to set up a Local Access Forum which represents parties with an interest in outdoor access issues. This forum is intended to advise local authorities on outdoor access issues.
- 4.3 Inverclyde Council established a Local Access Forum in 2005. Following best practice advice, the Council worked in conjunction with the Local Access Forum to prepare a Core Paths Plan, which identified 98 sections of path across Inverclyde and was adopted by the Council in 2008.
- 4.4 The Council, again in conjunction with the Local Access Forum, undertook a review of the Core Paths Network in 2015. This review assessed the condition of the existing Core Paths Network and whether any sections should be removed or extended or new sections added. While the review identified the need for improvements to some sections of the Network, it did not propose any changes to existing paths or the addition of new paths or new sections of path.

5.0 CORE PATH 26b: 'SOUTH OF BERRYARDS'

- 5.1 Core Path 26b extends along Berryards Road to the northern end of Beith Road. It is comprised of an on road section along Berryards Road, followed by a vegetated path south to Beith Road. Inverclyde Council, as the Roads Authority, is responsible for maintenance of the path section along Berryards Road, with the remaining section to the south being in private ownership. The path is not a formal Right of Way.
- 5.2 Following enquiries from members of the public about the condition and use of Core Path 26b, officers from the Roads and Planning services have paid separate visits to the path in recent months. These site visits have revealed that the section of path to the south of the rural path which runs up the western side of the last house at the southern end of Berryards Road (i.e. 'Carriden') is heavily overgrown with grass, scrub and woodland in parts, and is not discernible as a path. There are also obstructions along the route of the path as shown on the Core Paths Plan e.g. broken metal railings.
- 5.3 Part 1 of the "Land Reform (Scotland) Act 2003: Guidance for Local Authorities and National Park Authorities" states that the core path "*network is.... likely to encompass a full range of path surfaces, including natural grass and beaten earth paths through fields, woods, along riverbanks, surfaced paths and tracks, towpaths, farm and forestry tracks; waterways with launching points; and quiet minor roads and pavements for certain stretches...*".
- 5.4 In light of the above, it is the opinion of the Roads and Planning services that the section of Core Path 26b to the south of Berryards Road is not wholly a 'natural grass and beaten earth' paths. As such, it does not fall within the range of path surfaces identified in the Part 1 of the "Land Reform (Scotland) Act 2003: Guidance for Local Authorities and National Park Authorities."
- 5.5 The condition of Core Path 26b and the appropriateness of its inclusion in the Core Paths Plan has also been discussed at the Local Access Forum. The Forum has proposed that, due to the lack of any discernible path beyond the rear curtilage of the last house on Berryards Road, and a perceived lack of demand and use of the route, Core Path 26b should be removed from the Core Paths Plan.
- 5.6 In light of the above, it is proposed to undertake a public consultation on the removal of Core Path 26b under Section 20C of the Land Reform (Scotland) Act 2003 which allows for a single amendment to the core paths plan. This requires the Council to "consult such persons... on the amendment, inviting objections and representations in relation to the amendment to be made to them within such period as they specify...and give such notice of the amendment as the local authority think fit".

5.7 If a public consultation is approved, a report of the outcome of the consultation will be brought to the Environment and Regeneration Committee on the 17th Jan 2019.

6.0 IMPLICATIONS

Finance

6.1 There are no direct financial implications associated with this report.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Legal

6.2 If the Committee is ultimately agreeable to the removal of Core Path 26b, this will be done in accordance with the Land Reform (Scotland) Act 2003 which allows for amendments to the Core Paths Plan.

Human Resources

6.3 There are no personnel implications arising from this report.

Equalities

6.4 There are no negative impacts on equalities arising from this report.

Repopulation

6.5 There are no direct repopulation implications arising from this report.

7.0 CONSULTATIONS

7.1 The Council's Roads and Legal services have been consulted during the preparation of this report, as has the Inverclyde Local Access Forum.

8.0 LIST OF BACKGROUND PAPERS

8.1 None

Appendix 1: Map of Core Path 26b 'South of Berryards'

Report To:	Environment & Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	E+R/18/10/02/SJ/AW
Contact Officer:	Alan Williamson	Contact No:	01475 712491
Subject:	Inverclyde Local Development Plan		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise Committee on responses received to the consultation on the Inverclyde Local Development Plan: Proposed Plan (2018) and to provide Members with notice of the 'Schedule 4s' for submission to the Scottish Government for examination.

2.0 SUMMARY

- 2.1 The Inverclyde Local Development Plan: Proposed Plan was published on 30 April 2018 with a consultation period running until 29 June 2018. The consultation generated 570 responses covering a range of issues, the vast majority of which relate to the issue of housing land.
- 2.2 The Local Development Plan – Proposed Plan sets out the Council's settled view in respect of spatial planning policy for Inverclyde. As there are unresolved representations to the Proposed Plan, it is necessary to submit it to the Scottish Ministers for Examination. To facilitate this, the Council prepares what are known as Schedule 4s, which summarise the representations received on the Plan and the Council's response to these. Appendix 1 sets out the changes to the Plan that have been suggested through the consultation that officers recommend the Council should not be opposed to. The Schedule 4s are a background paper to this report.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee grant delegated powers to the Head of Regeneration & Planning to submit the Proposed Plan to Scottish Government for Examination, and approve Appendix 1 as changes to the Plan that are acceptable to the Council.

Stuart W. Jamieson
Head of Regeneration & Planning

4.0 BACKGROUND

- 4.1 The Local Development Plan is the document which sets out the Council's strategy and policy for the use of land and buildings across the Council area. Together with the National Planning Framework, Scottish Planning Policy, and the Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan), it provides the planning framework for the future development of the area and forms the basis for the determination of planning applications. The current Local Development Plan was adopted in August 2014, and legislation requires that a replacement plan should be adopted within 5 years i.e. by August 2019.
- 4.2 The Local Development Plan is a statutory document and its preparation follows a statutory process, including key stages when documents are published for consultation. The Main Issues Report was published on 31 March 2017, and a report on the outcome of that consultation was considered by Committee on 31 August 2017. The Proposed Plan is the next key stage in the preparation of the Plan, and is important as it reflects the 'settled view' of the Council as to what the final adopted content of the Plan should be. The Proposed Plan was approved by Committee on 28 March 2018, with the consultation period running from 30 April 2018 until 29 June 2018.

5.0 PROPOSED PLAN CONSULTATION RESPONSES AND SCHEDULE 4s

- 5.1 The Proposed Plan consultation generated responses from 570 separate respondents. Respondents include private individuals (518), local businesses (2), community councils (4), planning consultants/developers/landowners (22), Councillors/MSP (5), Government/Key Agencies (11), national and local organisation/interest groups (7) and one (1) internal response. Engagement activities included direct notification of individuals/organisations previously involved or having registered their interest in the process and direct notification of properties within 20 metres of proposed development sites. The consultation on the Plan was publicised on the Council's website and social media and in other local newspapers/websites. An exhibition publicising the consultation on the Plan was also placed in various locations around Inverclyde. The consultation period ran for almost two full months, in excess of the 6 week period required by statute.
- 5.2 The vast majority of points raised through the consultation related to the Proposed Plan itself, and it is these points that are the subject of this committee report. However, comments were also received in respect of documents that accompanied the publication of the Proposed Plan, including the draft Action Programme, the Proposed Development Site Assessment, the Local Nature Conservation Site Assessment, the Strategic Environmental Assessment, the Strategic Flood Risk Assessment and Supplementary Guidance. These will be considered in due course and reported back to Committee where appropriate. Reports summarising the issues raised through the consultation on the Proposed Plan and accompanying documents have been published as background papers to this report.

Proposed Plan Responses

- 5.3 Having regard to the number of responses or the significance of the matter raised, the main issues raised through the consultation (in chapter order) are considered to be:

Greenock, James Watt Dock/Garvel Island – concerns/objections were submitted in relation to housing development opportunities in this area and the impact they could have on industrial/maritime operations. There was also support for residential/mixed use development.

Greenock, Spango Valley – there was support for a more housing-led redevelopment of the site with more flexibility with regard to the split of land for different uses. There was also an objection to the development of the site for housing.

Greenock, The Harbours – there was a request from West College Scotland for educational uses to be added to the range of uses acceptable on the site. There was also support for the mixed use approach proposed by the Plan, along with objections to its use for housing development.

Kilmacolm village centre car parking – there were requests for the Plan to identify land for a car park in Kilmacolm village centre.

Green Belt – there was a significant level of support for the Plan's position of retaining/protecting the green belt, particularly from housing development in the Kilmacolm/Quarriers Village area. There were also calls for a green belt review to be undertaken and for green belt release for housing development, particularly in the Kilmacolm/Quarriers Village area.

Affordable housing policy – there was support from Homes for Scotland for the removal of the requirement for affordable housing from all private sector sites. With regard to the 25% social rented housing requirement on greenfield sites in the Inverclyde villages, there was some support for this, but also comments that it should not be restricted to social rented housing and that if there is a requirement for social housing then land should be released to meet it.

Gourock, Kirn Drive – there were objections/expressions of concern in respect of housing development on this site, with a focus of concern being additional traffic.

Gourock, Weymouth Crescent – there was a significant number of objections to housing development on this site, particularly affordable housing development within an otherwise private estate.

Greenock, Killochend Drive - there was a significant number of objections to housing development on this site, with some of the objections referring to concerns about affordable housing.

Greenock, Papermill Road – the Plan mistakenly included a housing development opportunity on an area of open space at Papermill Road. Whilst a correction statement was issued, several objections were received in respect of this site. A similar error was made in relation to a site in Bow Farm, and an objection was received in respect of it too.

Greenock, Peat Road/Hole Farm - there was a significant number of objections to housing development on this site including petitions, with some of the objections raising concerns about affordable housing.

Greenock, Ratho Street/MacDougall Street –objections were received relating to the rezoning of this area from business/industrial use to a housing development opportunity.

Greenock, Ravenscraig Hospital – there was a significant number of objections to housing development on this site, with some of the objections referring to concerns about affordable housing.

Housing land – there were objections from the development industry concerning the Plan not identifying enough land for housing development, particularly in the Renfrewshire Sub Housing Market Area (Kilmacolm and Quarriers Village). Sites proposed for development in this area include: West of Quarry Drive, Knapps, North Denniston, ARP field, Planetreeyetts, West Glen Road, Police Station field, The Plots - all Kilmacolm, and Carsemeadow, Quarriers Village. There was also support for these sites not being included in the Plan.

Submission of Proposed Plan for Examination

- 5.4 Where there are unresolved representations/objections to the Local Development Plan, the Council is required to submit the Plan and representations received to the Scottish Government for Examination. To assist this process, the Council prepares what is known as Schedule 4s. These documents list the respondents in respect of an identified issue and summarise their response and the changes they would like made to the Plan in respect of that issue. Within the Schedule 4 the Council also sets out its response to the representations received. It is important to restate that the Proposed Plan is the Council's 'settled view' of what it wants the content of the adopted Plan to be. Any material changes made by the Council to the Plan at this stage, for example adding or removing a housing development

opportunity, would result in a requirement to publish a modified Plan for a minimum 6 week consultation period, during which all aspects of the Plan could be commented on. There is scope within the Schedule 4s for the Council to agree to changes suggested to it through the consultation exercise, subject to the changes being non-material, for instance changes to the wording of a policy which do not alter the purpose of the policy.

- 5.5 Appendix 1 sets out the changes to the Plan which the Schedule 4s indicate as being acceptable to the Council. The Schedule 4s are a background paper to this report

Next steps

- 5.6 According to the Development Plan Scheme, the Council is scheduled to submit the Plan to the Scottish Ministers for Examination by November 2018. Thereafter, the Examination is expected to take 6-9 months. Depending on when the Examination report is received from the Scottish Ministers, this could allow for the new Plan to be adopted within 5 years of the adoption of the current Plan, which is the target. The Examination is expected largely to be based on the written representations received and the Council's responses set out in the Schedule 4s. However, it is possible that the Reporter may seek a Hearing session in respect of some issues.

6.0 IMPLICATIONS

Finance

- 6.1 The cost of the Local Development Plan Examination is met by the Council. The Examination is likely to stretch over financial years 2018/19 and 2019/20. Based on the costs of the previous Local Development Plan these are expected to be in the region of £30-40k, with this cost being met from existing budgets.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
		2018-19 2019-20	£40,000		

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 6.2 Planning authorities are statutorily required to keep an up-to-date Local Development Plan. The submission of the Proposed Plan for Examination meets the requirements of the Council in this regard.

Human Resources

- 6.3 There are no personnel issues associated with this report.

Equalities

- 6.4 An Equalities Impact Assessment was prepared in respect of the Proposed Plan. This concluded that the Local Development Plan: Proposed Plan will have a neutral impact on the

protected characteristic groups identified under equalities legislation. None of the changes to the Plan included in the draft Schedule 4s would materially affect this conclusion.

Repopulation

- 6.5 Through identifying land for residential development and economic growth, as well as safeguarding Inverclyde's environment, the Local Development Plan will contribute to the repopulation agenda.

7.0 CONSULTATIONS

- 7.1 The Chief Financial Officer and the Head of Legal and Property Services were consulted during the preparation of this report.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 Inverclyde Local Development Plan: Proposed Plan (2018)
Proposed Plan responses by document and chapter
Proposed Plan responses by respondent (Proposed Plan responses only)
Schedule 4s

Appendix 1: Suggested modifications to the Proposed Plan that the Council has not opposed through the Schedule 4s

Suggested modifications to the Proposed Plan that the Council has not opposed through the Schedule 4s

Section 3: Creating Successful Places

The Harbours, Greenock – change the reference from ‘marine-based business uses’ to ‘marine based business and industrial uses’.

James Watt Dock/Garvel Island, Greenock – in Schedule 9 include as an indicative business and industrial development opportunity (E9), and in Schedule 2 change reference from ‘maritime-based commercial enterprises’ to ‘marine-related business and industrial uses’.

Spango Valley Greenock – in Schedule 2 include Secure Residential Institution and park-and-ride within acceptable uses in the Preferred Strategy column.

Change reference from ‘Affordable Housing Delivery Programme’ to ‘Affordable Housing Supply Programme’ (p. 8).

Section 4: Tackling Climate Change

Climate Change – amend target in final bullet point of paragraph 4.2 from 94% to 70% (to reflect finalised Climate Change Plan).

Wind energy spatial framework – include a version of Diagram 3 from the Energy Supplementary Guidance in the Plan.

Supplying Energy – include reference to Our Natural and Open Spaces in criterion (a) so as to refer to all of the resources protected by Section 11 of the Plan.

Heat Networks – include the following sentence at end of paragraph 4.7 “Heat mapping offers a means to identify heat sources and areas of high heat demand, and thus areas where heat networks could be successfully deployed.”

Low and Zero Carbon Generating Technology – amend Policy 6 to specify a proportion of greenhouse gas emissions to be saved through the use of low and zero carbon generating technology (1% specified rising to 2% in 2022).

Waste Reduction and Management - – include reference to Our Natural and Open Spaces in criterion (e) so as to refer to all of the resources protected by Section 11 of the Plan; amend final sentence of Policy 7 to refer to efficient waste management.

Managing Flood Risk – amend criterion (a) to read ‘be at significant risk of flooding (*i.e. within the 1 in 200 year design envelope*)’.

Surface and Waste Water Drainage – amend Policy 9 to require the provision of SuDS during the construction phase of a development.

Section 5: Connecting People and Places

Promoting Sustainable and Active Travel – amend the first sentence in paragraph 5.5 to refer to the sustainable travel hierarchy; amend the second sentence in paragraph 5.5 to strengthen the requirement for walking and cycling connections within new developments and to the external walking and cycling network;

Managing Impact of Development on the Transport Network – insert a new sentence paragraph 5.7 to strengthen the requirement for Transport Assessments and mitigation measures; amend the (existing) second sentence of paragraph 5.7 to make clear it is the strategic *road* network that is being referred to; amend the first sentence of Policy 11 to also refer to the active travel network.

