

A special meeting of the Environment & Regeneration Committee will be held on Wednesday 23 June 2021 at 3pm.

This meeting is by remote online access only through the videoconferencing facilities which are available to Members and relevant Officers. The joining details will be sent to Members and Officers prior to the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation.

Please note that this meeting will be recorded.

ANNE SINCLAIR
Interim Head of Legal Services

BUSINESS

**** Copy to follow**

1.	Apologies, Substitutions and Declarations of Interest	Page
2. **	Economic Strategy Report Report by Interim Service Director, Environment & Economic Recovery	p
3.	Property Assets Management Report Report by Interim Service Director, Corporate Services & Organisational Recovery	p
4.	Roads & Transportation – Performance Update Report by Interim Service Director, Environment & Economic Recovery	p
5. **	Residual Waste Contract Award Report by Head of Service – Roads and Transportation	p
	The documentation relative to the following item 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 paragraphs 2, 6 and 9 of Part I of schedule 7(A) of the Act.	
6.	Property Assets Management Report Report by Interim Service Director, Corporate Services & Organisational Recovery	p

Please note that because of the current COVID-19 (Coronavirus) emergency, this meeting will not be open to members of the public.

The reports are available publicly on the Council's website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council's website.

In terms of Section 50A(3A) of the Local Government (Scotland) Act 1973, as introduced by Schedule 6, Paragraph 13 of the Coronavirus (Scotland) Act 2020, it is necessary to exclude the public from the meetings of the Committee on public health grounds. The Council considers that, if members of the public were to be present, this would create a real or substantial risk to public health, specifically relating to infection or contamination by Coronavirus.

Enquiries to – **Colin MacDonald** – Tel 01475 712113

Report To:	Environment and Regeneration Committee	Date:	23 June 2021
Report By:	Interim Service Director, Corporate Services & Organisational Recovery	Report No:	ENV013/21/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Assets Management Report		

1.0 PURPOSE

1.1 The purpose of this report is to advise Committee of the outcome of two public consultations recently carried out at:

- Papermill Road, Greenock
- Caddlehill Street, Greenock

in order to obtain and consider the views of the community in relation to a request from Permалlot, a community group, who wish to use the two sites to develop organic allotments within a permaculture setting; in addition the Group hope to expand to include classes for educational and community purposes.

- 1.2 Seek authority to market the site of the former Crescent Street Depot, Greenock, (see plan attached at **Appendix 3**), on the basis of both an outright sale and a lease, thereafter to set a closing date when the level of interest justifies it, with a further report being brought back to this Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council.
- 1.3 Seek authority to declare the scout hall and garages located on Mearns Street/Armada Place Greenock, (see plan attached at **Appendix 4**) as surplus to requirements and thereafter to seek authority to demolish them.

2.0 SUMMARY

Public Consultation – Caddlehill Street and Papermill Rd, Greenock

- 2.1 The Council owns the land at Caddlehill Street, Greenock (shown on the plan at **Appendix 1a**) and Papermill Road, Greenock (shown on the plan at **Appendix 2a**) both sites are currently undeveloped. A local community group recently approached council officers to request permission to lease both sites for organic allotments within a permaculture setting. The community group advised that they wished to lease both sites for 25 years at a discounted rent however, prior to taking discussions further, a public consultation required to be carried out and this report seeks to update Committee on those consultations.
- 2.2 There is a separate report on the agenda for this meeting in the private and exempt section that (among other matters) brings detail of the proposed lease before the Committee, dependent on the outcome of their consideration of the open space consultation in terms of this report.

Crescent Street Depot, Greenock

- 2.3 In October 2020, this Committee declared the site of the former Crescent Street Depot as surplus to requirements and granted authority to market it; however, recently a local businessman approached officers to enquire about leasing the yard. As such authority is now sought to market the site on both a “for sale/to let” basis with a report on any offers received being brought back to this Committee for a decision on same.

Scout Hall & Garages – Mearns Street Greenock

- 2.4 In March 2020 this Committee granted authority to transfer ownership of the Council owned property at 14-16 Bank Street Greenock to the 32nd Greenock & District Scouts and in return the Scouts would transfer ownership of their land and buildings at Mearns Street/Armadale Place, Greenock to the Council; following the transfer, the Mearns St/Armadale Place site would be placed on the market for sale. In order to reduce ongoing empty property costs Committee is asked to approve the demolition of these redundant buildings, prior to marketing.

3.0 RECOMMENDATIONS

It is recommended that the Committee:-

Public Consultation – Caddlehill Street and Papermill Rd, Greenock

- 3.1 notes the outcome of the common good consultation at Caddlehill Street Greenock and further notes that the community group has terminated its interest in this site and now wishes to focus its efforts at Papermill Road, Greenock.
- 3.2 notes the outcome of the open space consultation at Papermill Road, Greenock, in relation to the proposed organic allotments within a permaculture setting including expanding to include classes for educational and community purposes when considered appropriate.
- 3.3 having regard to those representations, decides **either**:
- (a).to instruct the Interim Head of Legal Services to withdraw from negotiations for the proposed lease; **or**
 - (b).to further consider the terms of the proposed lease detailed in the separate report that is before the Committee for later consideration.

Crescent Street Depot, Greenock

- 3.4 grants delegated authority to the Interim Service Director, Corporate Services & Organisational Recovery to market the site of the former Crescent Street Depot, as outlined on the plan attached at **Appendix 3**, on the basis of both a lease and an outright sale; thereafter to set a closing date when the level of interest justifies it and notes that a further report will be brought back to this Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council.

Scout Hall & Garages – Mearns Street Greenock

- 3.5 grants delegated authority to the Interim Service Director, Corporate Services & Organisational Recovery to declare the former scout hall and adjacent garages at Mearns Street/Armadale Place Greenock, as shown outlined on the plan attached at **Appendix 4** as surplus to requirements and thereafter to grant delegated authority to demolish the buildings prior to placing the site on the market for sale.

Alan Puckrin

Interim Service Director, Corporate Services & Organisational Recovery

4.0 BACKGROUND

Public Consultation – Caddlehill Street Greenock

- 4.1 The land at Caddlehill Street is vacant land in the ownership of the Council, having recently been leased to the Inverclyde Association of Mental Health, now relocated at Mearns Street. A local community group going by the name Permалlot recently approached Council officers to ask if they could use the land for organic allotments within a permaculture setting, including classes for educational and community purposes. That request was reported to this Committee in March 2021 when authority was granted to carry out a public consultation which was required as the land is classed as Common Good. The consultation closed on 28 April 2021.
- 4.2 During discussions between the group and local residents it became apparent to Permалlot that the local community was not supportive of its plans and so Permалlot's lead contact has advised Council officers that the group wish to pull out of any negotiations in relation to Caddlehill Street and concentrate their efforts on Papermill Road, Greenock.
- 4.3 A copy of the responses to the consultation is attached at **Appendix 1b**.

Public Consultation - Papermill Road, Greenock

- 4.4 The land at Papermill Road is owned by the Council and classed as open space although it is not currently maintained by the Council's Environmental Services. Permалlot has requested use of the site so that it can establish organic allotments within a permaculture setting, including classes for educational and community purposes. Permалlot have provided their Business Plan which was presented to this Committee in January 2021.
- 4.5 As the site is classed as open space, it is necessary in terms of Section 24 of the Town and Country Planning (Scotland) Act 1959 for a public consultation to be carried out seeking the views of the local community on the proposed change of use, and for the Committee to consider and have regard to those views in deciding whether or not to proceed further with this proposal.
- 4.6 Officers have completed the necessary consultation which closed on 28 April 2021. This was advertised on the Council website, in the Greenock Telegraph and by notices posted at the site. The representations received, and officers correspondence with the parties who made those representations, is detailed in **Appendix 2b**.
- 4.7 As parts of the overall site constitute open space, public consultation on a proposed disposal is required in terms of Section 27 of the Town and Country Planning (Scotland) Act 1959. Further, the Committee must consider any objections received as a result of that consultation before reaching a decision on any disposal. The Committee granted authority to officers to progress such a consultation at its meeting of 17 January 2021.

Crescent Street Depot, Greenock

- 4.8 The site of the former Crescent Street Depot was formally declared surplus by this Committee in October 2020 with a recommendation to place the site on the market for sale. However, following a definite line of enquiry by a local businessman who wishes to lease the site, authority is now sought to change the basis of the marketing so that both an outright sale and a lease may be considered. A closing date will be set when the level of interest justifies it and a further report will be brought before this Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council.

Scout Hall & Garages – Mearns Street Greenock

- 4.9 In March 2020 this Committee granted authority to transfer ownership of the Council owned property at 14-16 Bank Street Greenock to the 32nd Greenock & District Scouts and in return the Scouts would transfer ownership of their land and buildings at Mearns Street/Armadale Place, Greenock to the Council; following the transfer, the Mearns St/Armadale Place site would be placed on the market for sale. In order to reduce ongoing empty property costs Committee is asked to approve the demolition of these redundant buildings, prior to marketing.

5.0 IMPLICATIONS

5.1 Finance

This report is focused on the outcome of the open space consultation. Part A is wholly separate from consideration of the financial implications in connection with any lease which may be considered.

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
E & R Core Property Allocation – Minor Demolitions	Demolition – Scout Hall and garages	2021/22	TBC		Contained within existing budgets

Annually Recurring Costs / (Savings)

Cost Centre	Budget Heading	With Effect From	Annual Impact	Net	Virement From	Other Comments

5.2 Legal

As the lease proposal at Papermill Road involves disposal of land consisting of open space, it was necessary for a consultation in terms of Section 27 the Town and Country Planning (Scotland) Act 1959 to be carried out, it is further necessary for the Committee to have regard to the terms of representations received in that consultation when reaching a decision on whether or not to proceed with the disposal, which proposal is dealt with in the later report to this Committee.

5.3 Human Resources

There are no human resources issues.

5.4 Equalities

- (a) Has an Equality Impact Assessment been carried out?

