
Report To:	Policy & Resources Committee	Date:	4 February 2020
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/010/20
Contact Officer:	Rona McGhee	Contact No:	01475 712113
Subject:	Kilmacolm Self Build – Leperstone Avenue Remit from Environment & Regeneration Committee		

1.0 PURPOSE

1.1 The purpose of this report is to request the Committee to consider a remit from the Environment & Regeneration Committee relative to the self build project at Leperstone Avenue, Kilmacolm.

2.0 SUMMARY

2.1 The Environment & Regeneration Committee at its meeting on 16 January 2020 considered a report by the Corporate Director Environment, Regeneration & Resources (1) seeking approval to vary the conditions associated with the self build project at Leperstone Avenue, Kilmacolm in order to stimulate development with the site; and (2) to settle any funds due to Riverside Inverclyde for their involvement in the project and to remit the decision to the Policy & Resources Committee for the use of the Capital Fund.

2.2 A copy of the report to the Environment & Regeneration Committee is attached as Appendix 1. The Head of Regeneration & Planning advised the Committee that the project sought to create seven self build plots and, accordingly, at paragraph 2.1 the word “six” should read “seven” and, consequently, at paragraph 2.2 the word “five” should read “six”.

2.3 The Environment & Regeneration Committee decided:

(1) to remove the requirement for purchasers of the self build plots at Leperstone Avenue, Kilmacolm to be from outwith Inverclyde and to reduce the period of residence to three years; and

(2) to settle any funds due to Riverside Inverclyde for their involvement in the project and to remit the decision to the Policy & Resources Committee for the use of the Capital Fund.

3.0 RECOMMENDATION

3.1 The Committee is asked to consider the remit from the Environment & Regeneration Committee.

**Report To: Environment and Regeneration
Committee**

Date: 16 January 2020

**Report By: Corporate Director, Environment,
Regeneration and Resources**

Report No: E&R/20/01/04/SJ

Contact Officer: Stuart Jamieson

Contact No: 01475 712402

Subject: Kilmacolm Self Build – Leperstone Avenue

1.0 PURPOSE

1.1 The purpose of this report is to seek Committee approval to vary the conditions associated with the self build project at Leperstone Avenue, Kilmacolm.

2.0 SUMMARY

2.1 In 2014 Riverside Inverclyde, acting as the Council's agent, commenced the Leperstone Avenue Self Build project. The project sought to create six self-build plots under a repopulation agenda. The plots were restricted in sale for families moving into, and staying within, the area.

2.2 To date only one of the plots has been developed, and despite a number of marketing initiatives, there is no current interest in the remaining five plots.

2.3 In order to stimulate interest in development with the site it is proposed to lift the condition which requires the purchaser to provide evidence of moving into the area for the first time, and to reduce the timescale for the end user to occupy the premises to three years.

2.4 Following the recent structural changes in Riverside Inverclyde, it is further proposed to settle any funds due to Riverside Inverclyde for their involvement in the project and for the project to be managed directly within the Environment, Regeneration and Resources Directorate.

3.0 RECOMMENDATIONS

3.1 It is recommended that Committee agrees to:-

- A) remove the requirement for purchasers of the self build plots at Leperstone Avenue to be from outwith Inverclyde and reduce the period of residence to three years; and
- B) settle any monies outstanding to Riverside Inverclyde for their involvement in the project and to remit the decision to the Policy and Resources for the use of the Capital Fund.

Scott Allan, Corporate Director
Environment, Regeneration and Resources

4.0 BACKGROUND

- 4.1 In 2014 the Council undertook an initiative to develop self build plots at the surplus site in Leperstone Avenue, Kilmacolm. The project, undertaken by Riverside Inverclyde, received support from a repopulation programme.
- 4.2 The basis of the project was to create fully serviced platforms for a number of self build plots varying in size from just over 400m² to just under 800m².
- 4.3 A number of incentives were offered on the plots however a burden placed on the sale was that the developer of the plot had to come from outwith the Inverclyde boundary.
- 4.4 Despite a number of marketing initiatives, to date only one site has been developed.
- 4.5 Officers now consider it appropriate to remove the boundary burden in order to fully build out the development, which will continue to support our repopulation agenda. It is further recommended that the requirement for the end user to remain in residence for five years should be reduced to three years.
- 4.6 Whilst RI acted as the Council's agent on the project, any financial risk remained with the Council. It is therefore proposed that the existing financial liability which RI currently holds be met by the Council Capital Fund and that any income derived from any future sales would then be allocated to the Council.

5.0 IMPLICATIONS

Finance

- 5.1 The financial implications associated with this report are set out below

Financial implications

One-off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	Capital Fund	2019/20	300	n/a	n/a
	Capital Fund	2020/22	(TBA)		

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	n/a

Legal

- 5.2 The primary relocation burden should be removed along with amendments to the occupancy duration.

Human Resources

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

Equalities and diversity

5.4 There are no equality issues associated with this report.

Repopulation

5.5 The report supports our repopulation agenda.

6.0 CONSULTATIONS

6.1 Appropriate consultation has been undertaken with Legal and Property and Finance.

7.0 LIST OF BACKGROUND PAPERS

7.1 None.