Communications Infrastructure – change reference in Policy 13 from ‘green network’ to ‘our natural and open spaces’.

Section 6: Our Towns, Villages and Countryside

Greenock – include reference to West College Scotland being based in Greenock.

Soils – amend Policy 15 to strengthen the protection of agricultural land and carbon-rich soils.

Kilmacolm, Smithy Brae – correction of Proposals Map to include a small area of land at Smithy Brae within the village boundary. It had been mistakenly identified as green belt. It is identified within the village boundary in the current adopted plan.

Kilmacolm, Port Glasgow Road - correction of Proposals Map to include a small area of land at Port Glasgow Road (former quarry) within the village boundary. It had been mistakenly identified as green belt. It is identified within the village boundary in the current adopted plan, and is currently under development.

Section 7: Our Homes and Communities

Affordable housing supplementary guidance – include reference to full title of Supplementary Guidance ‘Affordable Housing in the Inverclyde Villages’ in paragraph 7.2, Policy 17 and Policy 18.

Community facilities – at the Reporter’s discretion, to make clear Policy 21 applies to Education facilities.

Remove housing development opportunities R43 (Papermill Road) and R45 9Upper Bow) from Schedule 4 and the Proposals Map in order to correct an error. Refer to clarification statement.

Section 9: Our Jobs and Businesses

Tourism Development – amend reference in policy from ‘green network to ‘our natural and open spaces’.

Mineral extraction – amend first sentence to indicate that the Council is unaware of workable mineral resources within the Council area.

Include reference to James Watt Dock as an indicative opportunity in Schedule 9, Business and Industrial Development Opportunities

Proposals Map – Changes to the Proposals Map to reflect the Written Statement:

Change designation of land at Inchgreen, Greenock from (a) to (b)

Change designation of land at Pottery Street, Greenock from (a) to (d)

Change designation of land at Ocean Terminal, Greenock from (a) to (c)

Section 10: Our Historic Buildings and Places

Listed Buildings – amend Policy 29 to set a policy framework for the assessment of proposals to demolish listed buildings.

Scheduled Monuments and Archaeological Sites – amend Policy 31 to refer also to the setting of Scheduled Monuments.

Section 11: Our Natural and Open Spaces

Gourock, Dunvegan Avenue – redesignate an area of land with planning permission for a dwellinghouse from open space to residential area.

Biodiversity and Geodiversity (Policy 33) – in section on Natura 2000 sites, change ‘or’ between the criteria to ‘and’ so as to ensure all criteria are complied with; possible change to Protected Species section to refer to relevant legislation and licensing; add wording to end of paragraph 11.8 requiring landscape and visual impact assessments when required.

Trees, Woodland and Forestry – include reference to the full title of the Supplementary Guidance.

Green Infrastructure – amend Policy 36 so that it is referring to the full/proper title of the Supplementary Guidance; reference to trees and hedges in the first sentence of paragraph 11.19.

Water Environment – add a criterion to Policy 39 requiring buffer strips between development and watercourses and another criterion referring to Scotland’s National Marine Plan and the Clyde Regional Marine Plan.

Proposals Map

Re-designate land to the north of the railway line at Ladyburn from residential area to business and industrial area.

Report To:	Environment and Regeneration Committee	Date:	25 October 2018
Report By:	Head of Regeneration & Planning	Report No:	E+R/18/10/04/SJ/BH
Contact Officer:	Brendan Hurrell	Contact No:	01475 712654
Subject:	Workforce Development Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on all matters in relation to the Councils services and contracts relating to Workforce Development.

2.0 SUMMARY

- 2.1 The purpose and structure of the Employability Pipeline is to provide Inverclyde residents with a tailor made pathway of support, where their individual circumstances, barriers, needs and aspirations are assessed and delivery organisations work collaboratively to support and progress each individual through their personal pathway towards, and into, a positive destination.
- 2.2 The Inverclyde Employability Pipeline provides a range of employability support to local residents looking for work, or looking to improve their employment situation. It also supports Inverclyde businesses to train and grow their workforce.
- 2.3 The Council contract with relevant organisations to deliver services that are of high quality and provide best value for money. Currently, three main contractors are appointed by a lotted tender exercise to deliver services on behalf of the Council. More detail on the services delivered is given in section 5 of this report with contract performance for years 2017/2018 and year to date 2018/19 contained within Appendix 1. The Council's Regeneration Fund wholly funds Lots 2 and 3, with Lot 1 being funded by this fund and the Council's European Social Fund (ESF) grant award from the European Structural & Investment Fund (ESIF 2014-2020 Programme). Annually, an average of 1,550 clients are supported by these services. The services are as follows -

Lot 1: Currently delivered by Inverclyde Community Development Trust £2,262,849. Who provide End to end employability including a range of activities to improve and develop employer engagement

Lot 2: £116,156. Currently delivered by Stepwell Consultancy Limited who provide Supporting unemployed/inactive with a physical or mental, sensory or learning disability by providing specialist advice, supported employment & job placements.

Lot 3: £65,000. Currently delivered by Inverclyde Advice and Employment Rights who provide service in relation to employment rights and work related issues such as occupational health.

- 2.4 In addition to managing these tendered services the Workforce Development team also provide and manage the following services: Modern Apprenticeships, The Graduate Wage Subsidy Programme, Scotland Employer Recruitment Initiative and Community Benefits. More detail and the performance of these Services is given within section 5 of this report.

2.5 As can be seen from the performance data, external partners continue to perform well and the Council internal Services add value to the employment prospects of many people from Inverclyde. Officers have considered options to reduce the funding for Services delivered externally with more Community Benefits being delivered using the Procurement power of the Council.

3.0 RECOMMENDATIONS

3.1 It is recommended that Committee note the Services that are offered and note the current contracted and in house Service performance.

Stuart Jamieson
Head of Regeneration & Planning

4.0 BACKGROUND

- 4.1 Since 2008 Inverclyde Council has undertaken, on behalf of the Inverclyde Community Planning Partnership “Inverclyde Alliance”, an open and competitive tendering process to support delivery of employability services for Inverclyde residents. Most recently, services were secured for the delivery of end-to-end and specialist employability activity and these contracts will either terminate on 30th March 2019 or on the 30th of March 2020 subject to satisfactory contract performance.
- 4.2 The latest Inverclyde Labour Market Statistics as reported by NOMIS are as follows however as has already been reported to Members these figures are not reliable due to the ongoing roll out of Universal Credit –

Headline	Inverclyde	Scotland
JSA claimant count (November 2016)*	1.5%	1.4%
Claimant Count (October 2017)*	4.8%	2.2%
ESA and Incapacity Benefit (November 2016)*	11.7%	7.8%
Economic inactivity (Jul 2016 – Jun 2017)*	23.4%	23.1%
Unemployment rate (Jul 2016 – Jun 2017)*	5.9%	4.5%
Employment rate (Jul 2016 – Jun 2017)*	72.8%	73.4%
% of Population with no qualifications (Jan – Dec 2016)*	14.2%	9.9%
% of local population in 15% most deprived data-zones^	34.6%	14.7%

Sources: * Nomis ^SIMD 2016

- 4.3 As previous reports on employability have highlighted, a key challenge for Inverclyde in terms of labour market participation will be to maintain a focus on addressing long term worklessness in the area, whilst also ensuring that there are suitable services in place to deal with increased volumes of new entrants to the unemployment register. Worklessness and socio-economic deprivation also has a geographic dimension in Inverclyde with a large population living in areas defined as the most deprived 15% in Scotland. Other forms of deprivation prevalent in Inverclyde include income where 1 in 5 residents are income deprived and educationally where one fifth of the working age population have no formal qualifications.
- 4.4 The Employability Pipeline enables partners in Inverclyde to provide an integrated approach to employability that avoids the artificial distinction between activities supporting the unemployed and the workless while recognising the important skill needs of local business and its workforce.

5.0 CONTRACTED SERVICES

- 5.1 Currently, three main contractors are appointed by a lotted tender exercise to deliver services on behalf of the Council. More detail on the services delivered is given in section 5 of this report with contract performance for years 2017/2018 and year to date 2018/19 contained within Appendix 1. The Council’s Regeneration Fund wholly funds Lots 2 and 3, with Lot 1 being funded by this fund and the Council’s European Social Fund (ESF) grant award from the European Structural & Investment Fund (ESIF 2014-2020 Programme). Annually, an average of 1,550 clients are supported by these services. The services are as follows -

Lot 1: The End-to-End Employability Service is currently delivered by Inverclyde Community Development Trust £2,262,849. Who provide End to end employability including a range of activities to improve and develop employer engagement

Lot 2: £116,156. The Health Barriers to Employment Service is currently delivered by Stepwell Consultancy Limited who provide Supporting unemployed/inactive with a physical or mental, sensory or learning disability by providing specialist advice, supported employment & job placements.

Lot 3: £65,000. The Employment Advice, Advocacy & Support Service Currently delivered by Inverclyde Advice and Employment Rights who provide service in relation to employment rights and work related issues such as occupational health.

- 5.2 The End-to-End Employability Service provides job seeking advice and support, vocational skills training, and personal development programmes for young people and adults, to improve confidence, motivation and skills to enable progression to employment. A specialist service is available from Inverclyde's *Financial Fitness* organisation. For those more "job ready" there is the Employer Engagement service, providing support with CV's, job applications, and matching suitable clients with local job opportunities.
- A. Specifically for young people aged 16 – 29 years, the ESF Youth Employment Initiative (YEI) is a service aimed at getting young people into employment. The YEI programme incorporates "Future Jobs", which provides fixed term paid work placements within a range of local organisations.
 - B. For those in low paid and/or low skilled employment there is scope to take part in training that can enhance employment opportunities.
 - C. Local businesses are provided with a dedicated Employer Engagement Team, who work with employers to support them to recruit from target client groups. Assistance with all aspects of the recruitment process is available as well as financial support via Wage Subsidy/Employer Recruitment Incentives. A specific YEI Wage Subsidy is available to employers hiring from the 16 – 29 year client base.
- 5.3 The Health Barriers to Employment Service provides specialist services in improving the health, well-being and employment opportunities of local people who have a long term health condition that is preventing them from moving into employment. The service delivers support that enables people to identify their barriers and builds positive coping strategies whilst working on a plan to improve their physical and mental health. Activities available include Stress and Condition Management, Counselling, Mentoring, Vocational Training, Personal Development and Supported Employment/Work Placement opportunities. Working in partnership with a number of local services and employers able to provide specialist client support when needed, ensures a connected quality service is provided for every client's individual needs.
- 5.4 The Employment Advice, Advocacy & Support Service provides via a unique amenity in Inverclyde which supports people in work who are experiencing difficulties with their employer. The service works with the client and their employer at the earliest possible stage, to resolve issues with a view to maintaining the client in employment. The service works in partnership with a range of organisations including Welfare Rights, Local Trade Unions, Legal firms and Occupational Health units to ensure the required mix of expertise is available for an individual client.
- 5.5 Details of the contract performance, against each of these Services is provided in Appendix 1. Table 1 within Appendix 1 details the performance for the period from October 2016 to March 2018 and table 2 contains the performance from April 2018 to August 2018.
- 5.6 In addition to managing these tendered services the Workforce Development team also provide and manage the following services: Modern Apprenticeships, The Graduate Wage Subsidy Programme, Scotland Employer Recruitment Initiative and Community Benefits.
- 5.7 Our Modern Apprenticeship (MA) programme, which is open to young people aged 16-19 years who are able and willing to achieve a Scottish Vocational Qualification (SVQ) at Level 2 or 3. The MA programme offers young people the opportunity to learn new skills, achieve a nationally recognised qualification and enables them to earn as they learn within a range of areas. The MA programme is a practical way to make the most of young people's potential, through a structured training process aimed at equipping them to do a job, whilst providing the opportunity to obtain work based SVQs. The programme is funded by Inverclyde Council and Skills Development Scotland. There are currently 20 Council Modern Apprentices in post and a further 11 being recruited. The Council has funded 11 Graduate placed from April 2016 to March 2018.
- 5.8 The graduate wage subsidy programme offers a number of wage subsidy places available to Inverclyde companies wanting to hire a local young person who has recently graduated. The wage subsidy is for 50% of the actual hourly rate, payable to a maximum of £9,000 or 52 weeks, whichever comes first.

5.9 The total Community Benefits secured between March 2011 and July 2018 are as follows:

New Start Apprentice	Total Working Weeks	New Skilled/Semi-skilled	Total Working Weeks	Total Jobs
30	3603	192	8526	222

6.0 IMPLICATIONS

Finance

6.1 There are no financial implications associated with this report.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (if Applicable)	Other Comments
N/A					

Legal

6.2 The Head of Legal & Property Services has been consulted on this report.

Human Resources

6.3 None

Equalities

6.4 Has an Equality Impact Assessment been carried out?

YES (see attached appendix)

NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Repopulation

6.5 Not applicable

7.0 CONSULTATIONS

7.1 None

8.0 LIST OF BACKGROUND PAPERS

8.1 None

Appendix 1

Table 1 Contracted Services Performance October 2016-March 2018

	Contract Information	October 2016 - March 2018 - 18 Month Contract Value/Target	Actual	% on target
Lot 1	Total Number of Clients	2,030	1,828	90%
End-to-End Employability Service:	Of total number of clients, number of Youth Employment Initiative Clients	300	474	158%
	Of YEI Clients, Number Undertaking Future Jobs	100	97	97%
	Total Number of Clients gaining a partial/full qualification	695	626	90%
	Total of Clients progressing to employment	530	420	79%
	Number given Financial Fitness support	540	573	106%
	Number given CLD support	270	223	83%
	Lot 2	Number of clients supported	1020	905
Health Barriers to Employment	Number of clients remaining in employment	720	801	111%
	Number of job retention hearings attended	65	146	224%
	Number of clients with greater awareness of their employment rights	900	905	101%

<p style="text-align: center;">Lot 3</p> <p style="text-align: center;">Employment advice, advocacy and guidance</p>	<p>Number of Clients Supported</p>	<p style="text-align: center;">70</p>	<p style="text-align: center;">90</p>	<p style="text-align: center;">129%</p>
	<p>Number of clients referred from the end-to-end employability service</p>	<p style="text-align: center;">20</p>	<p style="text-align: center;">23</p>	<p style="text-align: center;">115%</p>
	<p>Number of supported employment placements/job placements directly provided</p>	<p style="text-align: center;">22</p>	<p style="text-align: center;">22</p>	<p style="text-align: center;">100%</p>
	<p>Number of clients gaining a vocational qualification</p>	<p style="text-align: center;">20</p>	<p style="text-align: center;">30</p>	<p style="text-align: center;">150%</p>

		52	58	112%
	Number of clients with greater confidence to progress into work			
	Number of clients progressing to employment on leaving the project	10	18	180%

Appendix 1 Table 2 Contracted Services Performance March 2018- August 2018

	Contract Information	12 Month Contract Value/Targets	Actual	% on target
Lot 1 End-to-End Employability Service:	Total Number of Clients	1,050	567	54%
	Clients aged 16 - 29 years	500	242	48.00%
	Clients aged 30+ years	550	325	59.00%
	Of the total, number on waged option programmes	70	36	51%
	Number gaining a qualification	640	110	17%
	Number moving into employment	400	67	16%
	Number of Wage Subsidies to Employers	40	14	35%
Lot 2	Number of clients supported	600	248	41%

Health Barriers to Employment	Number of clients remaining in employment	450	242	53%
	Number of job retention hearings attended	70	39	55%
	Number of clients with greater awareness of their employment rights	500	248	49%
Lot 3 Employment advice, advocacy and guidance	Number of Clients Supported	60	28	46%
	Number of clients referred from the end-to-end employability service	20	7	35%
	Number of supported employment placements/job placements directly provided	18	8	44%
	Number of clients gaining a vocational qualification	20	9	45%
	Number of clients with greater confidence to progress into work	40	19	47%
	Number of clients progressing to employment on leaving the project	14	4	28.00%

Report To:	Environment & Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV038/18/SA
Contact Officer:	Scott Allan	Contact No:	01475 712764
Subject:	Glasgow City Deal – Inverkip (Iberdrola / Scottish Power)		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise Members of revised access arrangements and road improvements on the A78 in respect of the Inverkip former Power Station City Deal project. Approval is sought for the final business case to reflect the revised access and road improvements on the A78 as agreed between Transport Scotland and Iberdrola.