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.
	YES (see attached appendix)

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.5 Repopulation

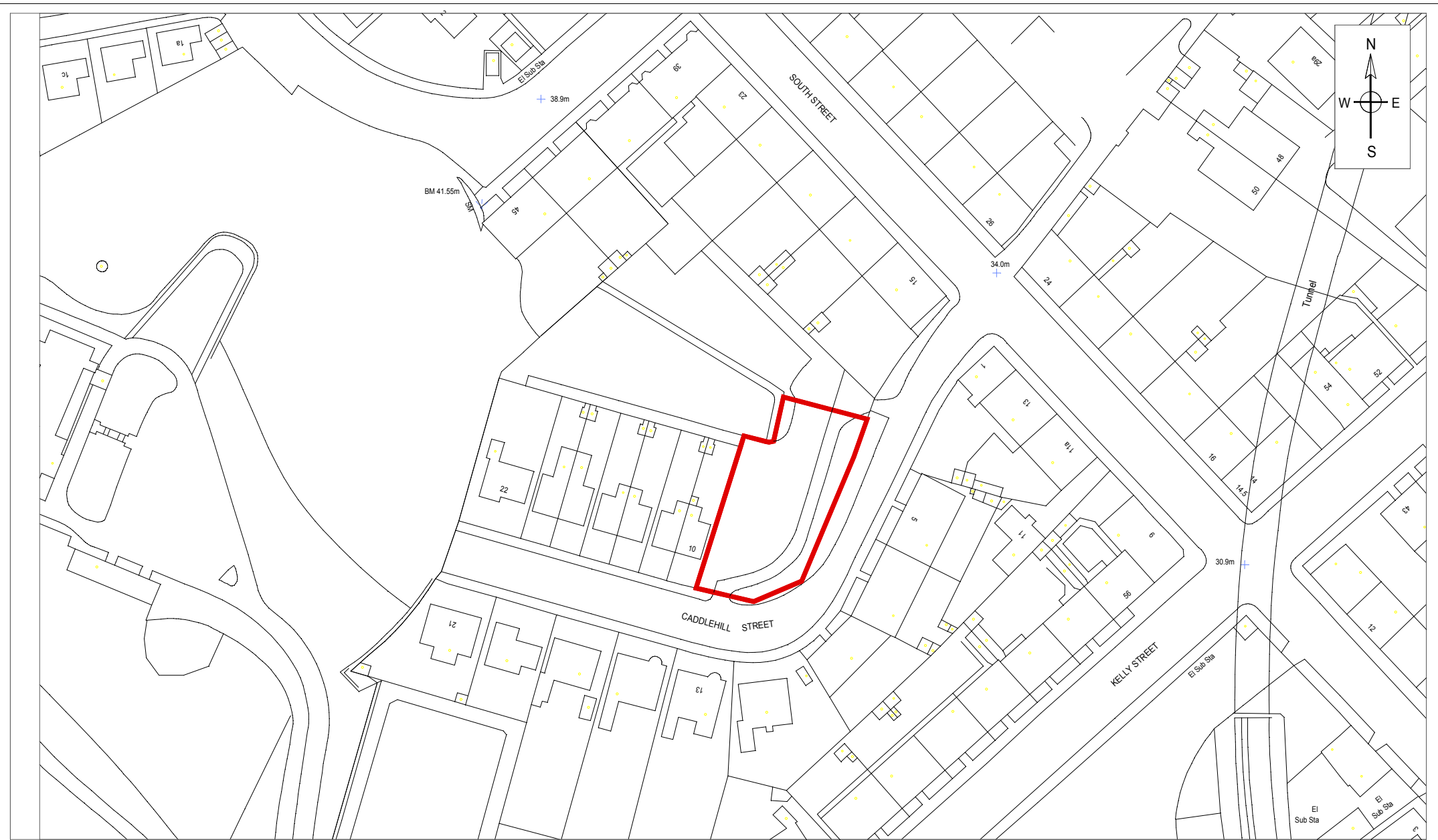
No implications.

6.0 CONSULTATIONS

6.1 The Interim Service Director Environment and Economic Recovery has been consulted on this report.

7.0 LIST OF BACKGROUND PAPERS

7.1 None.



Appendix 1a

Land at Caddlehill Street, Greenock.

SCALE: 1:1250

DRAWN BY:

DATE 08/12/2020

Originating Group:

Drawing No.

Land at Caddlehill Street, Greenock

THIS PLAN IS INDICATIVE ONLY

Responses Received in Consultation Under Section 104 of the Community Empowerment (Scotland) Act 2015 on Proposals For Land at Caddlehill Street, Greenock.

This document contains verbatim transcriptions of email correspondence between respondents to the consultation and council officers, subject to the necessary redactions shown.

It should be noted the views and opinions expressed in the responses received are those of the respondents, and should not be read as the views or opinions of the Inverclyde Council or its officers.

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1. Peter and Delia Somerville

From: Delia Sommerville [EMAIL REDACTED]

Sent: 20 January 2021 13:13

To: Cllr Graeme Brooks [EMAIL REDACTED]

Subject: Caddlehill street site proposals

Dear Graeme, as residents of Caddlehill Street for over 40 years , my husband and I would like to express our concerns. The In-Work project was a great asset to the area, and future use of the site should follow that success; creation of a nature resource for all, perhaps with some car parking spaces at the foot of the hill, would be ideal.

At present, Caddlehill street, with its mix of rented and owner-occupied properties, is a harmonious little community, but its proximity to east South Street and upper Kelly Street, [where there is a recognised anti-social resident problem,] makes Caddlehill vulnerable. If social housing were to be built on the site, we fear that we would lose that balance.

There were proposals for flats to be built on the site, about twenty years ago , and these were rejected on the grounds of insufficient parking and the situation has not improved in the intervening years , so further housing would exacerbate the problem.

I hope our concerns will be heard, and we look forward to being kept informed of developments.

Best regards, Delia and Peter Sommerville

From: Peter MacDonald

Sent: 02 March 2021 12:12

To: [REDACTED]

Subject: (Official - Sensitive) Consultation on Land at Caddlehill Street

Dear Peter and Delia

I am emailing you to let you know that the Council is considering the future use of the land at Caddlehill Street ("the Property") being part of the common good, and is seeking the views of the community generally on that future use and specifically on the lease proposal detailed below. A plan showing the Property can be downloaded from www.inverclyde.gov.uk/caddlehill .

The proposal that is actively being considered by the Council is the grant a lease of the Property to Permallot, a Community Group who have expressed an interest in the Property, and that on the following terms:

- the start date has yet to be agreed;
- the length of the lease has yet to be agreed, is anticipated being between 5 and 25 years;
- the Property will be used to develop organic allotments within a permaculture setting together with classes for educational and community purposes;
- for a discounted rent; and
- on normal commercial full repairing and insuring terms.

More information on Permallot's proposals for the Property is available at www.inverclyde.gov.uk/caddlehill .

I would encourage you to submit any representations or comments that you as local residents may have

- either for or against the above proposal; or
- in relation to any other proposals for the use of the Property

and that either by email to:

property@inverclyde.gov.uk

or in writing to

**The Head of Legal and Property Services,
Inverclyde Council,
Municipal Buildings,
Clyde Square,
GREENOCK,
PA15 1LX.**

Representations must be made by no later than 5pm on 28 April 2021 and should state the grounds on which they are made. Please note that the content of any representations made and the details of the party or parties making such representations may appear in a publically available report to the Council's Environment and Regeneration Committee.

The Property is part of the Council's common good estate, which means the Council must carry out this consultation under the 2015 Act before deciding whether or not to proceed. You can find out more about the common good at www.inverclyde.gov.uk/commongood .

If you want any more information about the proposal, please see www.inverclyde.gov.uk/caddlehill or contact the Council's Property Team on 01475 712 102 or property@inverclyde.gov.uk .

I have been passed your email of 20 January 2021 to Councillor Brooks. I confirm that I will treat it as a consultation response, however to please you confirm you are agreeable to my including your details with the response in the publically available report to committee that will be brought forward in due course. You should of course feel free to make any further comments in relation to this consultation.

I look forward to hearing from you.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: Delia Sommerville [REDACTED]
Sent: 02 March 2021 15:23
To: Property <Property@inverclyde.gov.uk>
Subject: Permallot proposal for Caddlehill street

Dear sir,

We (Peter and Delia Sommerville) at [STREET NUMBER REDACTED] Caddlehill Street, are pleased with the proposals put forward for the use of the land in Caddlehill Street, as it would be in keeping with previous use, i.e. The InWork gardening project , and as a council gardening nursery. The proposals would offer educational opportunities for all, and enhance the area.

We would respectively suggest that consideration be given to creating some parking spaces at the lower end, as parking can be a problem in the street. Other than that, we would completely support the proposal.

Regards, Delia Sommerville

From: Peter MacDonald
Sent: 03 March 2021 08:26
To: 'Delia Sommerville' [EMAIL REDACTED]
Subject: RE: (Official - Sensitive) Permallot proposal for Caddlehill street

Classification: Official - Sensitive

Dear Delia and Peter

I thank you for taking the time to respond to the above consultation and for your expression of support.

I will include both your original and further comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: Peter MacDonald
Sent: 18 March 2021 15:39
To: 'Delia Sommerville' [EMAIL REDACTED]
Cc: Property <Property@inverclyde.gov.uk>
Subject: RE: (Official - Sensitive) Permallot proposal for Caddlehill street

Classification: Official - Sensitive

Dear Celia and Peter

Further to previous emails, I have taken your specific query regarding parking to my property colleagues for comment, who have confirmed that specific proposal being considered is a project that would be taken forward by Permallot, and it is the understanding of council officers that the group do not intend parking to form part of their project at this site.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: Delia Sommerville [EMAIL REDACTED]

Sent: 19 March 2021 11:50

To: Peter MacDonald [EMAIL REDACTED]

Subject: Re: (Official - Sensitive) Permallot proposal for Caddlehill street

Dear Mr MacDonald, thank you for your last email regarding the lack of any parking provision in the Permallot proposal. This is disappointing and could only lead to further difficulties in Caddlehill Street. We would urge the council to make parking provision a requirement for any successful project.

