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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 January 2020</b>
<b>Report By:</b>	<b>Corporate Director Environment, Regeneration and Resources</b>	<b>Report No:</b>	<b>ENV005/20/SA/MM</b>
<b>Contact Officer:</b>	<b>Martin McNab</b>	<b>Contact No:</b>	<b>01475 714246</b>
<b>Subject:</b>	<b>Strategic Housing Priority Areas</b>		

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## 1.0 PURPOSE

- 1.1 To advise the Committee of work to develop a strategic approach to the “Eastern Gateway” in Port Glasgow and to seek approval for a programme of studies assessing housing need and demand, informed by an Inverclyde wide survey of house condition.

## 2.0 SUMMARY

- 2.1 Officers have finalised a brief for a study into housing condition, need and land use in the “Eastern Gateway”, that part of lower Port Glasgow between Newark and Parklea. This study arises from and is funded by the repopulation strategy. The study incorporates but does not replace the Clune Park masterplan. The purpose of the study is to create a strategy for land zoned for residential use encompassing RSL development, RSL refurbishment and private sector. The Strategy will cover a medium to long term and be used in discussions with the Scottish Government around housing capital grants. A key partner is RCH.
- 2.2 While working on this brief, partners have agreed that a similar approach be taken forward in a number of other areas of Inverclyde. Initial meetings have identified further areas that might profit from this approach. Two priority locations are Central Port Glasgow, incorporating Highholm, and Greenock Town Centre. In both of these areas a more detailed analysis of the condition of housing together with future need would complement well with work already underway.
- 2.3 Other areas may merit this approach in due course. In all cases it is suggested that the strategy should be led by the condition of housing and housing need. The process will also be informed by the House Condition Survey to be undertaken in 2020, a review of specialist housing provision currently underway and the development of an acquisition and refurbishment strategy in partnership with local Registered Social Landlords (RSLs).

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the work being carried out on the Eastern Gateway under the aegis of the repopulation strategy and receives a report in due course on the outcomes of that study and the next steps.
- 3.2 That the Committee agrees to the carrying out of separate studies into housing and the development of strategies in central Port Glasgow and Greenock Town Centre and that officers will report back to Committee at a future date.

## **4.0 BACKGROUND**

- 4.1 The study of the “Eastern Gateway” was originally agreed through the Alliance Board’s Repopulation Group. It will be led by the Council through Housing Strategy and Planning in close partnership with RCH.
- 4.2 Meetings with officials from the Scottish Government’s More Homes Directorate have indicated that an approach such as this would help the Council to access different funding streams including the Scottish Government’s Partnership Support for Regeneration and the Affordable Housing Supply Programme. It would also assist in improving the case for enhanced funding for Clune Park.
- 4.3 Following on from this a number of other areas have been suggested which might benefit from this approach. Two areas in particular are the focus of current work which would be enhanced by a more detailed study, Central Port Glasgow, incorporating Highholm, and Greenock Town Centre. Other areas have been suggested by partners but the case for these needs to be considered in more detail before any work is commissioned. There is also a need to remain in control of any additional workload arising out of these studies.

## **5.0 THE EASTERN GATEWAY**

- 5.1 The Alliance Board’s Repopulation Group agreed that there was a need to have a more detailed look at land use and housing to the east of Newark in lower Port Glasgow. One of the drivers of this was a need to set the Clune Park Masterplan in a wider context and to look at the links between Clune Park and adjacent areas. Discussions with the Scottish Government gave strong indications that this approach was more likely to result in successful funding bids not just for the Clune Park area but also for the wider area.
- 5.2 Officers from Planning Policy and Housing Strategy have worked together with partners, including River Clyde Homes, which has significant housing in the area, both old and new, to develop a brief for an Eastern Gateway study. This brief is currently being finalised and should go to tender for a consultant to develop the study imminently.
- 5.3 The study will look at potential future land use in the area with an emphasis on housing. This will include the potential for both social and private housing and will aim to ensure that the work underway to remove the blight of Clune Park can contribute to wider regeneration of the part of Inverclyde that is first seen by visitors coming into Inverclyde from the East. The work will also aim to ensure that the regeneration of Clune Park together with the provision of new housing in upper Port Glasgow does not result in the creation of voids elsewhere, for example in Kelburn resulting in a knock on effect of potential new “Clune Parks” albeit the particular structural issues prevalent in Clune Park do not exist elsewhere.

## **6.0 FUTURE FOCUS AREAS**

- 6.1 In looking at the Eastern Gateway it has become clear that other areas of Inverclyde may benefit from a similar approach. Although some further work is required on developing the criteria for such a study, areas where there is merit in looking specifically at housing regeneration in the shorter term have been identified.
- 6.2 It is proposed that these should be developed as a rolling programme with the justification for each being established before a detailed brief is drawn up. This approach will entail a significant input of officer time and may require a specific resource to be identified to oversee the process. All of the studies will inform and be informed by the House Condition Survey to be carried out in 2020 together with information from RSLs on the condition of their stock. The studies will also be informed by the work currently underway looking at specialist housing provision in Inverclyde and the development of an acquisition and refurbishment strategy to direct future housing investment within the social rented housing supply.
- 6.3 Notwithstanding the need to look at the case for each priority study area on its merits it is clear that a couple of areas stand out from work already underway. These are:

- Central Port Glasgow
- Greenock Town Centre

6.4 There is work currently underway in Highholm looking at the condition of the tenemental housing and at issues of current under occupation jointly between Housing Strategy and River Clyde Homes. This combined with the Eastern Gateway work which covers lower Port Glasgow up to the Newark Roundabout makes a compelling case to carry out a priority study of housing in central Port Glasgow including Highholm. Officers will work to develop a brief including identifying the exact area to be covered by this study.

6.5 Similar issues regarding housing condition and future housing needs also pertain in Greenock Town Centre. There is a need to improve our evidence base around future use of existing social rental stock and a number of sites in Greenock Town Centre. This includes the need to strengthen the evidence base for potential acquisition, if required.

## 7.0 IMPLICATIONS

### 7.1 Financial

It is proposed that the allocation for housing studies agreed at the May 2019 committee from the Repopulation EMR should fund these studies.

Financial Implications - One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement From	Other Comments
EMR	Repopulation	2019/21	60		Estimated £60K to cover 3 studies, total EMR allocation for Housing £100K

Financial Implications - Annually Recurring Costs/ (Savings)

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

### 7.2 Human Resources

None

### 7.3 Legal

None

### 7.4 Equalities

Has an Equality Impact Assessment been carried out?

Yes

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.

## 7.5 Repopulation

The proposed studies are integral to the Alliance Board's Repopulation Strategy.

## 8.0 CONSULTATIONS

8.1 The Corporate Management Team has been consulted on this report and agrees the recommendations.

## 9.0 LIST OF BACKGROUND PAPERS

9.1 Clune Park Masterplan - 25 October 2018 **ENV042/18/SJ**

Inverclyde Alliance – Repopulation Group – Proposed Expenditure – 2 May 2019  
**ENV024/19/SA**