2.0 SUMMARY

- 2.1 At this Committee on 5 October 2017, the Outline Business Case for the Inverkip former power station City Deal project was approved. City Deal funds will support the changes to the Trunk Road A78 at the site access at Brueacre and at the entrance to Inverkip village.
- 2.2 Iberdrola and Scottish Power have been progressing the detail of the roads improvements and it has recently emerged that significant revisions to the designs will require to be made to meet Transport Scotland approvals.

Consequently, Iberdrola and Transport Scotland now propose a traffic signal solution on the A78 at the entrance to Inverkip as opposed to a roundabout solution as included in the Outline Business Case. At Brueacre, a new three arm roundabout is proposed on the A78 compared to the former proposal which involved lengthening of the northbound on-ramp to the A78.

The initial estimates of the above proposed changes indicate that the works can still be contained within the City Deal allocation of £3.250 million.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approve the inclusion of revised road improvements on the A78, as specified in paragraph 4.3, to be included in the Final Business Case for Inverkip former Power Station.

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 Following approval of the Outline Business Case for the former Inverkip Power Station site at this Committee on 5 October 2017 and thereafter at the City Deal Cabinet, Iberdrola and Transport Scotland have been progressing with the detailed design of the A78 roads improvements, necessary to accommodate new development.
- 4.2 The specific elements of infrastructure for Inverkip former power station as specified in the Outline Business Case were:
- 3 arm roundabout on the A78 at the north end of Inverkip.
 - Improvements to the Northbound slip road onto the A78 at Brueacre.
 - Improvements to the Southbound slip road onto the A78 at Brueacre.
 - Modifications to the Brueacre junction.
- 4.3 It has emerged recently that the above A78 improvements are no longer supported following detailed design. Instead the following road improvement scheme is supported by Transport Scotland:
- Installation of traffic signals at the north entrance to Inverkip on the A78, signals at the entrance to Kip Marina combined with local widening.
 - Creation of a 3 arm roundabout directly on the A78, just north of the Brueacre junction. This roundabout will replace the northbound slip road onto the A78 which will be closed.
 - Further modifications to Brueacre junction remote from the A78 (detail still being developed).

Consultants acting for Iberdrola advise that the revised junction arrangements described above can be accommodated in the City Deal funding allocation of £3.25 million.

- 4.4 The revised junction layouts, as agreed between Transport Scotland and Iberdrola, continue to meet the transport requirements of the regeneration of the Inverkip Power Station site. It is therefore recommended that the Council support the proposals and include the revised roads alterations into the final business case for Inverkip former Power Station. These changes will require to be reflected in revised planning applications associated with the development.
- 4.5 Subject to Committee approval, Iberdrola will progress detailed design and tender of the works. Tender prices will be a component of the Final Business Case. Approval to move to construction will be dependent on both Council and City Deal Project Management Office approval of the Final Business Case.

5.0 IMPLICATIONS

Finance

5.1

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

Legal

5.2 N/A.

Human Resources

5.3 N/A.

Equalities

5.4 Has an Equality Impact Assessment been carried out?

Yes See attached appendix

No This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Repopulation

5.5 Progression of this project will fulfil aspirations in terms of increased housing supply and commercial development.

6.0 CONSULTATIONS

6.1 N/A.

7.0 CONCLUSIONS

7.1 N/A.

8.0 BACKGROUND PAPERS

8.1 N/A.

Report To:	Environment and Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV042/18/SJ
Contact Officer:	Alan Williamson	Contact No:	01475 712491
Subject:	Clune Park Masterplan		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek approval of the proposals for the Clune Park area set out in the Clune Park Masterplan

2.0 SUMMARY

- 2.1 Hypostyle Architects were commissioned by the Council and River Clyde Homes to prepare a masterplan for the Clune Park area of Port Glasgow. The masterplan has been prepared and includes as its focus the redevelopment of the tenemental area to the north of Robert Street for a mix of 80 new build houses and flats, based on the current street pattern. Proposals are also made for other sites in and around Clune Park in order to improve the overall appearance and amenity of the area.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approve the proposals for the future development of the Clune Park area set out in the Clune Park Masterplan and attached as Appendix 1 as the vision for the redevelopment of this area, and that the Council engage with its partners, including River Clyde Homes and the Scottish Government, with a view to exploring delivery.

Scott Allan
Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The Clune Park area is identified as a priority for regeneration in the Council's Local Housing Strategy, Strategic Housing Investment Plan and Local Development Plan. As an outcome of discussions with Scottish Government officials, it was agreed that the Council would prepare a masterplan for the future regeneration of the area. River Clyde Homes, as a strategic housing partner of the Council, and a registered social landlord with housing stock in the Clune Park area, agreed to partner the Council in the commissioning of the masterplan.

5.0 CLUNE PARK MASTERPLAN

- 5.1 Following a competitive tender, Hypostyle Architects were appointed in November 2017 to prepare a masterplan for the Clune Park area. Hypostyle's process for preparing the masterplan has involved a baseline consultation event in the Clune Park Resource centre in February 2018, an exhibition of initial proposals in the Clune Park Resource Centre and Port Glasgow library in May 2018, an all members briefing in June 2018, and a series of meetings with the client team consisting of officials from the Council, River Clyde Homes and the Scottish Government.
- 5.2 The initial stage of Hypostyle's commission was to undertake a desktop review of previous reports covering the Clune Park area, particularly the ODS Housing Options Study from June 2006 and the Housing Condition and Social Survey from 2011. Hypostyle's recommendation were that the new build options from the ODS study be reviewed in the context of current housing needs, local housing providers, tenure balance and current funding routes.
- 5.3 Hypostyle then proceeded to develop a masterplan for the area based on the area north of Robert Street being cleared following demolition. This process involved the exploration of options including bringing some or all of the underused Glasgow Road to the north of Clune Park into the development area and the removal of the roundabout at the western edge of the site and its replacement with a new road layout. The study also looked at the wider area around Clune Park to see where enhancements could be made.
- 5.4 The masterplan's final proposals are included for approval as Appendix 1. The key proposals are listed below:

North of Robert Street – the development of the current tenemental area for 35 houses/townhouses and 45 flats, 80 units in total. The existing street layout would remain with development fronting onto Robert Street and terraced development down one side of each of Bruce Street, Wallace Street, Clune Park Street and Maxwell Street.

Clune Park school – the masterplan recommends the retention and reuse of this building is explored, particularly its façade onto Robert Street, with the area behind developed for a mix of community, workspace and residential uses. It is suggested that an energy centre could be integrated into the area immediately behind the retained façade, which would power the new and possibly existing properties.

Clune Park church - the masterplan recommends the retention and reuse of this building is explored. The church has potential for community use, with the land to the rear for residential development.

Entrance area – proposals are presented for a mix of flats and houses fronting onto Ashgrove Lane and Clune Brae at the western entrance to the site.

Clune Brae – proposals are presented to: reduce speeding, improve and create pedestrian crossing points; improve bus infrastructure; and formalise on street parking arrangements. Two opportunities for residential or commercial development are identified on gap sites on Clune Brae.

Garage site – the masterplan recommends aesthetic improvements at the western entrance to Clune Park so to improve the overall appearance of the area. The garage site is recognised

as having possible long term redevelopment potential.

Newark Street – possible development opportunities are identified in the Newark Street area.

- 5.5 Whilst the comprehensive nature of the masterplan is welcomed, the Council's focus is the redevelopment of the tenemental area to the north of Robert Street. The masterplan provides a vision for the redevelopment of this area, with which the Council can engage with its partners, including River Clyde Homes and the Scottish Government, with a view to exploring delivery.

6.0 IMPLICATIONS

Finance

- 6.1 There are no financial implications arising from this report.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 6.2 There are no legal implications arising from this report.

Human Resources

- 6.3 There are no personnel issues arising from this report.

Equalities

- 6.4 There are no equalities issues arising from this report.

Repopulation

- 6.5 The implementation of the proposals set out in the masterplan would result in the creation of an attractive residential environment in a

7.0 CONSULTATIONS

- 7.1 The Clune Park masterplan has been prepared in consultation with River Clyde Homes and the Scottish Government.

8.0 LIST OF BACKGROUND PAPERS

- 8.1 Clune Park Regeneration Report (September 2018) – full report

Appendix 1: Clune Park masterplan final proposal

EXECUTIVE SUMMARY 2.0

The Masterplan brings forward proposals for the re-generation of the Clune Park area of Port Glasgow. The main focus and driver for the re-generation will be the re-development of the existing tenement housing blocks bounded by and to the North of Robert Street, including Caledonia Street, Bruce Street, Wallace Street, Clune Park Street and Maxwell Street.

The condition of existing housing stock in the Robert Street area and its wider visual impact on Port Glasgow makes Clune Park a priority for re-generation.

The masterplan has been prepared to harness the potential of the site and act as a guide for both immediate and future development.

The masterplan will also inform and direct the activity of housing providers and their efforts to attract investment.

Community and stakeholder engagement has formed an important part of the masterplan process. Local people have been informed of the masterplan as it developed and their feedback recorded. Similarly, Inverclyde Council departments, local housing providers and private developers have been given the opportunity to comment on the proposals.

In summary the masterplan proposes the creation of approximately 88 new homes within the Robert St. area. A mix of housing is envisaged from cottage flats through to larger family houses to promote a sustainable varied community profile.

The masterplan seeks to integrate the proposed new-build housing with the wider area and to increase the potential of adjoining sites. Proposals have been incorporated to upgrade the current streetscape, the public park and to also improve pedestrian links to the shopping area to the West of Clune Brae and Port Glasgow itself.

Proposals have also been incorporated for a community energy solution to meet the combined heat and power requirements for the new housing. In order to provide a sustainable use for the retention of the listed former Clune Park Primary school it is proposed that the front-piece becomes an 'Energy Centre'. This would have the potential to prime the further re-development of the current resource centre and by extension the sites immediately adjacent and currently in private ownership. The Energy Centre should be made capable of extension to serve existing housing stock. The existing natural environment could provide innovative solutions to current and future low carbon fuel provision.

The masterplan identifies further interventions and development sites that have the potential to contribute in tandem with the overall re-generation of the Clune Park area.

The overall view of the masterplan is included in the page opposite. Full details of the masterplan are to be found in chapter 11, **Final Proposals**.

FINAL MASTERPLAN _ EXECUTIVE SUMMARY

Pedestrian link to Town Centre and Crossing Improvements.
Controlled pedestrian crossings to Clune Brae subject to a safety audit. New landscaping and lighting to improve the key pedestrian access to the Town Centre.

Ashgrove Lane
Existing historic street reinstated as pedestrian and cycle link between Clune Park and Bouverie Brae. This is to act as main pedestrian access to Clune Park, and entrance to neighbourhood.

Aesthetic Improvements
Industrial / Commercial sites retained with investment into aesthetic improvements to visible face of area.
Future potential for redevelopment.

Public Park Investment
Continued investment in public park including Toll Boys memorial.

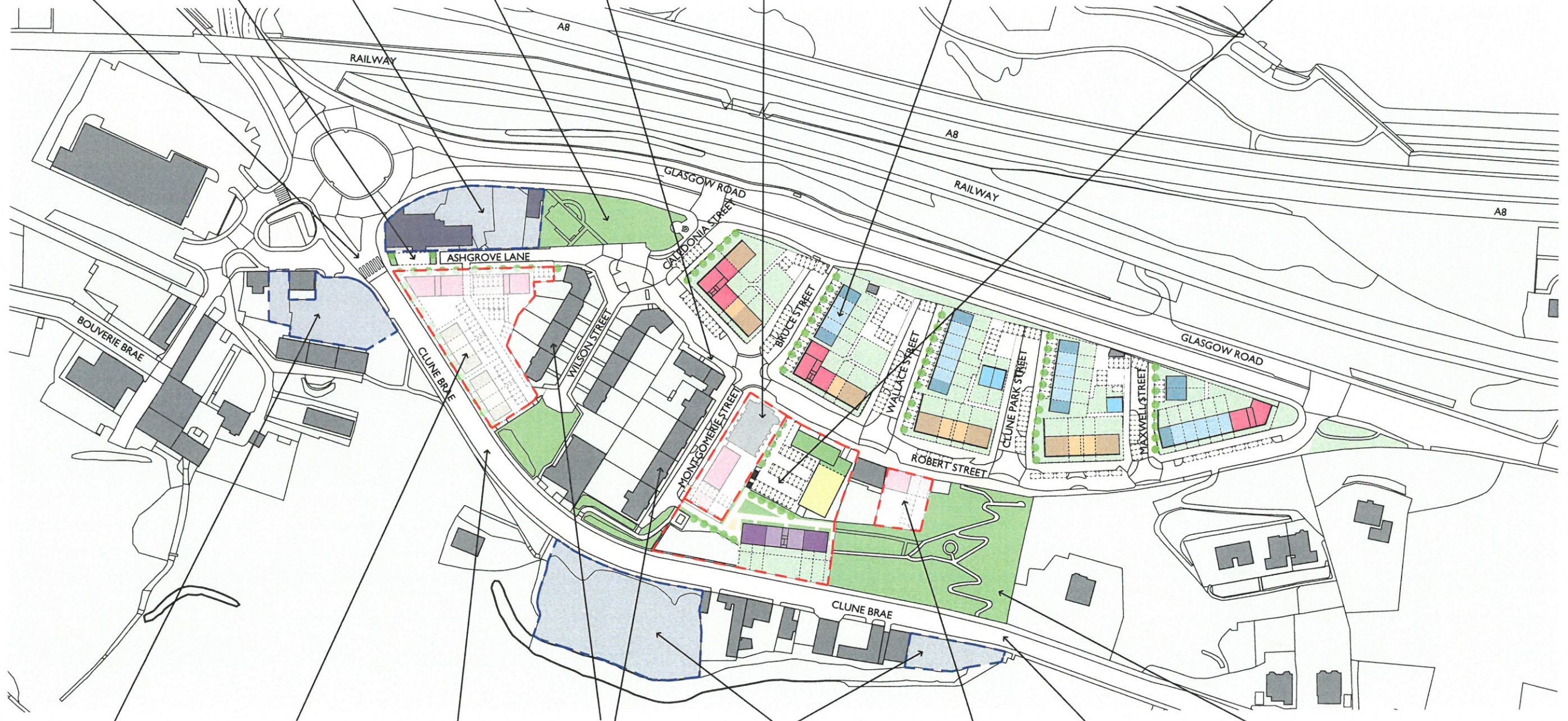
Public Realm Investment
Landscaping and public realm improvements to Robert Street and outside Shops.

Clune Park Church
Potential Development Opportunity with variety of uses. Potential for residential units along with co-working spaces, offices, or community use in B-Listed church once retention and re-use investigated.
8 flats, 400-800m2 commercial/retail

Core Housing Redevelopment
New housing to North of Robert Street to provide accommodation suitable to modern needs and standards. The overall layout still retains the historic 'radial' pattern of streets.
35 Houses and 45 Flats & Cottage flats.

L-shaped layout emphasises radial street pattern, with 3-storey townhouses and flats to Robert Street. 2-storey houses to other streets. Parking courts and private gardens to rear.

Clune Park School Site
Development Opportunity with variety of uses. Potential for residential units along with co-working spaces, offices, or community use in B-Listed church and school buildings once retention and re-use investigated.
8 flats, 500m2 community 350-700m2 commercial/retail



Newark Street Development Opportunity
2 vacant sites outwith study area, which have potential for redevelopment as residential and commercial/retail. New buildings should aim to pick up the new building line of Ashgrove Lane / Newark Street.