Regards, Delia and Peter Sommerville

2. Various Local Residents

NOTE – the email and letter detailed below were submitted prior to the launch of the consultation, so names have been redacted in this instance.

From: [NAME REDACTED] [EMAIL REDACTED]

Sent: 17 February 2021 14:42

To: Martin McNab; Audrey Galloway; Cllr Elizabeth Robertson; Cllr Graeme Brooks; [NAME REDACTED]; [NAME REDACTED]; [EMAIL REDACTED]

Subject: Caddlehill Street green space

As a resident of Caddlehill Street, I would like to make an initial approach to you concerning the space previously occupied by In Work. I enclose a letter stating our interest and concerns from a number of interested folk. I have spoken to our councillors and noted that a period of consultation is necessary with local community. As the area is now becoming very overgrown, we would ask for some consideration to this request as soon as is possible.

Please find letter attached.

Regards,

[NAME REDACTED]

[ATTACHED LETTER]

Audrey Galloway; Martin McNab

Inverclyde Council

Dear Audrey and Martin,

We have been residents of Caddlehill Street for the best part of 40 years, and have seen many changes here during that time.

We were delighted when In Work used the green space on the corner of our street, and I can probably speak for most residents, new and long term, when I say that we were disappointed when they left. The project was such an asset for our street, and for residents of nearby streets too.

The questions that many of us would like to know are

- Is there a plan that the Council have for this valuable piece of green space?
- If so, will the community be consulted?
- If not, will you consider a community consultation as to the future use/development of the site.
- Would there be consideration to allowing community involvement, eg a community hub set up to explore possibilities of using in line with a sustainable, environmental and creative community project?

Some ideas would be

- Using the existing layout to build and grow a community garden
- Having a 5 year lease to develop this
- Taking on other ideas from regular users for expansion of users, as it develops,
- Opportunities for local schools, eg Ardgowan Primary to use the site
- Necessary funding advice, experience, and support from Creative Inverclyde. Already they been most helpful and encouraging.
- Including wider community in West End, interested in creative ideas, and providing more workforce

Other problems in the area could be overcome by

- Widening of road at flats to support residents parking to be considered
- Or enforcing of parking restriction, and making use of spaces at top of street
- Regular trimming of border hedges for practical and aesthetic purposes
- Addressing problem of bin storage on pavements
- Possibility of provision of recycling point

Thank you for your consideration to this request.

My children, and their friend, **[NAME REDACTED]** used to run free on this piece of waste ground with other children as they were growing up. This was a wonderful street for families!!

We accept that times have changed, folk live differently, health and safety, and security of spaces are all important issues. However, it would be wonderful to offer all ages a chance to be a community again with some simple changes, commitment and hard work. For this, we also need consultation, permission, guidance and expert advice.

Regards, [NAME REDACTED] (no [ADDRESS IN CADDLEHILL STREET REDACTED [NAME REDACTED] (no [ADDRESS IN CADDLEHILL STREET REDACTED]), [NAME REDACTED] (no [ADDRESS IN CADDLEHILL STREET REDACTED]), [NAME REDACTED]; ([ADDRESS IN INVERCLYDE REDACTED])

From: Peter MacDonald
Sent: 02 March 2021 [REDACTED – various times]
To: [EMAILS REDACTED – sent to all signatories to letter above]
Subject: (Official - Sensitive) Consultation on Land at Caddlehill Street

Dear [REDACTED – sent to all signatories to letter above]

I am emailing you to let the You know that the Council is considering the future use of the land at Caddlehill Street (“the Property”) being part of the common good, and is seeking the views of the community generally on that future use and specifically on the lease proposal detailed below. A plan showing the Property can be downloaded from www.inverclyde.gov.uk/caddlehill .

The proposal that is actively being considered by the Council is the grant a lease of the Property to Permallot, a Community Group who have expressed an interest in the Property, and that on the following terms:

- the start date has yet to be agreed;
- the length of the lease has yet to be agreed, is anticipated being between 5 and 25 years;
- the Property will be used to develop organic allotments within a permaculture setting together with classes for educational and community purposes;
- for a discounted rent; and
- on normal commercial full repairing and insuring terms.

More information on Permallot’s proposals for the Property is available at www.inverclyde.gov.uk/caddlehill .

I would encourage you to submit any representations or comments that you as a local resident may have

- either for or against the above proposal; or
- in relation to any other proposals for the use of the Property

and that either by email to:

property@inverclyde.gov.uk

or in writing to

**The Head of Legal and Property Services,
Inverclyde Council,**

**Municipal Buildings,
Clyde Square,
GREENOCK,
PA15 1LX.**

Representations must be made by no later than 5pm on 28 April 2021 and should state the grounds on which they are made. Please note that the content of any representations made and the details of the party or parties making such representations may appear in a publically available report to the Council's Environment and Regeneration Committee.

The Property is part of the Council's common good estate, which means the Council must carry out this consultation under the 2015 Act before deciding whether or not to proceed. You can find out more about the common good at www.inverclyde.gov.uk/commongood .

If you want any more information about the proposal, please see www.inverclyde.gov.uk/caddlehill or contact the Council's Property Team on 01475 712 102 or property@inverclyde.gov.uk .

I have been passed an email of 17 February 2021 to Council Officers Brooks with a joint letter from yourself and other residents. I confirm that I will treat it as a consultation response, however to please you confirm you are agreeable to my including your details with the response in the publically available report to committee that will be brought forward in due course. You should of course feel free to make any further comments in relation to this consultation.

I look forward to hearing from you.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

3. Inverclyde Shed/Shore Street Community Gardens

From: Bruce Newlands [EMAIL REDACTED]

Sent: 02 March 2021 12:30

To: Property <Property@inverclyde.gov.uk>

Subject: Re: (Official - Sensitive) Consultation on Land at Caddlehill Street

Dear Sirs

The Inverclyde Shed, specifically through our work at The Shore Street Community Garden are entirely supportive of Permalot's proposals for the Caddlehill site.

We understand that the site previously supported In Work with their growing activities and we believe that a grass roots community organisation such as Permalot which is open to local residents

to join would be entirely appropriate for taking on the long term management of this space for the benefit of the local and wider Inverclyde Community.

The model proposed by Permalot is both exciting and sustainable with potentially huge impact for Inverclyde's schools and intergenerational activities.

We believe that Inverclyde is in a great position to develop an informal network of community growing spaces that can demonstrate better food security, resilience and learning for generations.

Best Regards

Bruce Newlands
Chairperson

INVERCLYDE SHED

4. 70th Group Scouts

From: Tommy Boag [EMAIL REDACTED]

Sent: 02 March 2021 15:00

To: Property <Property@inverclyde.gov.uk>

Subject: Consultation on Land at Caddlehill Street

To whom it may concern.

On Behalf of the 70th Group Scouts regarding the proposal for the future use of the land at Caddlehill Street ("the Property") by Permalot, a Community Group who have expressed an interest in the Property.

We are more than happy to support this change of use to an allotment and educational and training site.

This will benefit many within the local community and it will be good to see the land come back into purposeful use.

It will also enhance the overall aesthetics of the site from what it looks like at the moment.

Your Sincerely

T Boag

70th Group Scout Leader,

5. Suzanne Gray

From: suzanne gray [EMAIL REDACTED]

Sent: 03 March 2021 11:45

To: Property <Property@inverclyde.gov.uk>

Subject: Proposal by PERMALOT

Dear Sir/madam

I completely support the proposal submitted by Permalot to take over these 2 sites.

The idea is wonderful. The possibilities that could come from this are great. First of all belville street gardens have already shown there is a need and want for this in inverclyde.

This could be beneficial in many ways;

- education

Actually teaching people how to grow their own food, when so many are in poverty or using foodbanks this is really needed. Can also help with a healthier diet. But also people participating can learn a new skill they may not otherwise have had.

- community

When the pandemic first hit, we witnessed a huge rise in community spirit. People delivering food packages or shopping to people shielding or unable to get out. People using their own 3d printers to make visors for healthcare workers in need.

Using a space in this way is a huge bonus to the community because it is reaching out in an educational, mental health and environmentally friendly way. A chance for new people to come together, provide food for local community centres and build strong links in the community. Perhaps they can have market days.

- mental health

[Redacted], it is so important to recognise the mass numbers of people suffering and the limited help available. Offering a place where people can go and breathe fresh air in a safe place, learn and focus on something that is giving them confidence and a new skill, can be a rewarding distraction to that person.

- environmentally friendly

Does the local council and the scottish government have a target for being better for the environment? We live in what i would say is one of the most beautiful riverside areas in the world. (And ive lived in new zealand!) But the deprivation around us is massive. Run down empty shops. Run down council estates.

We have the esplanade, the battery park, the well park, coronation park, the cut all beautiful but everyone flocks to in nice weather.

I think it is only right to look towards green space that has a purpose. There is only a few places for allotments in the area and i know some people that have been waiting years.

The beehives for one when there is a massive campaign for helping save the bees which are extremely important to our eco system.

The vegetables grown wont be wrapped in plastic. So no additions to that.

Im pleased the proposal shows links already to local community centres. This is really important. I think when the community comes together it can have an impact on people feeling safe in their own home, that they are not alone, may lead to a less deprived environment.

This is definitely the best idea for these spaces. How can anything else be better than this?

Almost everyone i know in inverclyde suffer from depression or other mental health issues. I constantly hear, "theres nothing here".

Please i urge you to consider this and all that i have listed above as a benefit to this going forward. There really isnt any negatives to PERMALOT at all! How can there be.

I look forward to watching these sites grow and the positive impact it will have on inverclyde. Its exciting and long overdue.

Thank you for reading.

Kind regards

Suzanne Gray

6. Struthers Memorial Church

From: Chris Jewell [EMAIL REDACTED]

Sent: 04 March 2021 10:22

To: Peter MacDonald

Subject: Fwd: (Official - Sensitive) Consultation on Land at Caddlehill Street

Hi Peter

Thanks for this. We have no major comments to make and in general terms are pleased to se this community enterprise coming into being. We are aware from local press reports that the allotments at Caddlehill Street regrettably have suffered from repeated vandalism and so suggest that security will be an important consideration regarding this new enterprise.