Ashgrove Lane Development Opportunity
Create new face to neighbourhood with new housing to Clune Brae and flats to Ashgrove Lane. Vehicle access from rear to avoid disruption to Clune Brae. Development enhances Ashgrove Lane as key entrance into area.
8 Townhouses and 12 Flats

Speed control and improved crossing points
Vehicle speed on Clune Brae reduced by narrowing to standard road widths.

Existing Property Investment
Continued investment to improve existing Riverclyde Homes properties throughout neighbourhood.

Commercial / Industrial Opportunities
Vacant land, accessible from Clune Brae provides opportunities for redevelopment as commercial or industrial sites.

Robert Street Development Opportunity
Possible residential development with option for ground floor retail / commercial unit.
6 or 7 flatted dwellings.

Clune Brae Improvements
Pedestrian crossing points introduced at links from Robert Street. Existing on-street parking formalised. Can be achieved with painted lines and stand-alone planters, or preferably hard landscaping.

Park improvements and link to Clune Brae
Park re-opened with improvements and potential new pedestrian link to Clune Brae and Upper Port Glasgow beyond.

FINAL PROPOSAL _ SITES

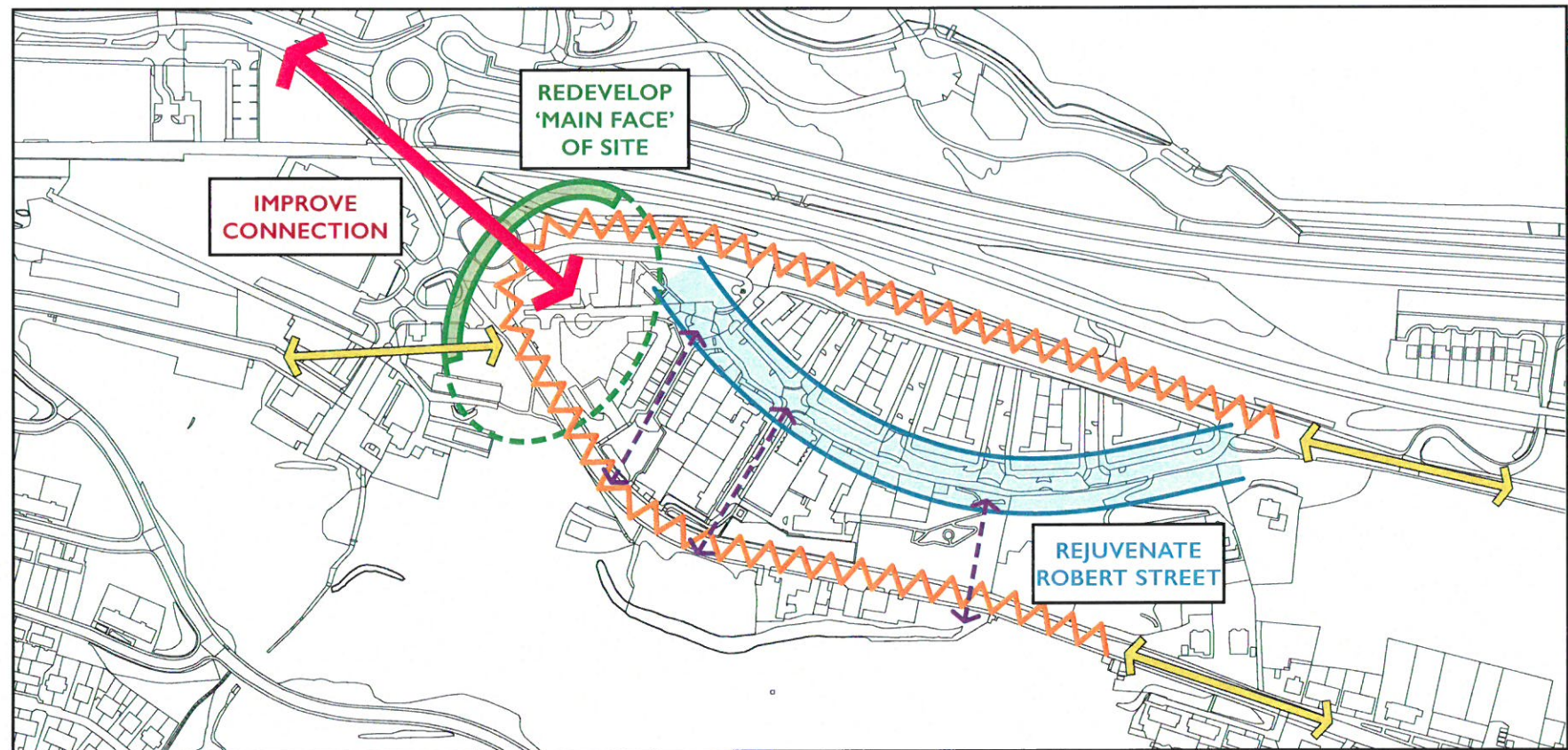
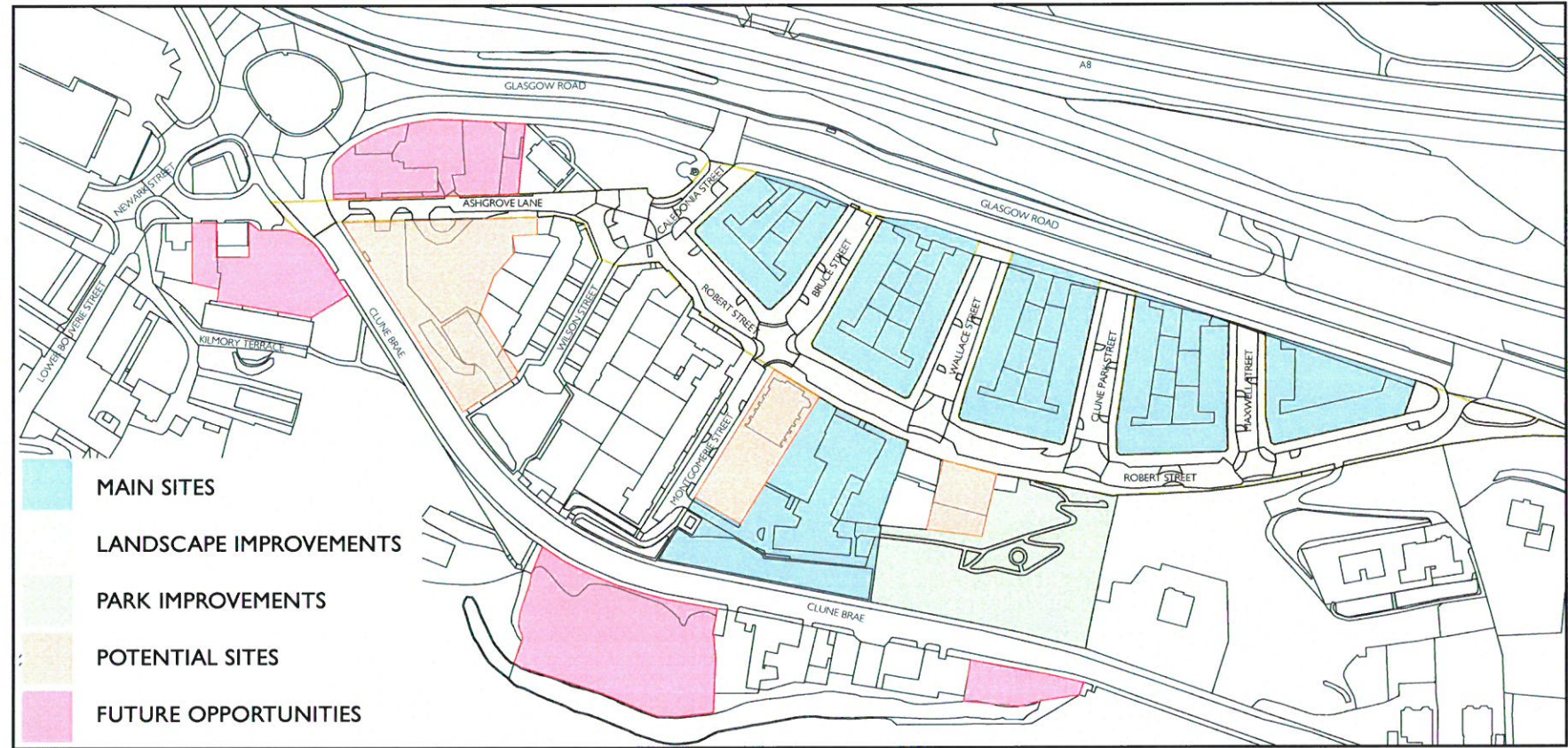
To enable a focus on delivery, the scope of the masterplan has been focused into the core area of Clune Park, focussed around rejuvenating the Robert Street area, bounded by Clune Brae and Glasgow Road. Within this area, two key sites for redevelopment have been highlighted: The land to the North of Robert Street, and the land associated with Clune Park School. These are marked in blue in the adjacent drawing.

As well as these two main sites, smaller sites at Ashgrove Lane, Clune Park Church, and Robert Street (South) have been highlighted as potential areas for future development. Initial designs and potential dwelling numbers are shown. These are marked in orange in the adjacent drawing.

Several additional areas have been identified as potential opportunities for future development. Although outside the scope and boundaries of this masterplan, if appropriately redeveloped in the future, these sites would help contribute to the main aims of the masterplan. These areas are identified in the adjacent drawing highlighted in red.

Landscaping and park improvements (marked yellow and green respectively) are included to improve both the streetscape of Robert Street, and also improve connections both to and across Clune Brae at both the North and South of the site.

In addition to these areas of redevelopment, investment into improving the existing buildings that remain on site is key to regeneration of the area. Dwellings owned by local housing associations are to be invested in, and those under private ownership will likely improve in value as the area as a whole is regenerated and improved.



MASTERPLAN _ FINAL PROPOSAL

Pedestrian link to Town Centre and Crossing Improvements.
Controlled pedestrian crossings to Clune Brae subject to a safety audit. New landscaping and lighting to improve the key pedestrian access to the Town Centre.

Ashgrove Lane
Existing historic street reinstated as pedestrian and cycle link between Clune Park and Bouverie Brae. This is to act as main pedestrian access to Clune Park, and entrance to neighbourhood.

Aesthetic Improvements
Industrial / Commercial sites retained with investment into aesthetic improvements to visible face of area.
Future potential for redevelopment.

Public Park Investment
Continued investment in public park including Toll Boys memorial.

Public Realm Investment
Landscaping and public realm improvements to Robert Street and outside Shops.

Clune Park Church
Potential Development Opportunity with variety of uses. Potential for residential units along with co-working spaces, offices, or community use in B-Listed church once retention and re-use investigated.

8 flats, 400-800m2 commercial/retail

Core Housing Redevelopment
New housing to North of Robert Street to provide accommodation suitable to modern needs and standards. The overall layout still retains the historic 'radial' pattern of streets.

L-shaped layout emphasises radial street pattern, with 3-storey townhouses and flats to Robert Street, 2-storey houses to other streets. Parking courts and private gardens to rear.

35 Houses and 45 Flats & Cottage flats.

Clune Park School Site
Development Opportunity with variety of uses. Potential for residential units along with co-working spaces, offices, or community use in B-Listed church and school buildings once retention and re-use investigated.

8 flats, 500m2 community 350-700m2 commercial/retail



Newark Street Development Opportunity
2 vacant sites outwith study area, which have potential for redevelopment as residential and commercial/retail. New buildings should aim to pick up the new building line of Ashgrove Lane / Newark Street.

Ashgrove Lane Development Opportunity
Create new face to neighbourhood with new housing to Clune Brae and flats to Ashgrove Lane. Vehicle access from rear to avoid disruption to Clune Brae. Development enhances Ashgrove Lane as key entrance into area.
8 Townhouses and 12 Flats

Speed control and improved crossing points
Vehicle speed on Clune Brae reduced by narrowing to standard road widths.

Existing Property Investment
Continued investment to improve existing River Clyde Homes properties throughout neighbourhood.

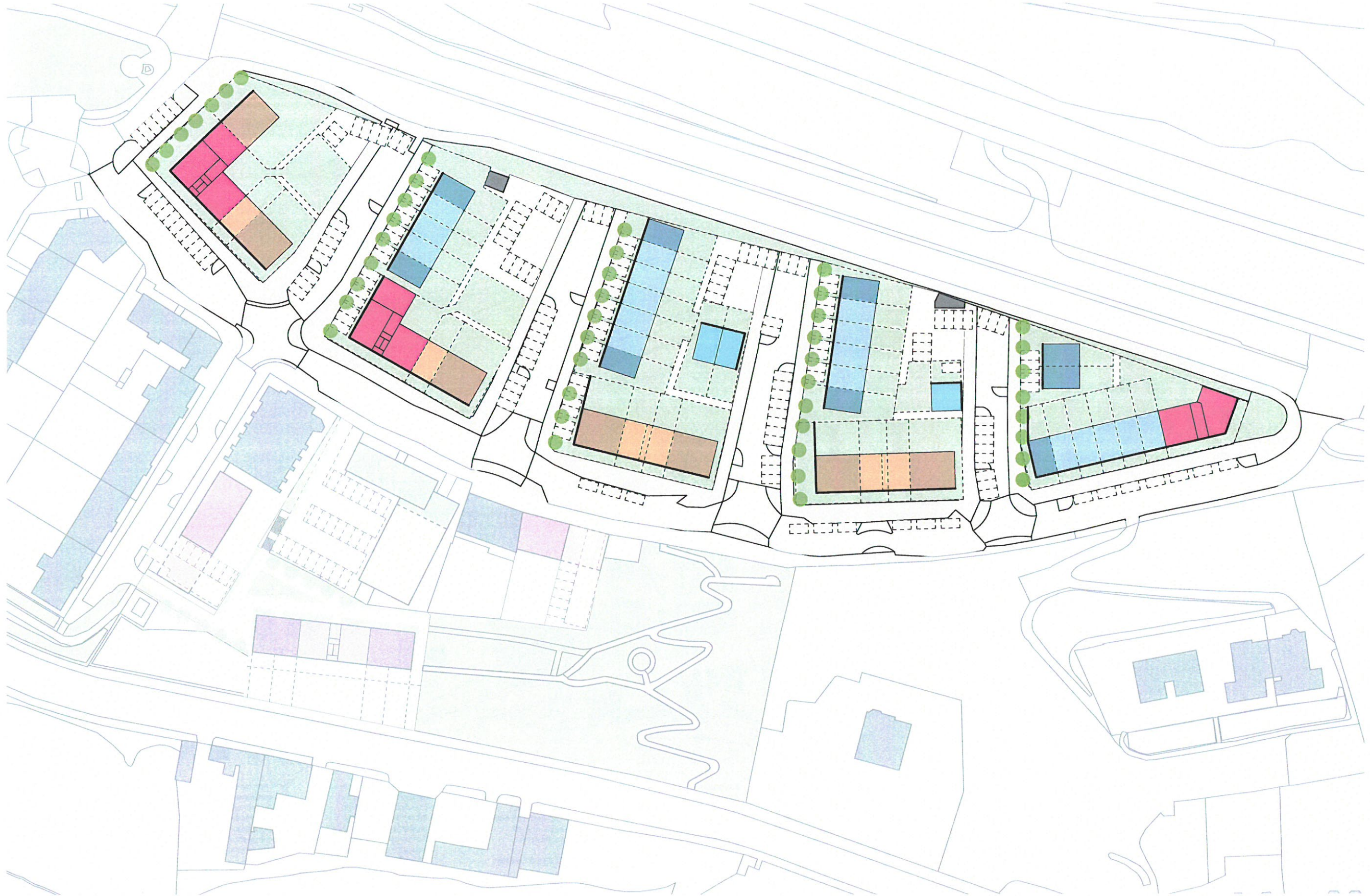
Commercial / Industrial Opportunities
Vacant land, accessible from Clune Brae provides opportunities for redevelopment as commercial or industrial sites.

Robert Street Development Opportunity
Possible residential development with option for ground floor retail / commercial unit.
6 or 7 flatted dwellings.

Clune Brae Improvements
Pedestrian crossing points introduced at links from Robert Street. Existing on-street parking formalised. Can be achieved with painted lines and stand-alone planters, or preferably hard landscaping.

Park improvements and link to Clune Brae
Park re-opened with improvements and potential new pedestrian link to Clune Brae and Upper Port Glasgow beyond.

FINAL PROPOSAL _ MAIN AREA



LAYOUT

3 storey blocks facing Robert Street and the 'book-ends' of the site. These are formed of close access corner blocks forming 9 flats each, cottage flats to the ends of blocks and townhouses mid-terrace.

The secondary streets of Bruce St, Wallace St, Clune Park St and Maxwell St form avenues with 2 storey terrace houses to the Eastern side, mews housing and parking areas to the West of each avenue. The terraced housing forms the other arm of the L-shaped block. These provide passive surveillance to the parking areas.

HOUSING MIX

This layout provides a greater proportion of small dwellings, either 1 or 2 bedroom, while maintaining the front door access that is popular with potential residents.

The mixture of dwelling types allows a diverse mix of residents in the area which helps maintain a balance within the community. Family orientated dwellings are concentrated to the secondary avenues, which have no through traffic, providing safer outside spaces for children.

URBAN CHARACTER

The gardens facing Robert Street are 3m in depth to maintain a more urban form while introducing greenery to the primary street. 3 storey buildings facing Robert Street maintain the urban scale of this primary street. These measures together differentiate the primary street from the secondary streets.

The secondary streets are lined with trees and deeper 6m gardens to the eastern side, in front of the domestic scaled properties. The western side is formed of the parking areas and private gardens which form the rear of each block.

DWELLING NUMBERS

29 Houses + 6 Townhouses

Total houses: 35 units

24 Flats + 21 Cottage Flats

Total Flats: 45 Units

Overall: 80 units

FINAL PROPOSAL _ SCHOOL SITE

SCHOOL & CHURCH SITES

Both the school and church buildings are B-Listed and have the potential to make a great contribution to the streetscape and appeal of the area. At present, both are in need of refurbishment. The sites are currently in separate ownership.

Located at the heart of the neighbourhood, these sites provide the perfect location for community facilities and could act as a focus for the area. The introduction of a form of district heating is anticipated for a neighbourhood of this size. This central site could be an ideal location of an energy centre associated with a new district heating network.

These sites could be re-developed as either individual sites, or combined into a larger site.



CLUNE PARK SCHOOL SITE

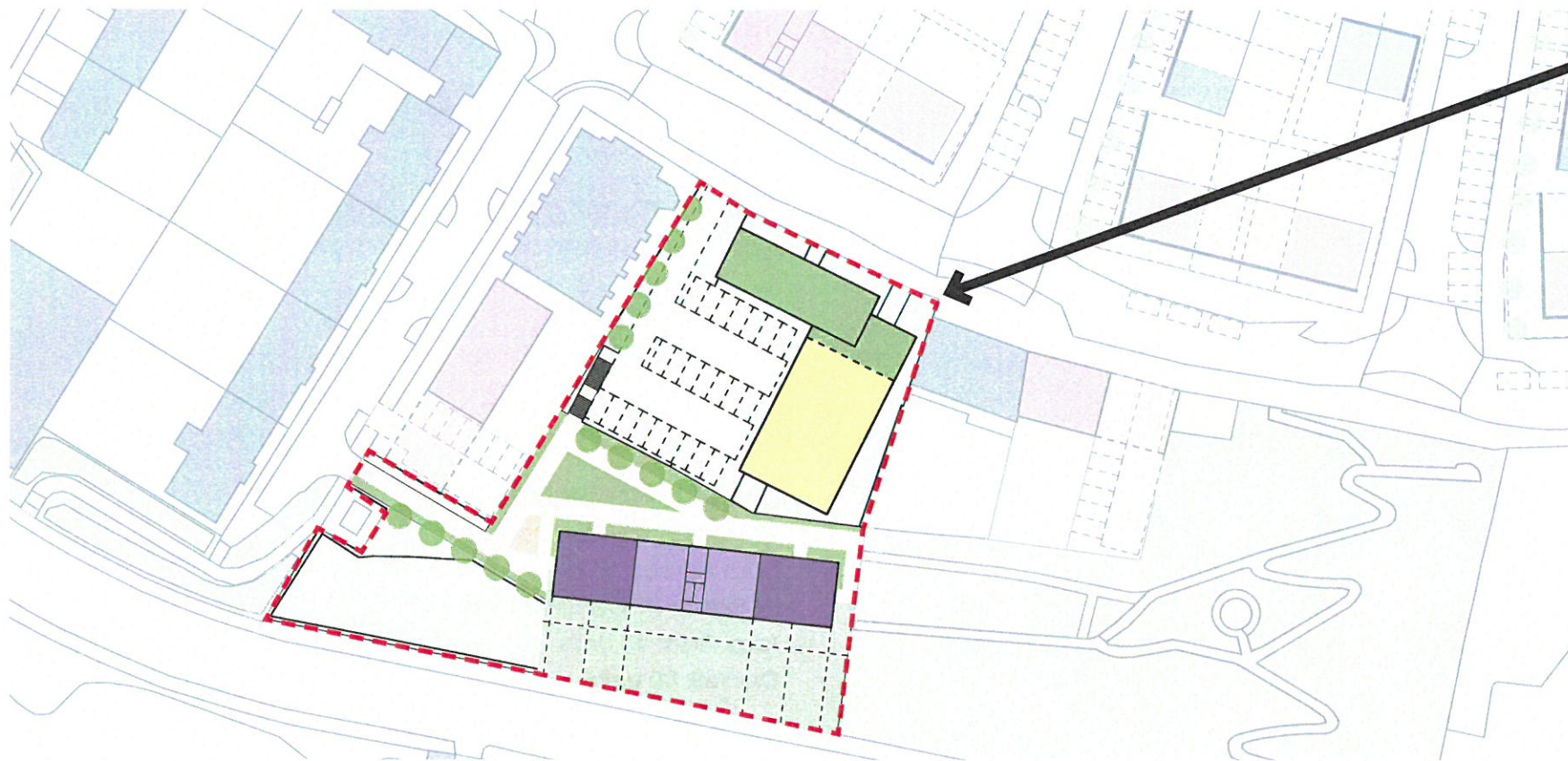
The front of the school building could be adapted for community use, with the area to the rear being used as a CHP energy centre for the neighbourhood, or other commercial/retail use.

As much of the existing fabric to the rear is in poor condition and not of much architectural value, this could be partially demolished to allow for re-development, with the attractive front of the school retained and restored.

Once cleared, the rear of the site can be used for residential development, with access either from Montgomery Street or from Robert Street. The layout can be adaptable, with a mixture of flatted units and main door housing. This example shows 2 storey flats and cottage flats occupying the plateau to the rear of the site.

DWELLING NUMBERS

Community: 500m²
Commercial/retail: 350-700m²
Flatted dwellings: 8 units



ADDITIONAL SITES _ **FINAL PROPOSAL**

The following sites have been highlighted as potential areas for future development. Initial designs and potential dwelling numbers are shown.

FINAL PROPOSAL _ ENTRANCE AREA

DESIGN

Formed from currently vacant sites 11 & 12, the location of this site on the corner of Ashgrove Lane and Clune Brae makes it one of the most prominent and visible areas of the neighbourhood. With the addition of improved pedestrian crossings, the site also becomes a key link in pedestrian movement.

Potential future developments at the garage opposite and gaps sites at Newark Street could link in to this site and enhance the entrance area.

LAYOUT

Based on restoring the prominence of Ashgrove Lane as a pedestrian link between Clune Park and Newark Street, 3 or 4 storey flatted units have been positioned to the South of Ashgrove Lane. Houses or townhouses face onto Clune Brae, giving a new frontage to the Clune Park area. Vehicle access to all dwellings is via a new route linking Ashgrove Lane to Wilson Street.

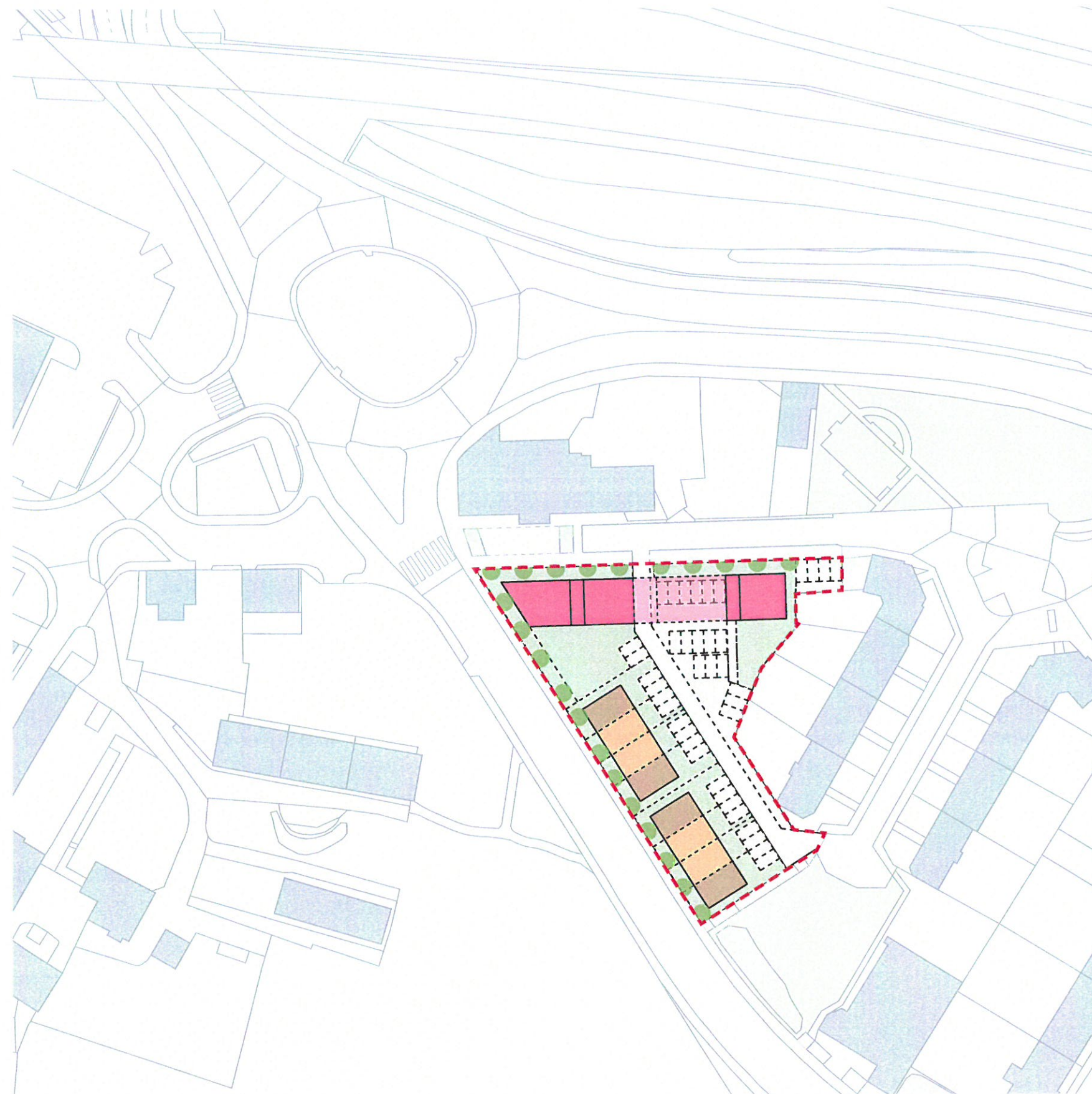
The lower storey of the flats has potential as small retail units depending on market values and future footfall.

DWELLING NUMBERS

Total houses: 8 units

Flatted dwellings: 12 units

Overall: 20 units



ROBERT STREET SOUTH SITES _ FINAL PROPOSAL

CLUNE PARK CHURCH SITE

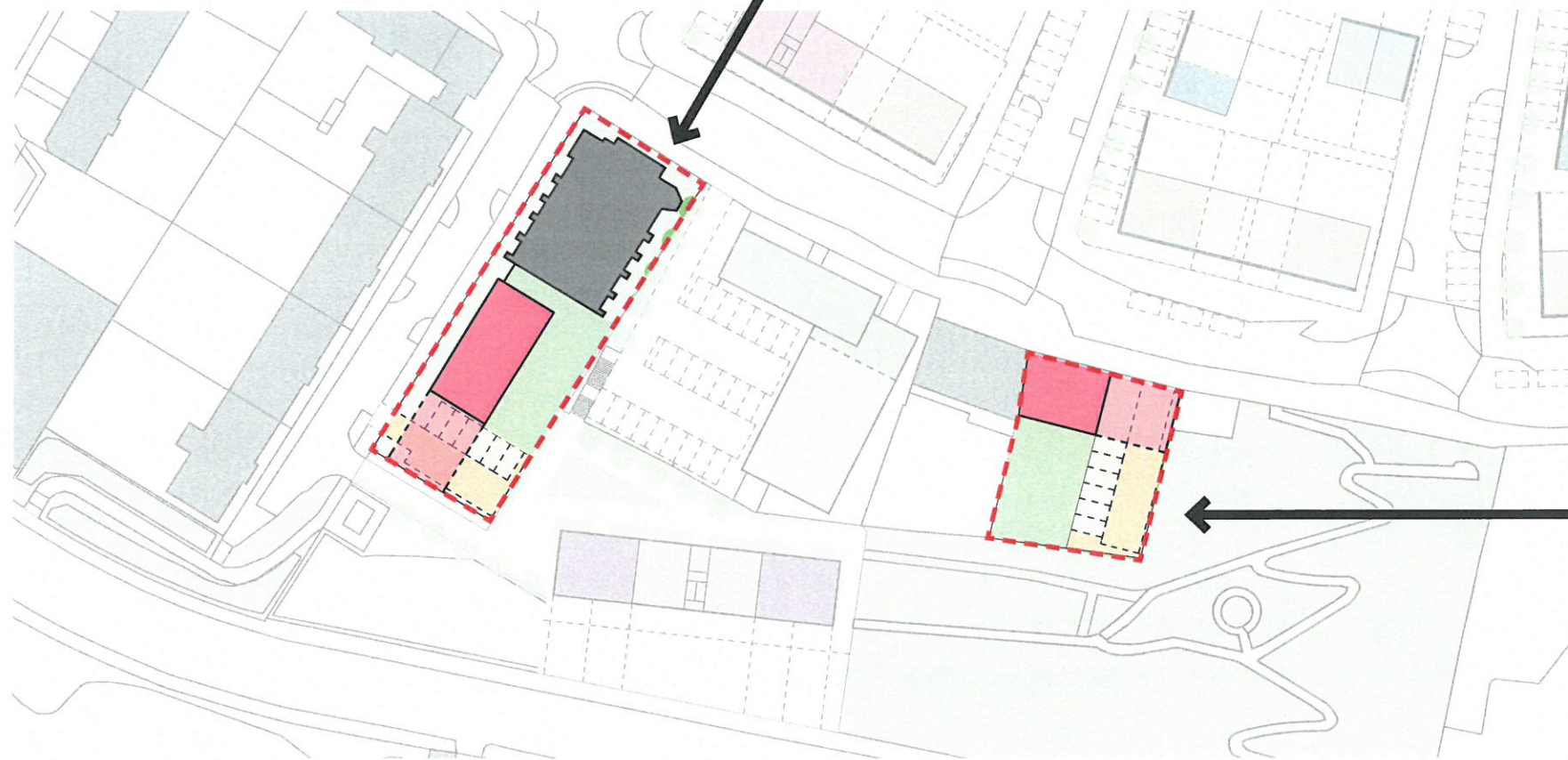
The existing church building could be adapted for a variety of uses such as community or commercial use. The large plot of land to the rear of the church could be developed as flats accessible from Montgomerie Street.

As this site is currently in private ownership it will not be costed as part of this report. Future redevelopment of this site, either private or public, would bring many benefits to the neighbourhood.