Thanks

Chris Jewell

Director, Struthers Memorial Church

33 West Stewart Street, Greenock PA15 1SH

[MOBILE NUMBER REDACTED]

7. Alison Gallacher

From: Alison Gallacher [EMAIL REDACTED]

Sent: 03 March 2021 20:24

To: Property <Property@inverclyde.gov.uk>

Subject:

Dear Sir/madam

I completely support the proposal submitted by Permalot to take over these 2 sites.

The idea is wonderful. The possibilities that could come from this are great. First of all belville street gardens have already shown there is a need and want for this in inverclyde.

This could be beneficial in many was;

- education

Actually teaching people how to grow their own food, when so many are in poverty or using foodbanks this is really needed. Can also help with a healthier diet. But also people participating can learn a new skill they may not otherwise have had.

- community

When the pandemic first hit, we witness a huge rise in community spirit. People delivering food packages or shopping to people shielding or unable to get out. People using their own 3d printers to make visors for healthcare workers in need.

Using a space in this way is a huge bonus to the community because it is reaching out in an educational, mental health and environmentally friendly way. A chance for new people to come together, provide food for local community centres and build strong links in the community. Perhaps they can have market days.

- mental health

[Redacted], it is so important to recognise the mass numbers of people suffering and the limited help available. Offering a place where people can go and breathe fresh air in a safe place, learn and focus on something that is giving them confidence and a new skill, can be a rewarding distraction to that person.

- environmentally friendly

Does the local council and the Scottish government have a target for being better for the environment? We live in what I would say is one of the most beautiful riverside areas in the world. (And I've lived in New Zealand!) But the deprivation around us is massive. Run down empty shops. Run down council estates.

We have the esplanade, the Battery Park, the Well Park, Coronation Park, the Cut all beautiful but everyone flocks to in nice weather.

I think it is only right to look towards green space that has a purpose. There is only a few places for allotments in the area and I know some people that have been waiting years.

The beehives for one when there is a massive campaign for helping save the bees which are extremely important to our eco system.

The vegetables grown won't be wrapped in plastic. So no additions to that.

I'm pleased the proposal shows links already to local community centres. This is really important. I think when the community comes together it can have an impact on people feeling safe in their own home, that they are not alone, may lead to a less deprived environment.

This is definitely the best idea for these spaces. How can anything else be better than this?

Almost everyone I know in Inverclyde suffer from depression or other mental health issues. I constantly hear, "there's nothing here".

Please I urge you to consider this and all that I have listed above as a benefit to this going forward. There really isn't any negatives to PERMALOT at all! How can there be.

I look forward to watching these sites grow and the positive impact it will have on Inverclyde. It's exciting and long overdue.

Thank you for reading.

Alison Gallacher

[ADDRESS IN INVERCLYDE REDACTED]

8. Gareth Orr

From: [EMAIL REDACTED]

Sent: 05 March 2021 10:25

To: Property <Property@inverclyde.gov.uk>

Subject: Cadelhill Street Allotment

Hi there, I'm writing in support of this plan. As someone who helps the local community in Gourrock, with their gardens. I see how it can help locals in many ways. Some of the users in Gourrock find it good for them, getting outside when they have issues that means they may not get out as much as they'd like. Whether that's though physical, or mental health issues.

I also see how that garden attracts other folk, non users that walk through just to take a look at what's growing and chat with who ever is in the garden.

Talking to the organisers (Inverclyde Shed) of the Gourrock Gardens, I see they're doing a similar teaching as proposed here. The Inverclyde Shed guys are going round schools, and setting up growing systems for the schools, mainly that's fruit trees in barrels. That makes it easy to maintain for the pupils, and move the grow if need be.

The teaching of young folk how to grow, where food comes from and how to respect your environment I feel is essential in helping Inverclyde as a whole.

If I'm up at the Coves Reservoirs fishing, or walking the dog. I see melted wheelie bins, hundreds of Dragon Soup cans, smashed bottles and the damage to the tree plantation done by Friends of the Coves. If younger folk respected the environment for what it is, and what it can give to a person; maybe, just maybe Inverclyde could be a nicer place for everyone in the future.

Name, Gareth Orr

[ADDRESS IN INVERCLYDE REDACTED]

Contact [EMAIL REDACTED].

9. Heather Shields

From: Heather Shields [EMAIL REDACTED]

Sent: 09 March 2021 20:05

To: Property <Property@inverclyde.gov.uk>

Subject: Permallot Proposal - Caddlehill Street

To whom it may concern,

I wish to lend my support to Permallot community group in their proposal for an organic allotment at Caddlehill Street in Greenock.

Yours faithfully,

Heather Shields

10. Lewis Gray

From: Lewis Gray [EMAIL REDACTED]

Sent: 09 March 2021 18:49

To: Property <Property@inverclyde.gov.uk>

Subject: Permalot proposal Caddlehill street.

Lewis Gray

[ADDRESS IN INVERCLYDE REDACTED]

Dear sir/madam.

I am writing in support of the proposition to use the vacant site at Caddlehill street for allotments/community garden and intermittent educational activity.

The area is already well served by a variety of businesses. The use of the site for housing or business would in my opinion add nothing to the area. Those who know the area will be aware of the already relatively high density of local housing.

Having referred to the high density of housing within the general South street area and site formerly occupied by the kingfisher laundry. I would like to draw your attention to the requirement for social amenity.

The proposal appears to offer the potential to engage with a variety of groups. The inclusion of an educational commitment offers a more accessible community space than the traditional allotment model.

The traditional allotments at Caddlehill street are a wonderful facility but are relatively inaccessible due to demand. I hope that the establishment of the project discussed in this proposal would result in a generally increased awareness of the importance of cultivation and interest in gardening and allotments in general.

Yours Faithfully Lewis Gray.

I would be happy to be contacted regarding this proposal and would be keen to participate in consultation.

11. Tony Curry

From: Tony Curry [EMAIL REDACTED]

Sent: 09 March 2021 17:04

To: Property <Property@inverclyde.gov.uk>

Subject: Permallot proposal, Caddlehill Street

Hi,

After recently seeing the above proposal in the Greenock Telegraph, I would like to express my support for this. Whilst the Permaculture movement appears to be thriving throughout Scotland, there currently doesn't appear to be any local representation for this kind of training. The proposal appears well planned so as to ensure community involvement in important sustainability education and training.

Kind regards,

Tony Curry

[ADDRESS IN INVERCLYDE REDACTED]

Tel: [TELEPHONE NUMBER REDACTED]

12. Angela Slaven

From: Angela Slaven [EMAIL REDACTED]
Sent: 09 March 2021 10:39
To: Property <Property@inverclyde.gov.uk>
Subject: Caddellhill site development

I have seen the article regarding the proposed development for Caddelling. This is a great idea. It is something I would definitely be interested in.

Prior to the pandemic I was diagnosed with [PERSONAL DATA REDACTED]. While I [PERSONAL DATA REDACTED] gardening played a huge part in my recovery and [PERSONAL DATA REDACTED] continued mental health. This facility would help so many people I really hope that it receives permission to go ahead.

Regards

Angela Slaven

13. Wellington Allotment Gardens Association

From: Alison Duncan [EMAIL REDACTED]
Sent: 08 March 2021 19:57
To: Property <Property@inverclyde.gov.uk>
Subject: Permallot proposal for Caddlehill

As Chair of Wellington Allotments I wish to write in support of this proposal.

The reasons being;-

The principal of common good land is being preserved and the land will continue as a growing space benefiting local people.

We are very short of community growing space in Inverclyde - as we and Caddlehill allotments both have long waiting lists.

I am very glad to see that the Council in keeping with the ethos of Allotment Gardening is proposing a reduced rent.

Most allotment gardeners are already on low income and can't afford high rents.

Permallot are proposing to employ Organic and permacultural principles which can only be a good thing.

and they want to keep bees which we should all welcome.

we look forward to visiting when pandemic restrictions allow.

yours sincerely

Alison Duncan

Chair

Wellington Allotment Gardens Association

14. Wilson Dunlop

From: wilson [EMAIL REDACTED]
Sent: 14 March 2021 12:06
To: Property <Property@inverclyde.gov.uk>
Subject: Caddlehill Street property

Is the land 'Common Good'?

How much will the cost be to the public/community

Wilson Dunlop

From: Peter MacDonald
Sent: 15 March 2021 10:50
To: Wilson Dunlop [EMAIL REDACTED]
Cc: Property <Property@inverclyde.gov.uk>
Subject: RE: (Official - Sensitive) Caddlehill Street property

Classification: Official - Sensitive

Dear Wilson

I thank you for taking the time to enquire in relation to the above consultation. For ease of reference, I have repeated your questions below and would respond as follows:

1. "Is the land 'Common Good'?"

This site has been assessed as forming part of the common good of the former Burgh of Greenock. For this reason, the Council is required to undertake the present consultation. This is detailed in the notices published at the site, online and in the Greenock Telegraph, a copy of which is attached for ease of reference.

There is more information about common good on the Council's website at www.inverclyde.gov.uk/commongood .

2. "How much will the cost be to the public/community"

I have passed this query on to my property colleagues who have confirmed that whilst final discussions regarding the proposed lease terms have still to be completed, it is the present position of officers that the tenant community group will take on all normal tenant's responsibilities for the site with no costs coming back to the public. That has been the basis of officer discussions with Pemallot to date.

I hope that deals with your enquiry, however if you have any further questions or queries, or if you have any further comments you wish to be included when this matter is reported to the Council's Environment and Regeneration Committee, then please come back to me. Please provide any such comment by no later than 5pm on 28 April 2021.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

15. Greenock Wanderers RFC

From: Hon Sec [EMAIL REDACTED]

Sent: 19 March 2021 16:21

To: Peter MacDonald [EMAIL REDACTED]

Subject: Re: (Official - Sensitive) Consultation on Land at Caddlehill Street

Peter,

Thank you very much for giving us the opportunity to comment on the future use of land at Caddlehill Street. We included this as an item on our recent Committee Meeting and we agreed a neutral stance on the topic.