DWELLING NUMBERS

Commercial/retail/community: 400-800m²

Flatted dwellings: 8 units



ROBERT STREET GAP SITE

This gap site on Robert Street could be redeveloped for residential use. Any future development should maintain the street edge and urban form created by the properties at 18 Robert Street, such as a 3 or 4 storey tenement style development. There is also potential for the ground floor to be utilised as a retail or commercial unit.

DWELLING NUMBERS

Flatted dwellings: 6 / 7 units

FINAL PROPOSAL _ ADDITIONAL OPPORTUNITIES

CLUNE BRAE

Efforts should be made to control vehicle speed along Clune Brae and to increase use by pedestrians, cycles and other alternative means of transport. Future development should be done with input from Transport Planning to ensure that the A761 remains fully operational for all necessary vehicle uses.

Reduce vehicle speed back to 30mph or lower.

Improve & create pedestrian crossing points to allow better connections for people on foot, subject to safety audit.

Improve public transport infrastructure. Create bus halts off the main carriageway to reduce temporary blockages.

Formalise on-street parking arrangements to avoid traffic disruption, while introducing greenery.



ADDITIONAL OPPORTUNITIES _ FINAL PROPOSAL

GARAGE SITE

Due to its location at the entrance to the neighbourhood, any improvements to this site would have great effects for the area.

Alterations should work with the site to the South of Ashgrove Lane to help re-define this route as the main pedestrian access to the area.

Aesthetic improvements to the high boundary wall facing the roundabout could help introduce character and identity to the area.

CLUNE BRAE SITES

Two areas of flat land to the South of Clune Brae offer potential sites for future development that would inform and improve the Clune Park area.

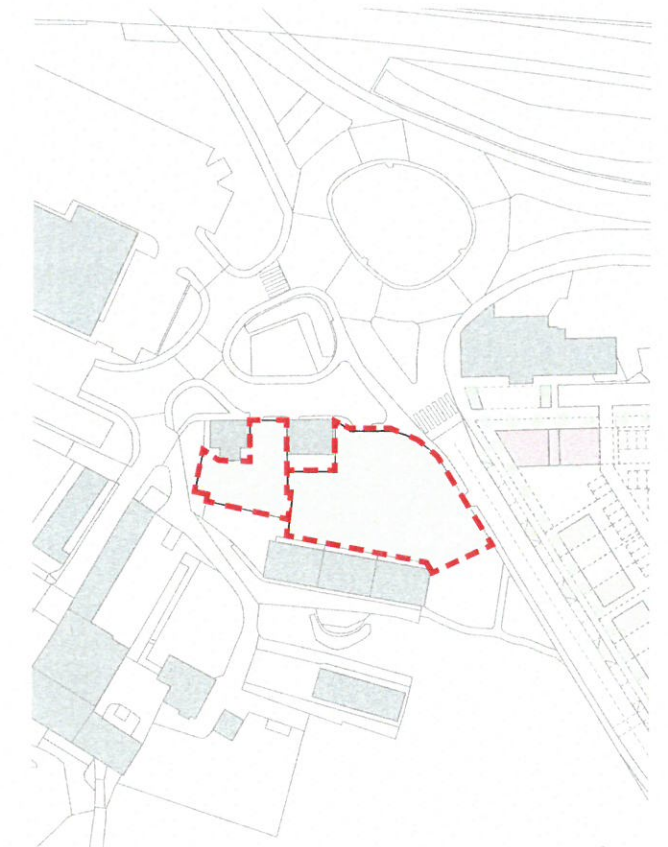
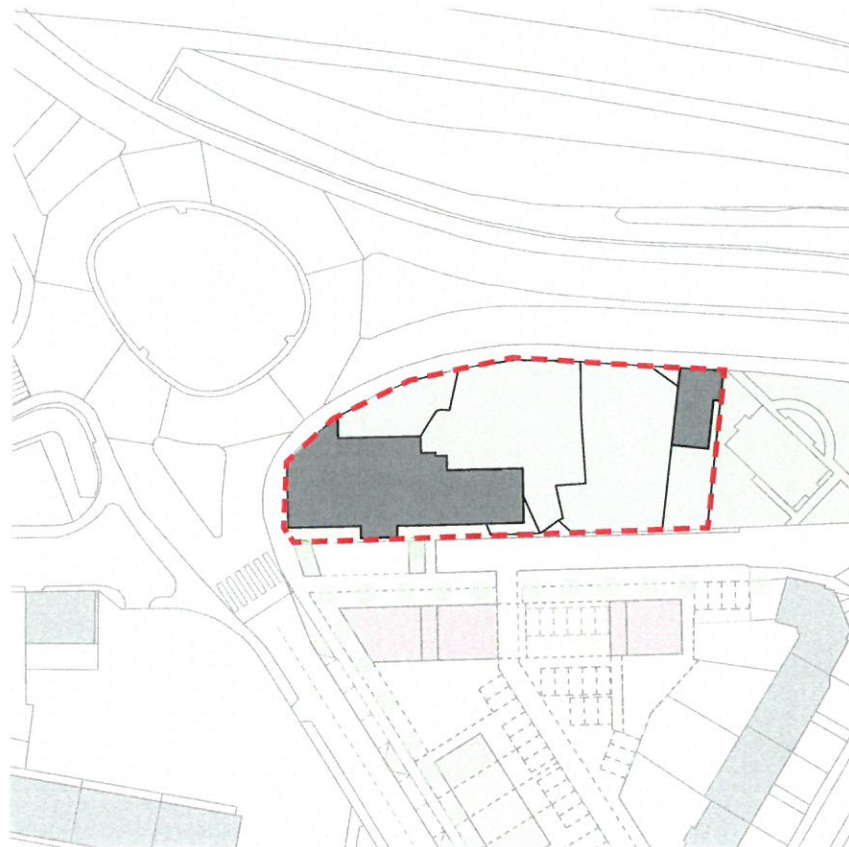
These could be suitable for a variety of uses, with both commercial and residential sites adjacent.

NEWARK STREET SITES

To the West of Clune Brae are two vacant sites.

Any future development here should aim to link in with the site at Ashgrove Lane and adopt the building line created by the existing buildings at Newark Street.

These sites could offer additional access and parking options to the existing flats at Kilmory Terrace that currently suffer from access issues.



Report To:	Environment and Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director, Environment, Regeneration and Resources	Report No:	ENV039/18/SA
Contact Officer:	Scott Allan	Contact No:	01475 712 762
Subject:	Save Inchgreen Dry Dock Campaign		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee: (a) of the extent of Peel Ports' ownership of the Inchgreen area and other areas at Inverclyde Waterfront; and (b) of any opportunities in current and future Scottish legislation relative to options for public or community ownership of the Inchgreen site, all in terms of a remit from the Petitions Committee at its meeting of 17 May 2018 to the Corporate Director, Environment, Regeneration and Resources.

2.0 SUMMARY

- 2.1 As was reported to the Committee on 30 August 2018, the Petitions Committee decided on 17 May 2018 that it be remitted to the Corporate Director Environment, Regeneration & Resources to submit a report to this Committee advising:
- (a).of the extent of Peel Ports' ownership of the Inchgreen area and other areas at Inverclyde Waterfront; and
 - (b).of any opportunities in current and future Scottish legislation relative to options for public or community ownership of the Inchgreen site.

This decision was made following the consideration by the Petitions Committee of a petition submitted by Mr Robert Buirds as a representative of the Campaign to Save Inchgreen Dry Dock.

- 2.2 (a) Peel Land and Property and (b) Peel Ports – Clydeport have confirmed their understanding of the extent of their ownerships, as is (in the case of Peel Land and Property) shown in the plans at Appendices 1 and 2 and (in the case of Peel Ports - Clydeport) shown in the plans at Appendices 3 and 4.
- 2.3 In relation to possible compulsory acquisition of the site:
- there are no statutory mechanisms open to the Council or the group themselves which are likely to be successful in compulsorily bringing the site into either public or community ownership;
 - with respect to Scottish Ministers, a response from Scottish Government in respect of this issue is attached in appendix 5 and summarised in para 6.7,
 - having regard to the fact that the exercise of Compulsory Purchase powers is a significant intervention in private property rights, neither a compelling case nor the necessity for such a Compulsory Purchase has been demonstrated.
- 2.4 Officers consider that voluntary acquisition of the site by the Council, the Scottish Ministers or the campaign group themselves would require a willingness by both the acquiring party and the sellers to proceed. In other words, we consider that any acquisition of the dry dock would require negotiation with Peel Port on the basis of conventional property negotiations and a willingness to sell. Clearly the Council is not in a position to engage in this type of negotiation in view of the very substantial costs involved in acquisition combined with the uncertainty of open market commercial viability of the dry dock.

- 2.5 Members will be aware of the ongoing discussions between council officers and Peel Ports in respect of the Strategic Business Case for City Deal.

3.0 RECOMMENDATIONS

It is recommended that the Committee:-

- 3.1 note the extent of ownerships at Inchgreen specifically, and Inverclyde waterfront generally, confirmed to officers by Peel Ports – Clydeport and by Peel Land and Property;
- 3.2 note the position relative to bringing the site into public or community ownership; and
- 3.3 note the ongoing officer engagement both with (i) Peel Ports – Clydeport and (ii) Peel Land and Property.

Scott Allan
Corporate Director
Environment, Regeneration and Resources

4.0 BACKGROUND

4.1 As was reported to the Committee on 30 August 2018, the Petitions Committee considered a petition from Mr Robert Buirds on behalf of the Campaign to Save Inchgreen Dry Dock, seeking Council support for the principle of bringing Inchgreen Dry Dock into public or community ownership and decided to remit it to the Corporate Director Environment, Regeneration & Resources to submit a report to this Committee:

(a).on Peel Ports' ownership of the Inchgreen area and any other areas at Inverclyde Waterfront and

(b).exploring any opportunities in current and future Scottish legislation relative to options for public or community ownership of the Inchgreen site,

taking into account the information and observations provided by the campaign to save Inchgreen Dry Dock and by Peel Ports.

4.2 The group submitted their petition both to the Council and to the Scottish Ministers. The details of the campaign can be seen both on their active facebook page:

<https://www.facebook.com/Campaigntosaveinchgreendrydock/>

and on their separate petitions page at:

<https://you.38degrees.org.uk/petitions/campaign-to-save-inchgreen-dry-dock-1>

These both include various copies of correspondence issued by them, received by them and new articles related to the campaign.

4.3 The view of the campaign group appears to be that the dry dock is not being sufficiently utilised, that decisions over its use are taken by the current owners, Peel Ports – Clydeport, and there are concerns over the level of maintenance of the facility. The group are arguing that bringing this facility into either public or community ownership would increase the scope for economic activity at the site, with the resultant employment opportunity. The group have also expressed concerns as to the levels of maintenance at the site.

4.4 It is the understanding of officers that while there have been extensive periods during which it is not in active operation, there have also been periods of active use of the site by the current owner. Most recently, the dry dock has been emptied which demonstrates that this facility remains operational. Officers understand there have been commercial discussions with a view to increased utilisation of the dry dock facility, however they do not have any factual detail in this regard as this is a commercial matter.

4.5 Significantly, the dry dock is a private asset which operates in a commercial market place where usage is driven by market forces.

4.6 In terms of the aspirations of the petition, Officers do recognise the benefits of increased commercial usage of the dry dock and surrounding site, should there be commercial demand to support this.

5.0 OWNERSHIP EXTENT – PEEL LAND AND PROPERTY LTD AND PEEL PORTS - CLYDEPORT

5.1 Officers have contacted Peel Land and Property and Peel Ports - Clydeport seeking confirmation of the extent of their ownerships at Inchgreen, and elsewhere at Inverclyde waterfront. When seeking this information, it was made clear to both that detailed legal searches or verification were not required at this time, only a statement of what each understood that they own.

5.3 Peel Land and Property have replied and confirmed the extent of their ownerships (as Peel

Holdings (Land and Property) Limited) which is shown on the plan at Appendix 1. Appendix 2 details the nature of those different ownerships, be that outright ownership, lease or in conjunction with others. For instance, the Committee will be aware that the James Watt Dock area is held by James Watt Dock LLP, in which the current LLP members are Riverside Inverclyde (Property Holdings) Limited and Peel Land and Property (Greenock Harbours) Limited.

- 5.4 Peel Ports – Clydeport have confirmed the extent of their ownerships as being the areas shown outlined on the plans at Appendix 3 (Inchgreen) and Appendix 4 (Ocean Terminal – the hatched area is leased and not owned by them).
- 5.5 Appendices 1 to 4 should be treated as indicative of the extent of their ownerships rather than a definitive statement of exact boundaries.

6.0 PUBLIC OWNERSHIP

- 6.1 Any consideration of public ownership of the Inchgreen dry dock raises the question of how could that be achieved. The Council, or another public body such as the Scottish Ministers, could enter into negotiation with the current proprietor to seek to voluntarily acquire the site. Such acquisition would, of course, have financial implications, and would only be possible were Peel prepared to sell the site, and a formal valuation of the site would require to form part of such discussions. Fundamentally however, the Council would need to decide on the appropriateness of seeking such an acquisition and the detail of the proposals it intends to pursue and for which acquisition is required. Clearly there would be very significant costs associated with this with no certainty of income. The combination of very high capital cost and commercial risk places this option outwith the capability of the Council to consider.
- 6.2 If voluntary acquisition were not a possibility, then the question of compulsory acquisition (CPO) would arise. On the basis of the information which officers currently have, it is their view that even were an appropriate compulsory purchase power identified, it is unlikely that the public necessity test would be met in the circumstances, meaning any attempt to compulsorily acquire is unlikely to succeed. To quote authoritative sources:

“Compulsory acquisition is justified by public necessity; if there is no such public necessity, the case for compulsory acquisition collapses.”

It should be borne in mind that, however desirable any acquisition may be, desirability does not mean necessity. Whilst officers do recognise the benefits that increased economic activity at the site would bring, they are not of the view such a necessity test would be met in the circumstances.

- 6.3 If the necessity test were to be met, to proceed with a CPO would involve the seeking of CPO power from the Scottish Ministers, and to do this a satisfactory case for the exercise of planning CPO powers would need to be demonstrated to them. It is the view of Officers that there is likely to be a significant challenge in establishing a case satisfactory to the Scottish Ministers for the use of CPO powers for the acquisition of this site, particularly where it is currently in commercial use as a dry dock, and the aim of the acquisition would be that it continue to be used as a dry dock either in public or community ownership.
- 6.4 Without a detailed proposal for the site, it is not possible to definitively state the appropriate CPO power, and, without such a power, no attempt to CPO could be progressed. However, in the context of the discussions and proposals to date, if the Council were to decide to progress seeking CPO authority, the most likely power that would be employed would be that under Section 189 of the Town and Country Planning (Scotland) Act 1997, where authority can be sought from the Scottish Ministers by a Local Authority to compulsorily acquire land that:-

“(a) is suitable for and is required in order to secure the carrying out of development, redevelopment or improvement; and
(b) is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.”

As stated above, Officers are however of the view that it is very unlikely that a case satisfactory to the Scottish Ministers could be made for the granting of such power.

- 6.5 Consideration must also be given to the value of the site, which it is anticipated would be significant, as any acquisition will involve a payment being made (whether of price or compensation) to the owners. The sums likely to be involved would be an important consideration and need to be quantified before any such action were considered. As stated in 6.1, it is considered that the combination of very high capital cost and commercial risk places this aspiration beyond the capability of the Council.
- 6.6 As stated above, public ownership is not limited to Council acquisition, and the petition is, of course, directed both at the Council and the Scottish Ministers. Officers have also contacted the Scottish Government seeking clarification of the position of their officers on the possible exercise of compulsory purchase powers by Scottish Ministers in relation to this site. The response received is detailed as follows in paragraphs 6.7 to 6.9.
- 6.7 The Scottish Government has indicated that it does have a range of powers to purchase land compulsorily under a number of enactments for a wide range of purposes, in particular under section 190 of the Town and Country Planning (Scotland) Act 1997 to purchase land:
- (a). “necessary for the public service”;
 - (b). “to meet the interests of proper planning of the area”; or
 - (c). “to secure the best, or most economic development or use of the land”.

The Scottish Government has also indicated that it is not possible to definitively identify a CPO power without further detail on the proposed use or development of the site, and, hence, the underlying purpose of such an acquisition.

- 6.8 The Scottish Government has also highlighted that the exercise Compulsory Purchase powers is a significant intervention in private property rights that would require detailed justification and a clear explanation of why the power utilised is considered to be the most appropriate. This is a view with which Council officers agree.
- 6.9 The Scottish Government has highlighted that the decision to exercise such a power rests with Scottish Ministers and would require a clear and compelling justification. The Scottish Government has indicated it is extremely unlikely that Ministers would exercise their powers unless another authority was unable or unwilling to utilise their own powers to achieve the same purpose and there was a clear case for doing so to deliver a project, development or purpose considered to be of national importance.

7.0 COMMUNITY OWNERSHIP

- 7.1 As with the proposal of public ownership, it would be open to a community group to seek to negotiate a voluntary acquisition of the site from the current owners. This once again would need the agreement of Peel Ports to proceed, and would again raise the question of the price to be paid.
- 7.2 The Community Empowerment (Scotland) Act 2015 in introduced at Part 5 “Asset Transfer Requests”, whereby certain community bodies have a formal mechanism by which they may seek transfer of assets from public bodies. As Peel is not a public body (or in the terms of that act, a “relevant authority”) these provisions would not apply.
- 7.3 The Community Empowerment (Scotland) Act 2015 also modified the terms of the Land Reform (Scotland) Act 2003 in relation to the registration of Community Interests in Land, which expanded this provision to include the urban as well as rural setting. The process of registration of such an interest is not one with which the Council has a formal involvement, and it would be a matter for the group to pursue with the Scottish Ministers to confirm if registration is competent or likely to be agreed to in the circumstances. It should be noted that registration of such an interest does not compel the sale of a site to the community group in

question, but merely means in the event of a sale on the open market, that they have to be offered the site first on the same terms as any prospective purchaser, before a sale can proceed.

7.4 The Community Empowerment (Scotland) Act 2015 contains provision to further modify the terms of the Land Reform (Scotland) Act 2003 to allow certain bodies to exercise a Community Right to Buy of “abandoned or neglected” land, whereby certain community bodies may apply to the Scottish Ministers for this right. This differs from that dealt with at paragraph 7.3 in that it (if granted) it is a right to compel a purchase. These provisions came into force on 27 June this year and, accordingly, no established practice or guidance on their use has yet emerged. However it is the view of officers that this site would in any event not at present meet the test of “abandoned or neglected” for the purposes of this provision.

8.0 PROPOSALS

8.1 Whilst officers fully recognise the benefits that increased economic activity at this site would bring in light of the above, provided there was commercial interest, and on the basis of the information currently held by officers on the site, the present use of the site and the proposals of the campaign group, it is the view of officers that:

- there are no statutory mechanisms open to the Council or the group themselves which are likely to be successful in compulsorily bringing the site into either public or community ownership; and
- having regard to the fact that the exercise of Compulsory Purchase powers is a significant intervention in private property rights, neither has a compelling case or the necessity for such a Compulsory Purchase been demonstrated.

8.2 Voluntary acquisition of the site would require a willingness by both the acquiring party and the sellers to proceed. Reaching agreement on such an acquisition would, of course, have financial implications, as the seller will require payment for their interest in this site. Whilst a formal valuation has not been obtained, it is anticipated any prices sought for this site would be significant.

Members will be aware of the ongoing discussions between Council officers and Peel Ports in respect of Strategic Business Case for the wider Inchgreen site for City Deal funding.

9.0 IMPLICATIONS

Finance

9.1 None

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

Legal

- 9.2 For the Council to exercise any CPO power it would necessary to demonstrate a compelling justification for and the necessity of the CPO. It is the view of officers that there will be significant difficulty in making such a justification for a proposal to acquire a site currently used as a dry dock, for the purpose of continuing use as a dry dock.

Human Resources

- 9.3 None from this report.

Equalities

- 9.4 None from this report.

Repopulation

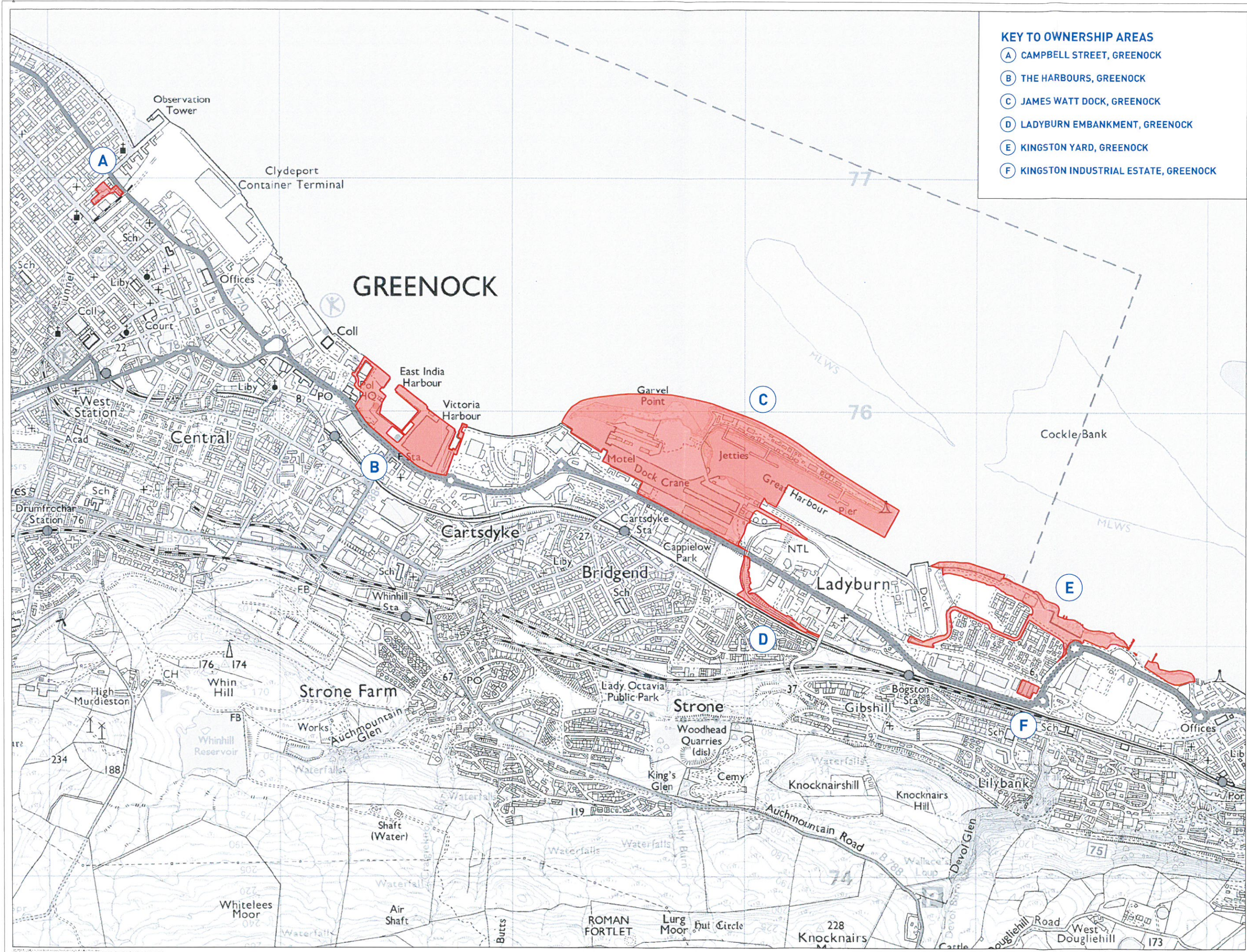
- 9.5 None from this report.

10.0 CONSULTATIONS

- 10.1 The Head of Legal and Property Services has been consulted on the terms of this report.

11.0 LIST OF BACKGROUND PAPERS

- 11.1 None.



- KEY TO OWNERSHIP AREAS**
- (A) CAMPBELL STREET, GREENOCK
 - (B) THE HARBOURS, GREENOCK
 - (C) JAMES WATT DOCK, GREENOCK
 - (D) LADYBURN EMBANKMENT, GREENOCK
 - (E) KINGSTON YARD, GREENOCK
 - (F) KINGSTON INDUSTRIAL ESTATE, GREENOCK

NOTES

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY

DF ARCHITECTS

COMMENT

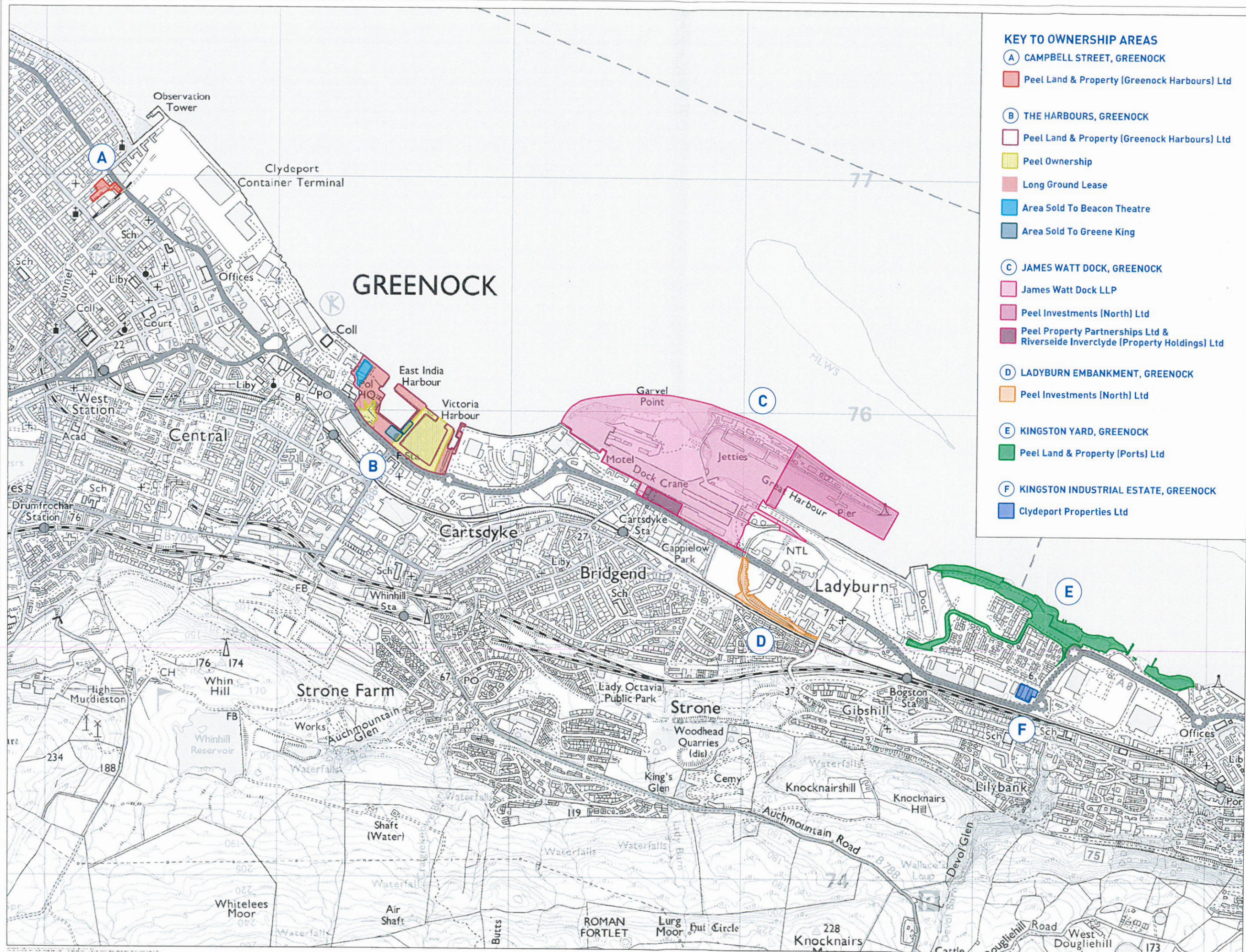
OWNERSHIP OWNERSHIPS LOCATION PLAN

PROJECT VARIOUS AREAS, GREENOCK

CLIENT PEEL

DATE	SCALE	REVISION

PROJECT NO. 618037 DRAWING NO. SKI21102



KEY TO OWNERSHIP AREAS

- (A) CAMPBELL STREET, GREENOCK**
 - Peel Land & Property (Greenock Harbours) Ltd
- (B) THE HARBOURS, GREENOCK**
 - Peel Land & Property (Greenock Harbours) Ltd
 - Peel Ownership
 - Long Ground Lease
 - Area Sold To Beacon Theatre
 - Area Sold To Greene King
- (C) JAMES WATT DOCK, GREENOCK**
 - James Watt Dock LLP
 - Peel Investments (North) Ltd
 - Peel Property Partnerships Ltd & Riverside Inverclyde (Property Holdings) Ltd
- (D) LADYBURN EMBANKMENT, GREENOCK**
 - Peel Investments (North) Ltd
- (E) KINGSTON YARD, GREENOCK**
 - Peel Land & Property (Ports) Ltd
- (F) KINGSTON INDUSTRIAL ESTATE, GREENOCK**
 - Clydeport Properties Ltd

NOTES

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY

DF ARCHITECTS

COMMENT

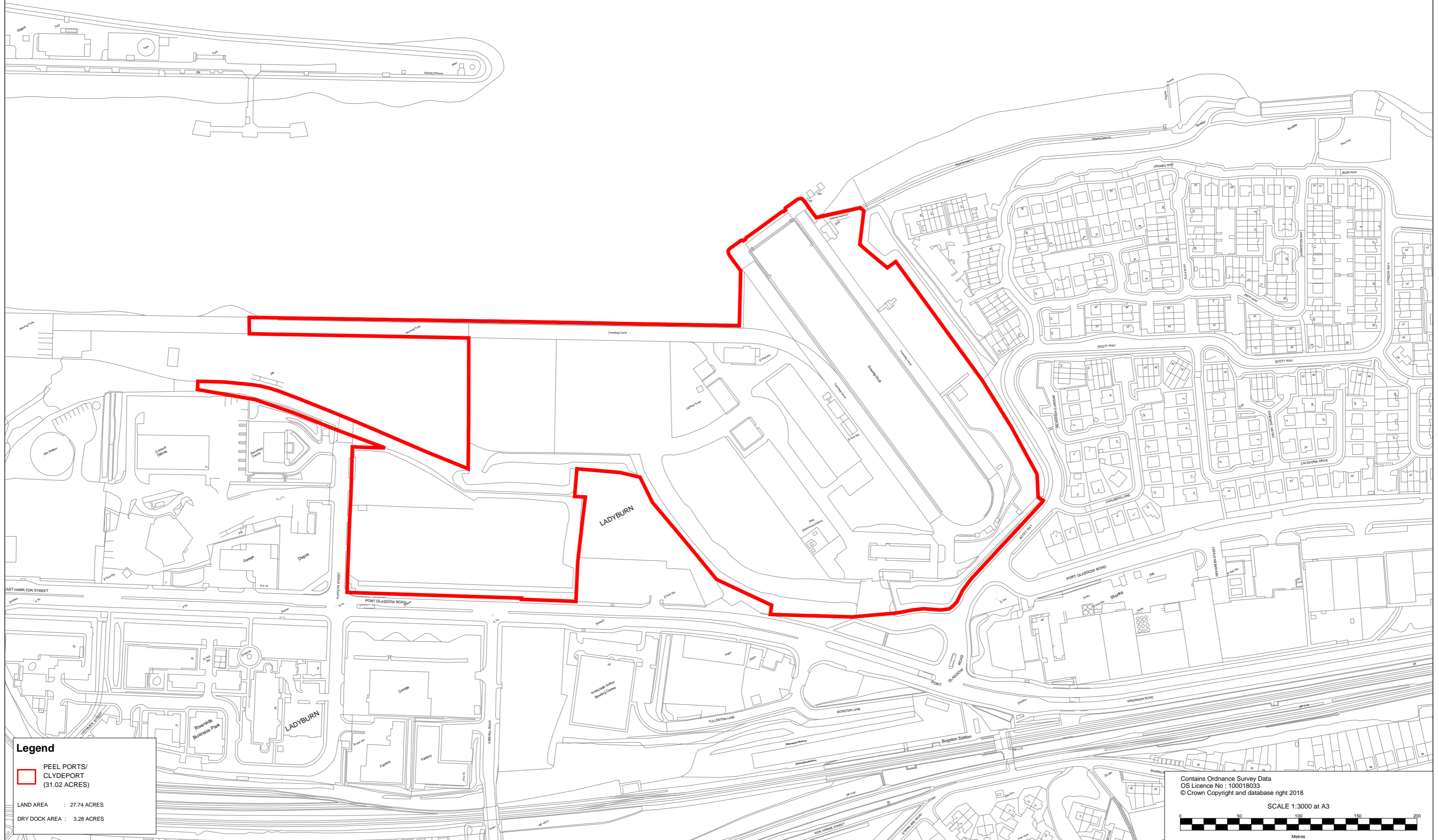
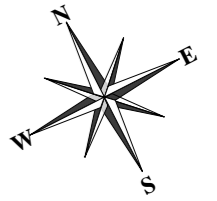
OWNERSHIP AREAS LOCATION PLAN
 VARIOUS AREAS, GREENOCK