Regards,

David

J David McILROY
President
GWRFC

16. Louise Sinclair

From: Louise Sinclair [EMAIL REDACTED]

Sent: 29 March 2021 10:24

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill Street - Comments on Proposal

Hi,

I would like to submit my concerns regarding the proposal on Caddlehill Street for the allotments. We live at [STREET No REDACTED] Caddlehill, [REDACTED DETAIL OF ADDRESS IN RELATION TO] this space so we are equally interested/anxious about the outcome of this proposal.

Firstly, I would like to express that we have no problem with the space being used as allotments and think this is a positive thing for the community.

My concern lies mainly around the traffic and parking this would bring.

- At current, there is already a problem with parking on the street. With everyone on the street including the residents in the flats having at least 2 cars per household the parking on the street is at its maximum at the moment and my concern with the allotments is that this will inevitably bring extra cars and add to this already growing problem on the street.
- Therefore, my ask is that the entrance to the allotments is at the bottom entrance only as firstly this is a much bigger entrance and also would then encourage parking onto South Street which has plenty of space for parking at the moment rather than enridging on the residents parking spots.

- Secondly, my concern around the number of cars and crowded parking this could bring is due to safety concerns. As already stated we live directly across from the allotments and if a fire engine or ambulance was needed to get past with any more cars on this street it would be a risk and I would be extremely uncomfortable knowing this risk was to exist due to increased cars on the street and no parking capacity.
- With my concerns around the allotments and the increase of traffic and people on the street I would ask that opening times are imposed to ensure that it is fair that residents still have privacy and quiet which is what this street brings.
- My final ask is that with these opening times the gates at both sides are closed and locked at the end of each day to stop anti social behaviour. As per my previous point, this street is extremely quiet and safe I would hate for this to change the culture and manner of the street which is what attracted us to invest and buy a house on Caddlehill Street a few years ago in the first place.

I am happy to discuss any of my concerns further and would appreciate being fully informed of the changes that are agreed wherever possible.

Thanks,

Louise Sinclair

Owner of [STREET No REDACTED] Caddlehill Street

From: Peter MacDonald

Sent: 31 March 2021 15:40

To: 'Louise Sinclair' [EMAIL REDACTED]

Cc: Property <Property@inverclyde.gov.uk>

Subject: RE: (Official - Sensitive) Caddlehill Street - Comments on Proposal

Classification: Official - Sensitive

Dear Louise

I thank you for taking the time to respond to the above consultation and for your expression of support.

I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

I have passed you questions (repeated below in black text for ease of reference) to my client service, who have responded as follows (their responses shown in red text)

My concern lies mainly around the traffic and parking this would bring.

- At current, there is already a problem with parking on the street. With everyone on the street including the residents in the flats having at least 2 cars per household the parking on the street is at its maximum at the moment and my concern with the allotments is that this will inevitably bring extra cars and add to this already growing problem on the street.

Your concern is noted although car parking is not part of the community group's proposals.

- Therefore, my ask is that the entrance to the allotments is at the bottom entrance only as firstly this is a much bigger entrance and also would then encourage parking onto South

Street which has plenty of space for parking at the moment rather than enridging on the residents parking spots.

It would be pedestrian access only to the proposed allotments.

- Secondly, my concern around the number of cars and crowded parking this could bring is due to safety concerns. As already stated we live directly across from the allotments and if a fire engine or ambulance was needed to get past with any more cars on this street it would be a risk and I would be extremely uncomfortable knowing this risk was to exist due to increased cars on the street and no parking capacity.

Your concerns are noted and will be highlighted to the Community Group.

- With my concerns around the allotments and the increase of traffic and people on the street I would ask that opening times are imposed to ensure that it is fair that residents still have privacy and quiet which is what this street brings.

Opening Hours will be restricted, although these have yet to be confirmed.

- My final ask is that with these opening times the gates at both sides are closed and locked at the end of each day to stop anti social behaviour. As per my previous point, this street is extremely quiet and safe I would hate for this to change the culture and manner of the street which is what attracted us to invest and buy a house on Caddlehill Street a few years ago in the first place.

We would require the community group to lock both gates at the end of each day.

I would be grateful if you would confirm if the points made above address, be that wholly or in part, your queries and concerns. If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

17. Jennifer Loy Fairhurst

From: Jennifer Loy Fairhurst [EMAIL REDACTED]

Sent: 31 March 2021 13:30

To: Property <Property@inverclyde.gov.uk>

Subject: Consultation on Proposals, Including Proposed Lease, re Land at Caddlehill Street, Greenock

I am writing to you to have my fears and doubts regarding the proposed allotments on the spare ground on Caddlehill Street.

1. The danger of extra traffic as there's not enough parking as it is it and has been raised in any previous proposals. The bottom of Caddlehill Street up to the bend has to be kept safely clear of parked cars on both sides as this often causes emergency vehicles, Rubbish disposal vehicles and delivery vehicles to be delayed in doing their job (in the case of emergency services this is a worry) as they have to waste precious time finding the offending vehicle owners.
2. The guarantee that no construction works or other loud work will happen out with regular construction times Monday to Friday during the day and not at weekends , causing noise pollution to the residents.
3. That a security light and camera (cctv) is put in place in case the horrific arson on Caddlehill allotments happens again. This ground is too close to many homes.

Other than these concerns and requested guarantees, it is a great use of the ground.

Jennifer Fairhurst
[ADDRESS IN INVERCLYDE REDACTED]

Sent from my iPhone

From: Peter MacDonald
Sent: 31 March 2021 16:27
To: 'Jennifer Loy Fairhurst' **[EMAIL REDACTED]**
Cc: Property <Property@inverclyde.gov.uk>
Subject: RE: (Official - Sensitive) Consultation on Proposals, Including Proposed Lease, re Land at Caddlehill Street, Greenock

Classification: Official - Sensitive

Dear Jennifer

I thank you for taking the time to respond to the above consultation.

I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

I have passed you questions (repeated below in black text for ease of reference) to my client service, who have responded as follows (their responses shown in red text)

1. The danger of extra traffic as there's not enough parking as it is it and has been raised in any previous proposals. The bottom of Caddlehill Street up to the bend has to be kept safely clear of parked cars on both sides as this often causes emergency vehicles, Rubbish disposal vehicles and delivery vehicles to be delayed in doing their job (in the case of emergency services this is a worry) as they have to waste precious time finding the offending vehicle owners.

The group will be made aware of the difficulties with parking and asked to minimise parking on Caddlehill Street where possible.

2. The guarantee that no construction works or other loud work will happen out with regular construction times Monday to Friday during the day and not at weekends , causing noise pollution to the residents.

Can confirm that any such works will be restricted to within normal working hours Mon to Friday.

3. That a security light and camera (cctv) is put in place in case the horrific arson on Caddlehill allotments happens again. This ground is too close to many homes.

Details regarding the security of the premises will be discussed with the group should they be successful in obtaining a lease

I would be grateful if you would confirm if the points made above address, be that wholly or in part, your queries and concerns. The comment in support in your final paragraph is also noted. If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

18. Nikki Bjonness

From: nikki bjonness [EMAIL REDACTED]
Sent: 06 April 2021 15:26
To: Property <Property@inverclyde.gov.uk>
Subject: Caddlehill hill Street

I am writing with my concerns regarding the proposal from Pemallot to use the site on caddlehill street. My concerns are parking, this is already a serious issue on the street, antisocial behavior and bad language by the people using the site to partake in permallot activities. what time the site would close at night, the previous occupants would be closed for 5 and didn't open at weekends when residents are mostly at home. The proposal lists working with local artists and musicians. And implies holding events that will cause noise pollution and create rowdy behaviour. Who will manage the site, will there be one individual in charge who can be held responsible for the behavior of people using the site. As I am the owner of number [Redacted] who's boundary is shared with the site is the consideration for security of my property. and my children being exposed to the bad language of strangers, and will all users of the site be trusted to be in the Area of young children. Also keeping bees in a residential area with lots of children some of which have allergies could be dangerous.

I object strongly to the proposal.

Best regards

N Bjonness

Sent from my iPhone

From: Peter MacDonald
Sent: 07 April 2021 08:20
To: 'nikki bjonness' [EMAIL REDACTED]

Cc: Property <Property@inverclyde.gov.uk>
Subject: RE: (Official - Sensitive) Caddlehill hill Street

Classification: Official - Sensitive

Dear Nikki

I thank you for taking the time to respond to the above consultation and note your comments. I have passed these on to my client service, who are in turn raising these with the Permallet group for their response. I will come back to you with any feedback passed on to me.

I will include your comments when we prepare a public report on this proposal for consideration by the appropriate Council committee.

Per above, I will come back to you with any feedback I receive. In the interim, if you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

19. Christine Mitchell

From: christine mitchell [EMAIL REDACTED]
Sent: 23 April 2021 09:04
To: Property <Property@inverclyde.gov.uk>
Subject: Permallet, Caddlehill St

REF: Mrs C Mitchell
[ADDRESS IN INVERCLYDE REDACTED]
[TEL NO REDACTED]

At first sight the Permallet proposal for Caddlehill St looks commendable but on further consideration, I wish to register an objection/concern:

1. PARKING

As there is not a lot of space on this site for individual allotmenters the main activities are likely to be educational, social and as a base for management.

There is no doubt that the Permallet objectives are entirely laudable and would hopefully attract a lot of keen participants but please investigate the parking situation in Caddlehill street and on South St round the corner.

A visit during the day will confirm there are few available parking spaces and none in the evening.

Access for refuse collection, deliveries and emergency vehicles must always be maintained.

2. NEIGHBOURHOOD INVOLVEMENT

Adults were glad to see the site cleared, secured, and used productively when In Work arrived several years ago. They were very good neighbours although residents had no real involvement.

Local children lost out and missed “The Gardeners” which had been their informal play area for many years.

It appears that there could again be little opportunity for residents in the immediate vicinity to benefit, or have representation as a full committee is already in place.

3. GREEN SPACE

We now know that everyone benefits from access to green space, not just to dig and sow but simply to sit in the sun, reflect and breathe when time allows.

Greenock has a poor health record. Part of this problem must be our restricted hours of sunshine due to our position on the north slope of the hills plus a prevalence of 3/4/5 storey buildings with few spaces between in areas of the town. Even our lovely open Esplanade gets very little sun in December and January.

In planning future developments it would be wise to consider taking any opportunity to provide open green access to all citizens.

Thanking you for your attention,
Christine Mitchell

23 April 2021

20. Kimberley Gray

From: Kimberly Gray [EMAIL REDACTED]
Sent: 23 April 2021 17:23
To: Property <Property@inverclyde.gov.uk>
Subject: Caddlehill Permallot proposal.

Kimberly Gray

[ADDRESS IN INVERCLYDE REDACTED]

I am writing in support of this proposal to change the use of the site.

Most homes in this area are tenement flats which lack garden space. My own home has a communal drying green but no area suitable for growing vegetables.

The provision of allotments and community education at this site would contribute to the common good.

Inverclyde is sadly home to some of the most deprived areas in Scotland. A project like this will offer opportunities for a variety of groups and hopefully improve knowledge regarding nutrition.

Sincerely

Kimberly Gray.

21. Yvonne Lyon

From: Yvonne Lyon [EMAIL REDACTED]

Sent: 27 April 2021 18:19

To: Property <Property@inverclyde.gov.uk>

Subject: Objection: Permallot Proposals For Caddlehill Street

[ADDRESS IN INVERCLYDE REDACTED]

27th April 2021

To whom it may concern,

I am writing to object to the Permallot proposals for the site at Caddlehill Street.

As a local resident and a friend of three separate households on Caddlehill Street I am regularly visiting the street and walking past this area of ground.

Recently it has come up in conversation with the aforementioned friends and we began to discuss creative ideas for the space. We then discovered Permallot's intentions for it.

While I have no objection to the space being used for community purposes or being involved in mental health initiatives I do object to the space being under the control of an outside company, group or business initiative. I object to more allotments with, once again, the space only being available to a select few and I also have concerns over parking issues.

I am excited by the prospect of this piece of land becoming so much more. I would envisaged that it could be a community garden and forest space for the immediate community of Caddlehill Street while benefiting those in the immediate vicinity. It is an ideal location to bring people together from both central Greenock and the West End while being a perfect location for collaboration with local schools and community groups. However, I feel strongly that ideas for this space should be generated by the community closest to the site and be community led throughout. I think the residents of Caddlehill Street and the surrounding area need time to gather interested parties, discuss ideas and create a proposal that would be a more inclusive plan than envisaged by Permallot. For many who live on Caddlehill Street and South Street, it is their only immediate green space. There is huge potential for this to be a shared community space that can be enjoyed by everyone.

I hope you will take my objections into consideration and see both the limiting aspects of Permallot's proposals as well as their disregard of the immediate communities needs and desires.

I look forward to hearing from you and I'm hopeful that as a local community we can better curate this precious green space for all.

Your sincerely,

Yvonne Lyon

22. Gaynor Lochhead

From: Gaynor Lochhead [EMAIL REDACTED]

Sent: 28 April 2021 10:40

To: Property <Property@inverclyde.gov.uk>

Subject: Caddlehill Proposal Permalott

To whom it may concern.

I am writing with reference to this proposal put forth from the company Permalott.

As a resident of Caddlehill Street from the age of 2 yrs old and having grown up on this street.

I absolutely object to this proposal for numerous reasons which I will concisely break down in bullets.

1. Parking issues. The street is congested enough with insufficient parking for residents of Caddlehill Street due to overspill of residents of South street now utilising spaces here...so outside parties using allotments here will add to this problem.
2. Allotments - there are many other sites that are far more suitable for allotments. For too long the beautiful space in Caddlehill Street has been off limits to the our neighborhood. Not just referring to residents of Caddlehill Street but the surrounding neighbourhood aswell. Why should outsiders be able to utilise this space and once again the space is off limits to us.
3. There is a complete lack of community green space in the West end where people can come together as a community. This space would serve not just Caddlehill Street. But also has the potential to become a community space that would serve our wider community.
4. A large group of community minded residents have been meeting and talking about ideas for this space which could be a place of beauty and learning for all cross sections of our community.
5. For too long the West End has been excluded from having a central community space to come together. Thus proposal from Permalott only serves its own outcomes and holds no interest in including the local people to come and use and serve this space.

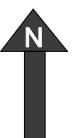
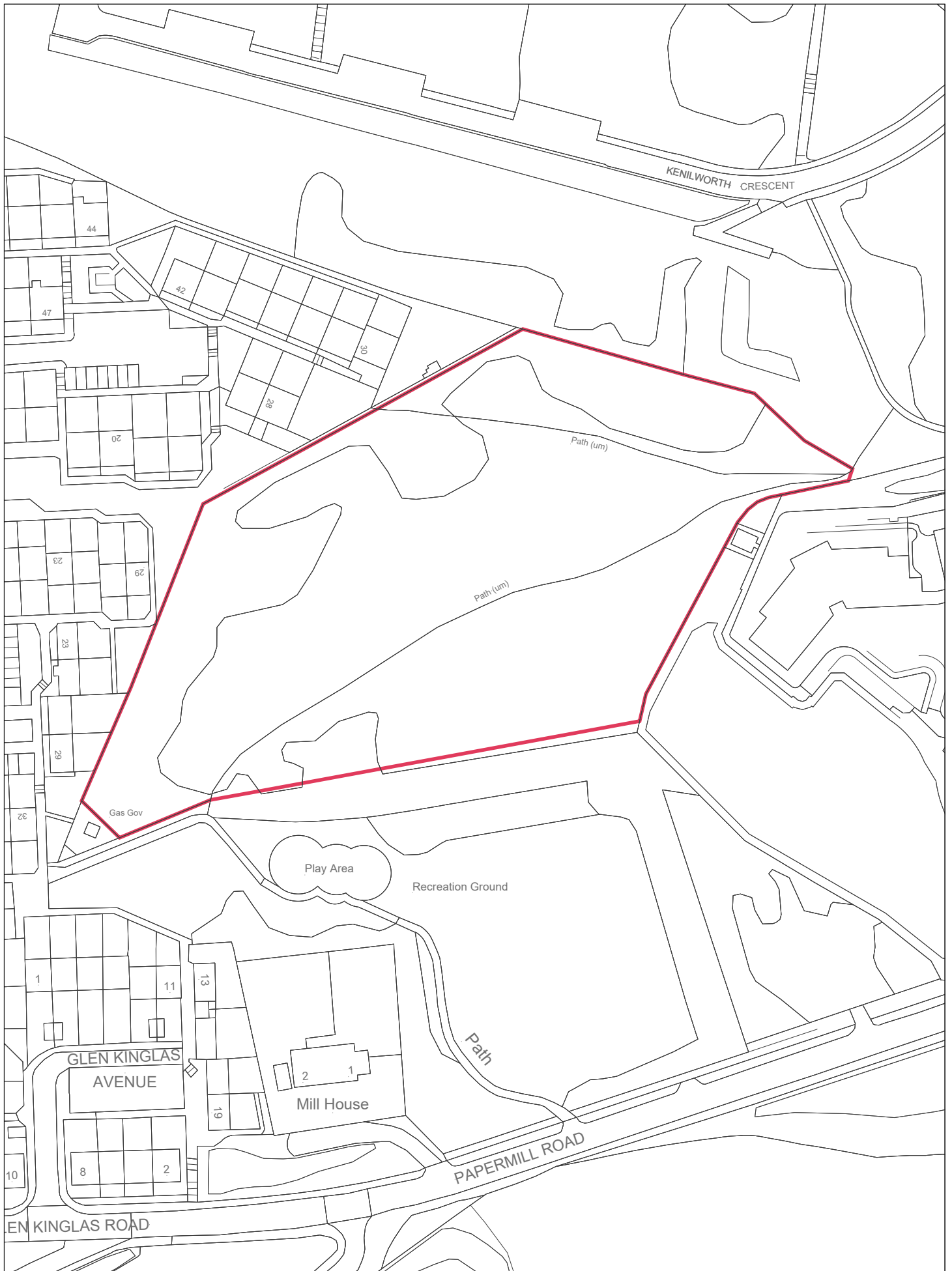
I have many more objections against this proposal mainly being after a brief meet with the proprietor of Permalott to discuss a possible joining of forces. It became clear that he hadn't even been inside to see the space and even disclosed that his eye was on the Overton Space and that the council added this space to him as an extra space.

This really shocked me that the council were so eager to throw a space like this at an organisation that hadn't even proved what it could do with a huge and ample space in Overton.

I personally would love to have the opportunity for our community to rent this space and bring our community together to work together to create a beautiful place of community and gathering.

Kindest regards

Gaynor



Responses Received in Consultation Under S.27 (2A) of the Town and Country Planning (Scotland) Act 1959 (as amended) in relation to Land at Papermill Road, Overton, Greenock.

This document contains verbatim transcriptions of email correspondence between respondents to the consultation and council officers, subject to the necessary redactions shown.

It should be noted the views and opinions expressed in the responses received are those of the respondents, and should not be read as the views or opinions of the Inverclyde Council or its officers.

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1. Cowdenknowes Residents Association

From: George Riekie [EMAIL REDACTED]

Sent: 09 March 2021 14:54

To: Peter MacDonald

Subject: Re: (Official - Sensitive) Conusltation on Land at Papermill Road, Overton, Greenock

Dear Mr. MacDonald, Thank you for your email regarding the land at Papermill Road, Overton. We propose to discuss this issue at our next monthly meeting on 15th March.