CLIENT: PEEL
 PROJECT: VARIOUS AREAS, GREENOCK


DATE: 15.04.2010
 DRAWING NO: SKI(2)101
 SCALE: 1:5000
 REVISION: A0

Inch Green Title Plan

APPENDIX 3



Legend


 PEEL PORTS/
CLYDEPORT
(31.02 ACRES)

LAND AREA : 27.74 ACRES

DRY DOCK AREA : 3.28 ACRES

Contains Ordnance Survey Data
OS Licence No : 100018033
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SCALE 1:3000 at A3

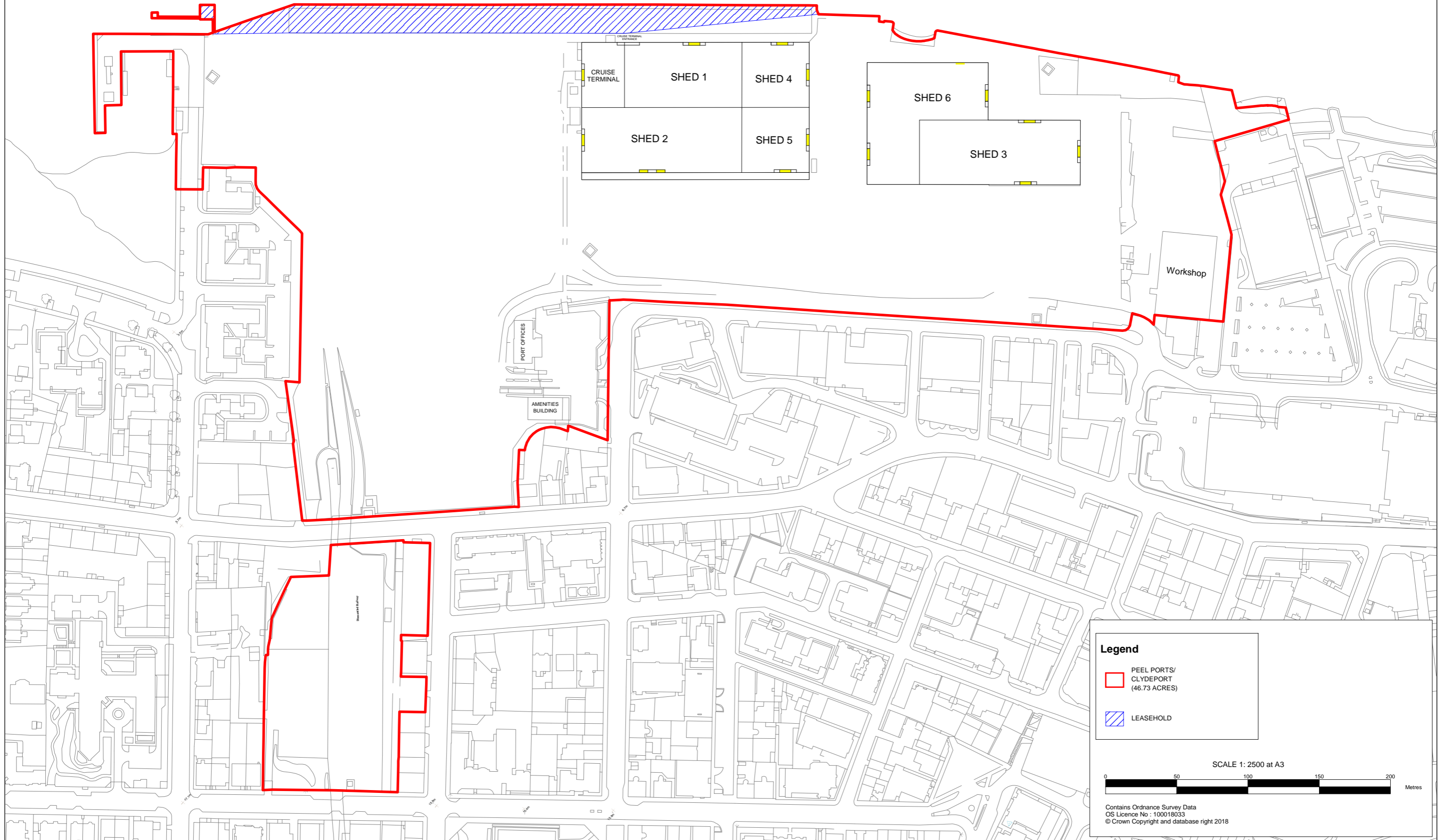


Metres

Greenock Ocean Terminal Title Plan



APPENDIX 4



Legend

- PEEL PORTS/
CLYDEPORT
(46.73 ACRES)
- LEASEHOLD

SCALE 1: 2500 at A3

0 50 100 150 200 Metres

Contains Ordnance Survey Data
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APPENDIX 5

Scott Allan
Corporate Director Environment, Regeneration &
Resources
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY
-- By e-mail --

Your ref: SA/LM

3rd August 2018

Dear Mr Allan

Campaign to Save Inchgreen Drydock, Greenock

I refer to your letter of 17th July to Mary McAllan, Director for Economic Development, about the petition from the above campaign asking what compulsory purchase powers may be available to Scottish Ministers in this case. I have been asked to reply given my responsibility for Scottish Government policy on compulsory purchase.

It is difficult to answer your question definitively without further detail on the proposed use or development of the site, and, hence, the underlying purpose of such an acquisition. As you will be aware, a decision to exercise Compulsory Purchase powers is a significant intervention in private property rights that would require detailed justification and a clear explanation of why the power utilised is considered to be the most appropriate. Scottish Ministers do have powers to purchase land compulsorily under a number of enactments for a wide range of purposes. This includes powers under section 190 of the Town and Country Planning (Scotland) Act 1997 to purchase land “*necessary for the public service*”, “*to meet the interests of proper planning of the area*” or “*to secure the best, or most economic development or use of the land*”.

However, as you note in your letter, the decision to exercise such a power rests with Scottish Ministers and would require a clear and compelling justification. It is extremely unlikely that Ministers would exercise their powers unless another authority was unable or unwilling to utilise their own powers to achieve the same purpose **and** there was a clear case for doing so to deliver a project, development or purpose considered to be of national importance.

I hope that this answers your query. If I can be of any further assistance or you wish to discuss or clarify anything regarding this matter then please contact me.

Yours sincerely

Neil Langhorn
Head of Compulsory Purchase Order Policy

Report To:	Environment & Regeneration Committee	Date:	25 October 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV/033/18/DH
Contact Officer:	Drew Hall	Contact No:	01475 714272
Subject:	Care & Repair Saving Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the implementation of the Council approved Care & Repair service saving.

2.0 SUMMARY

- 2.1 As part of the Budget setting process the Council approved a saving at the March meeting to bring the current Care & Repair (C&R) contract, which includes a subsidised Handyman/ Small Repairs Service operated by Cloch Housing Association (CHA), in-house by establishing a new Grant Adaptations Service managed within the Environmental & Public Protection Service and a new commissioned Handyman/ Small Repairs Service (H/SRS) managed by the HSCP.
- 2.2 The resulting saving to the Scheme of Assistance (SOA) budget is £193k. There are £85k additional staffing costs associated with the new Grant Adaptations Service which will be funded from the remaining SOA budget.
- 2.3 The original proposal for the H/SRS was to provide additional funding from the SOA budget to fund a similar project commissioned by HSCP. However, recent detailed examination of the existing HSCP project concluded that this proposal would be unsuitable. A new H/SRS is currently being explored through the Council's Building Service Unit.
- 2.4 CHA had approached the Council Leader, following the savings decision, to suggest that they may be able to attract additional external funding to continue to run the C&R service including the H/SRS. It was agreed that Officers would work with CHA to positively consider their proposals. Officers have been meeting with CHA monthly during the transition process.
- 2.5 The CHA Board met in August to consider their options regarding the retention of the C&R and H/SRS services. The CHA Board concluded that they were not in a position to continue the service with no guarantee of additional funding. Another interest in Care & Repair as well as a handyman service provision in Inverclyde has been received. This proposal is being explored.
- 2.6 Officers from Housing Strategy and HSCP continue to meet to ensure a smooth transition. Plans have been developed to have the new Adaptations service in place for the beginning of March 2019 to ensure a seamless handover from C&R at Cloch Housing Association. However a further report may come forward if the new proposal merits serious consideration.

3.0 RECOMMENDATIONS

- 3.1 That the Committee note the current progress on the implementation of the Care & Repair saving.

Martin McNab
Head of Environment & Public Protection

4.0 BACKGROUND

- 4.1 As part of the Budget setting process the Council approved a saving at the March 2018 meeting to bring the current Care & Repair (C&R) contract, which includes a subsidised Handyman/ Small Repairs Service operated by Cloch Housing Association (CHA), in-house, by establishing a new Grant Adaptations Service managed within Environmental & Public Protection Service and a new commissioned Handyman/ Small Repairs Service (H/SRS) managed by the HSCP.
- 4.2 The resulting saving to the SOA budget is £193k. There are £85k additional staffing costs associated with the new Grants Adaptation Service which will be funded from the remaining SOA budget.
- 4.3 CHA C&R contract ended on 1 April this year. One further year's contract was agreed on the same terms as the previous contract.

5.0 UPDATE

- 5.1 The original proposal for the H/SRS was to provide additional funding from the SOA budget to similar projects commissioned by HSCP for a new commissioned service. However recent detailed examination of the existing HSCP project concluded that this proposal would be unsuitable. £40k from the SOA budget has been identified to support the new H/SRS service.
- 5.2 CHA had approached the Council Leader to suggest that they may be able to attract additional external funding to continue to run the C&R service including the SRS. It was agreed that Officers would work with CHA to positively consider their proposals. Officers continue to meet with CHA monthly during the transition process.
- 5.3 The CHA Board met in August to consider their options regarding the retention of the C&R and H/SRS services. The CHA Board concluded that they were not in a position to continue the service with no guarantee of additional funding. Another interest in Care & Repair as well as a Handyman service provision in Inverclyde has been received. This proposal is being explored.
- 5.4 Work continues to develop the in-house adaptations service. Environmental & Public Protection Housing Strategy Officers and HSCP Officers continue to meet to ensure the new service operates well. Job descriptions etc. for the new Adaptations service posts are currently with HR for evaluation.
- 5.5 Officers from Housing Strategy and HSCP continue to meet to ensure a smooth transition. Plans have been developed to have the new Adaptations service in place for the beginning of March 2019 to ensure a seamless handover from C&R at Cloch Housing Association. A new H/SRS is currently being explored through the Council's Building Service unit. However a further report may come forward if the new proposal referred to in 5.3, merits serious consideration.

6.0 IMPLICATIONS

Finance

6.1 Financial Implications: One off Costs

Nil					
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Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Scheme of Assistance (SOA)	PTOB	2019/20	£40k		Small repairs/handyman service
	Employee Costs		£85k		Staffing costs for new Grant Adaptations service
Scheme of Assistance (SOA)	PTOB	2019/20	(£193k)		Council approved saving (March 2018)

Legal

6.2 None

Human Resources

6.3 Human Resources are currently dealing with TUPE issues and new service staffing.

Equalities

6.4 None.

Repopulation

6.5 None.

7.0 BACKGROUND PAPERS

7.1 None

Report To: Environment & Regeneration Committee **Date:** 25 October 2018

Report By: Corporate Director Environment,
Regeneration & Resources **Report No:** LP/0108/18

Contact Officer: Caroline Ross **Contact No:** 01475 712115

Subject: Proposed Traffic Regulation Order – Disabled Persons’ Parking Place (On Street) Order No. 2a 2018

1.0 PURPOSE

- 1.1 Local Authorities are empowered to make Orders under the Road Traffic Regulation Act 1984 as amended and, under the Council’s Scheme of Administration, the Head of Environmental and Public Protection is responsible for the making, implementation and review of Traffic Management Orders and Traffic Regulation Orders.
- 1.2 The purpose of this report is to inform the Committee of the outcome of the consultation procedure undertaken for the Traffic Regulation Order (TRO) associated with a disabled person’s parking space entitled The Inverclyde Council Disabled Person’s Parking Place (On Street) Order No. 2A 2018. The report also seeks a decision on whether the Committee will hear the objections relating to the TRO themselves or appoint an independent Reporter.
- 1.3 The timescales and process associated with hearing these objections are set out in legislation and in order for the TRO to be heard by the Inverclyde Council on 29 November, 2018 and minimise delay to the introduction of the TRO, the Council has to commence this process at the earliest opportunity.

Appendix 1

2.0 SUMMARY

- 2.1 The Inverclyde Council Disabled Person’s Parking Place (On Street) Order No. 2A 2018 was advertised for public consultation on 10 August, 2018 with a closing date for objections of 31 August, 2018. During this time 3 objections were received.
- 2.2 As the objections were maintained after Officers corresponded with the objectors, these must now be heard. The objections can be heard at a public hearing either before a special meeting of the Environment and Regeneration Committee or by an independent Reporter.

3.0 RECOMMENDATION

- 3.1 It is recommended that the Committee:
- a) notes the requirement to hold a public hearing to consider the maintained objections, and decides either to hear these before a special meeting of the Environment and Regeneration Committee or by an independent Reporter, remitting it to the Head of Environmental and Public Protection and the Head of Legal and Property Services to make the necessary arrangements for the public hearing; and

- b) notes that, if the Committee decides to appoint an independent Reporter, the cost associated with this is approximately £10,000 which would come from the Decriminalised Parking Enforcement Revenue Budget.

Gerard Malone
Head of Legal & Property Services

4.0 BACKGROUND

4.1 The Inverclyde Council Disabled Person's Parking Place (On Street) Order No. 2A 2018 was promoted and was issued for public consultation on 10 August 2018 with responses invited by 31 August 2018.

4.2 During the public consultation, 3 objections were received. Officers wrote to the 3 objectors and the objectors maintained their objections.

5.0 IMPLICATIONS

Finance

5.1 One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
02506	Parking Strategy Revenue	18/19	£10,000		Independent Hearing

Legal

5.2 There are no legal implications arising from this report.

Human Resources

5.3 There are no HR implications arising from this report.

Equalities

5.4 There are no equality issues arising from this report.

Repopulation

5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

6.1 The Head of Legal & Property Services and the Chief Financial Officer have been consulted on this report.

7.0 LIST OF BACKGROUND PAPERS

7.1 None