Kind regards

George Riekie

Secretary

Cowdenknowes Residents Association

From: George Riekie [EMAIL REDACTED]

Sent: 16 March 2021 12:57

To: Peter MacDonald

Subject: Re: (Official - Sensitive) Conusltation on Land at Papermill Road, Overton, Greenock

Hello Peter, All of our members are enthusiastic about what's proposed for Papermill Rd. and Caddlehill.

Their only concern was that of security against e.g. intruders and vandalism. Perhaps the installation of a cctv system would be appropriate.

Kind regards

George Riekie

Secretary

Cowdenknowes Residents Association

From: Peter MacDonald

Sent: 17 March 2021 17:05

To: 'George Riekie' [EMAIL REDACTED]

Cc: Property <Property@inverclyde.gov.uk>

Subject: RE: (Official - Sensitive) Conusltation on Land at Papermill Road, Overton, Greenock

Classification: Official - Sensitive

Hi George

I thank the Association for taking the time to discuss this matter at one of their meetings and for the expression of support.

I will include these comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

I have passed your comments in relation to security and the possible installation of CCTV on to my property colleagues. They have confirmed that there are no present Council plans to install such a system. This may however be something that Permallet will consider should the lease proceed. It would in such circumstances be a matter for them as tenants occupying the site to pursue.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter

Please note that this e-mail and any attachments contain legal advice for internal Council use only and should not be copied or forwarded without the permission of the author.

Peter J MacDonald
Principal Solicitor
Inverclyde Council

2. Wellington Allotment Gardens Association

From: Alison Duncan [EMAIL REDACTED]
Sent: 08 March 2021 19:57
To: Property <Property@inverclyde.gov.uk>
Subject: Permallet proposal for Caddlehill

As Chair of Wellington Allotments I wish to write in support of this proposal.

The reasons being:-

The principal of common good land is being preserved and the land will continue as a growing space benefiting local people.

We are very short of community growing space in Inverclyde - as we and Caddlehill allotments both have long waiting lists.

I am very glad to see that the Council in keeping with the ethos of Allotment Gardening is proposing a reduced rent.

Most allotment gardeners are already on low income and can't afford high rents.

Permallet are proposing to employ Organic and permacultural principles which can only be a good thing.

and they want to keep bees which we should all welcome.

we look forward to visiting when pandemic restrictions allow.

yours sincerely

Alison Duncan

Chair

Wellington Allotment Gardens Association

From: Alison Duncan [EMAIL REDACTED]
Sent: 15 March 2021 19:13
To: Peter MacDonald [EMAIL REDACTED]
Subject: RE: (Official - Sensitive) Permallet proposal for Caddlehill

Hi Peter

Can I also say that I also support the later published notice re Permallet and **Papermill road [BOLD ADDED]**

Thanks for acknowledging my response !

Kind regards

Alison

3. Wilson Dunlop

From: wilson [EMAIL REDACTED]
Sent: 30 March 2021 15:45
To: Peter MacDonald
Cc: Property <Property@inverclyde.gov.uk>
Subject: Consultation on Proposed Lease of Land at Papermill Road, Greenock

Are there details of group names of Consultation on Proposed Lease of Land at Papermill Road, Greenock.

Several years ago, land being used by OakTree H.A. off Papermill Road to the south, close to the Overton Estate, for a 'Community Farm' project which ran out money from Urban Aid funding. Is this a similar project.

Wilson Dunlop

From: Peter MacDonald
Sent: 31 March 2021 15:02
To: [EMAIL REDACTED]
Subject: RE: (Official - Sensitive) Consultation on Proposed Lease of Land at Papermill Road, Greenock

Classification: Official - Sensitive

Dear Wilson

I thank you for taking the time to enquire in relation to the above consultation.

The details of the group and their specific proposals are available on our website at www.inverclyde.gov.uk/papermillroad and attached for ease of reference.

I have checked with my client service who confirm they are unaware of the previous proposal to which you refer and so I'm afraid cannot comment on same.

I hope that deals with your enquiry, however if you have any further questions or queries, or if you have any further comments you wish to be included when this matter is reported to the Council's

Environment and Regeneration Committee, then please come back to me. Please provide any such comment by no later than 5pm on 28 April 2021.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

4. Thomas Traynor

From: Thomas Traynor [EMAIL REDACTED]
Sent: 17 April 2021 17:37
To: Property <Property@inverclyde.gov.uk>
Subject: Proposed Overton allotment

To whom it may concern

I am emailing you to raise my objection to the proposed allotment at Overton Greenock as it will be directly behind the rear of my property and will interrupt the open view the properties in that area enjoy. I am also concerned about the increase in vermin that allotments attract as well as the affect it will have on the local deer which frequently roam freely in that area Thomas Traynor
[ADDRESS IN INVERCLYDE REDACTED]

Sent from my iPhone

5. Elaine Traynor

From: Elaine Traynor [EMAIL REDACTED]
Sent: 20 April 2021 17:37
To: Property <Property@inverclyde.gov.uk>
Subject: Allotment at Overton

To whom it may concern

I am emailing you to raise my objection to the proposed allotment at Overton Greenock as it will be directly behind the rear of my property and wii interrupt the open view the properties in that area enjoy. I am also concerned about the increase in vermin that allotments attract as well as the affect it will have on the local deer which frequently roam freely in that area

Yours sincerely

Elaine Traynor

[ADDRESS IN INVERCLYDE REDACTED]

6. David McKelvie

From: McKelvie, David [EMAIL REDACTED]
Sent: 28 April 2021 09:41

To: Property <Property@inverclyde.gov.uk>

Cc: Cllr Colin Jackson; Cllr Michael McCormick; Cllr Jim McEleny

Subject: Re: Consultation on Proposed Lease of Land at Papermill Road, Greenock

Hi

I stay in Glen Douglas Road, Overton, next to the boundary with this land and I have a few comments to make with regards the proposed lease of land between Papermill Road and Kenilworth Crescent. I have attached a plan I made giving my understanding of the area.

I am in favour of allotments and would like the land in question to be used in a way that is constructive and sympathetic to the environment it has become – allotments are a good suggestion. However, I have a few concerns with the Permallot proposals.

- 1) I have received the business case for the proposals from the Chair of Permallot. In reality, these are actually proposals for a completely different site in Gourock. I am not aware that any discussion has taken place with Whinhill Primary School or the residents of Overton (literally the “local community”), yet the document uses the word “community” many, many times. Some examples:

“the Group grew in number via discussions of the possibilities of creating something important in the community that was more than just allotment plots.”

“Anyone from the local community who is interested will have the opportunity to lease an allotment plot, with a waiting list established and priority given to Permallot volunteers.”

“Once produce volumes are sufficient, we would also look to host an organic food market once a month to socialise with the community and spread the word of organic gardening.”

“community interactions”

“Central to our strategy is to be heavily involved with the wider community. Permallot intends to become a very visible element of the community by supporting, attending and exhibiting at existing local events, making presentations, holding our own open days and other public events.”

Yet the first most people in Overton will have become aware of this is via notifications on lampposts. There seems to be no actual interest in interacting with and gaining support from the people who will stay next door to them.

In discussion with the Chair, I got the impression that Permallot have very little knowledge of the site, of Overton or of what their actual proposals are for the site.

- 2) The path connecting Overton to Whinhill Primary School has been in use since Overton was built. A few years ago it was given a more permanent surface by the Community Payback team. In my exchange of messages with the Chair, he advised that paths may be a “bone of contention”, though after visiting the site he said that the upgraded path could stay. I’m sure many people would be happier if this was more than just a suggestion in an email to one individual resident; I would like there to be a requirement in any lease that this path will remain for Overton residents to use.
- 3) Access to the site is a concern as well. The northern entrance is a path leading to the school and nursery with the Overton path joining on to it. The southern entrance can be accessed via playing fields and a play park. The amount of materials that would be transported along either of these would obviously impact pupils and parents at Whinhill Primary and the people of Overton. (In fact, the shortest path to the site is via the carpark in Glen Kinglas Avenue – I trust this wouldn’t be used?)
- 4) Anyone who knows Overton and Whinhill Primary School will know that parking is an issue. On any given school day, in the morning and afternoon, there can be 25 to 30 cars on Kenilworth Crescent and a similar number down Papermill Road. At weekends and holidays, parking on Papermill Road stretches all the way down the hill (and into Overton itself) due to our proximity to the Cut. An additional 20-30 cars from plot holders will obviously upset the situation. A parking strategy in the Business Case (if it had indeed been about Overton) would have been very welcome.

Consideration also has to be given to the forthcoming Housing Association flats at Hole Farm road and any future development along Kenilworth Crescent (which could form the northern boundary with the proposed allotments).

- 5) I think everyone would agree that this isn’t an easy site for anything – it’s steep and has poor access. There is perhaps a reason that this piece of land has never been used for anything in the past few hundred years: it’s not suitable for much being done with it. It has always just been a field on the side of a hill, occasionally with sheep in it. But over the years, many trees have grown and it has become home to deer, shrews, bats, foxes, kestrels, etc. It

would be a shame if this little ecosystem was damaged for a proposal that – because of the topographic drawbacks – may never fulfil its potential.

I'll repeat what I said at the beginning: I am in favour of allotments. I have had one in the past – they are good things, and I would love there to be more of them. I would consider applying for a Permallot allotment in Overton. I'll stress that I really would like this in my back yard.

But as things stand, there are many issues and concerns that Permallot's recycled Business Case doesn't address. As such I would object to the land being leased to Permallot until they have a better, more community focussed, more site specific case.

Regards

David McKelvie

7. Jennifer McGhee

From: Jennifer McGhee [EMAIL REDACTED]

Sent: 28 April 2021 12:52

To: [EMAIL REDACTED]

Cc: Property <Property@inverclyde.gov.uk>; Cllr Colin Jackson; Cllr Michael McCormick; Cllr Jim McEleny

Subject: Consultation on Proposed Lease of Land at Papermill Road, Greenock

Dear Sir/ Madam,

I am writing regarding the above named consultation and wish to raise some concerns regarding this.

I have been unable to find a full breakdown of the plan online. The information on the council website seemed relating to the bid for Caddlehill as opposed to Overton.

I note that in the proposal the site takes in the current walkway that runs between Glen Douglas Road and the nursery entrance to Whinhill School. This is a very busy path and the loss of it would have a big impact on many in the local area.

I also have some worries that there would be an increase in the number of cars that would be attending the area to access an allotment. The Papermill Rd area is often very busy with a combination of school traffic and walkers etc who are visiting the Cut. Given there may be up to 30 plots that would add a number of other vehicles to the area.

The part of land suggested is currently home to a number of animals (just off the top of my head, birds, deer, foxes, squirrels, moles and the occasional stray sheep) and I also would be concerned at the impact on their habitat.

I feel there has been no community engagement around this project by the organisation and feel that is to the detriment of this bid.

I would not like to say that I object per se but feel that there are a number of unanswered questions that should be addressed before any decision is made.

Regards,

Jennifer McGhee

8. Jane McAllister

From: Jane Mcallister [EMAIL REDACTED]

Sent: 28 April 2021 14:43

To: Property

Subject: Papermill Road proposal

To whom it may concern,

I am writing to add a voice of support for the Papermill Road permaculture proposal and to also ask for recognition of the way that land is currently being used and how its future use could be preserved for all.

My children go to Whinhill Primary School and we and many others, often walk through this area of land coming to and from school.

This provides us with a route free from traffic and surrounded by nature. A peaceful way for us to begin and end the school day.

There are problems with car use around the school, too many vehicles and a lack of parking spaces.

There are many unused parking bays on Woodstock Road where you can park and walk through the 'nature way' to school.

It provides a more direct path to and from the Pennyfern estate, away from the fast and busy (during school pick up and drop off) road. There is no communal outside area or park available for people living in Pennyfern.

Currently the paths and stairs in the 'nature way' are overgrown, in places unsafe and not accessible to everyone. If access were improved and perhaps a nature based climbing area or clearing created for children to play, coupled with the learning derived from the permaculture allotments, this could become a really special, inspiring place for the whole community.

I have spoken to a number of parents who are enthusiastic about this idea and happy to get together to discuss ideas and ways forward.

I have attached photos of the route, taken a different times of the year, to show the how lovely it is and also how it could be improved.

Your sincerely

Jane McAllister

From: Property
Sent: 29 April 2021 13:28
To: 'Jane Mcallister' [EMAIL REDACTED]
Cc: Audrey Galloway; Peter MacDonald
Subject: RE: (Official) Papermill Road proposal

Classification: Official

Dear Jane,

I thank you for taking the time to respond to the above consultation and for your expression of support.

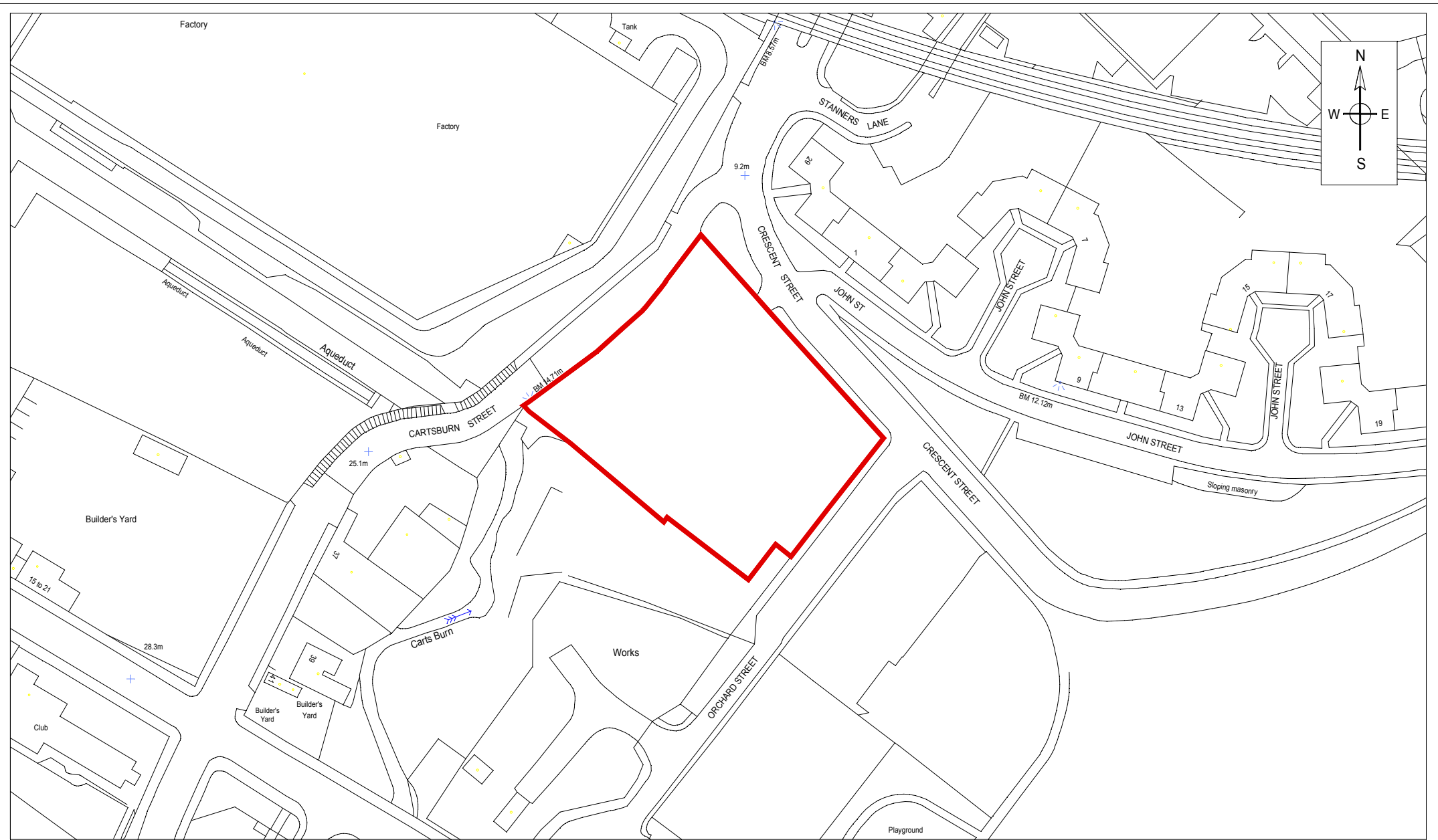
I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

With regards to the paths, I understand the intention would be to work with the community to keep a path system in place.

If you have any further questions or queries, please come back to myself or my property colleagues.

Regards.

Peter



Appendix 3

THIS PLAN IS INDICATIVE ONLY

Former Crescent Street Depot, Greenock.

SCALE: 1:1250

DRAWN BY:

DATE 30/10/2020

Originating Group:

Drawing No. Former Crescent Street Depot
Greenock



Appendix 4

SCALE: 1:750

DRAWN BY:

DATE 13/05/2021

Originating Group:

Drawing No. Former Scout Hall & Grounds
Meams St - Armadale Place,
Greenock

Report To: Environment & Regeneration Committee **Date:** 23 June 2021

Report By: Interim Service Director, Environment & Economic Recovery **Report No:** ENV012/21/GM

Contact Officer: Gail MacFarlane **Contact No:** 714828

Subject: Roads & Transportation – Performance Update

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the Inverclyde Council's Roads and Transportation Service's performance indicators detailed within the 19-20 Local Government Benchmarking Framework and the participation and successes with regards to Association for Public Service Excellence (APSE) Performance Networks for the Categories of Roads, Highways and Winter Maintenance and Street Lighting.

2.0 SUMMARY

- 2.1 The Improvement Service compile performance indicators for all the local authorities in Scotland and the 19/20 Local Government Benchmarking Framework data is now available. The Inverclyde Council Roads and Transportation Service submit service data and this is available to assess how the council is performing.
- 2.2 The Roads and Transport Service is a member of APSE and fully participates in the Performance Networks service. The Council's Roads & Transportation service inputs to the Performance Network service category of Roads, Highways and Winter Maintenance and Street Lighting by supplying benchmarking data on an annual basis.

3.0 RECOMMENDATIONS

- 3.1 Members are asked to note the following:

The Local Government Benchmarking Framework performance indicators and placing set out in item; and

The Council's participation and successes with regards to APSE Performance Networks and nominations in this year's awards ceremony on 8 June 2021.

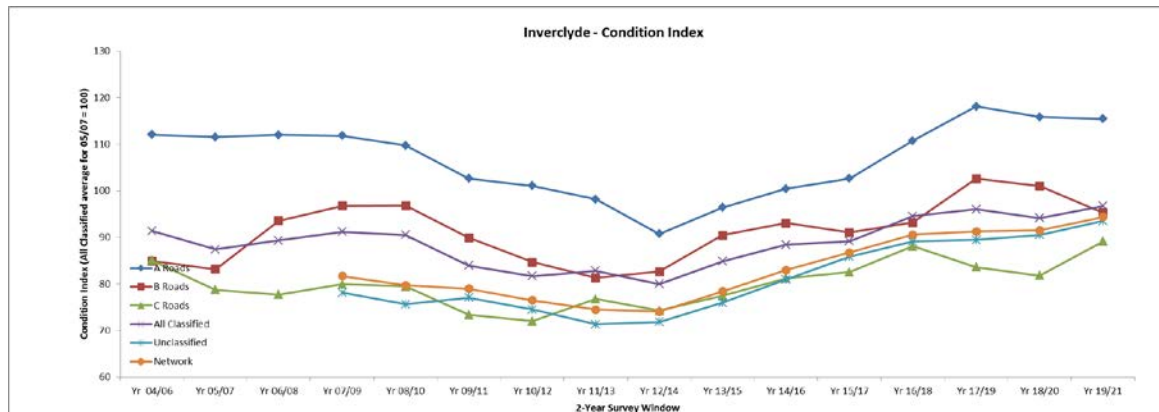
Gail MacFarlane
Head of Service – Roads & Environmental Services

4.0 BACKGROUND

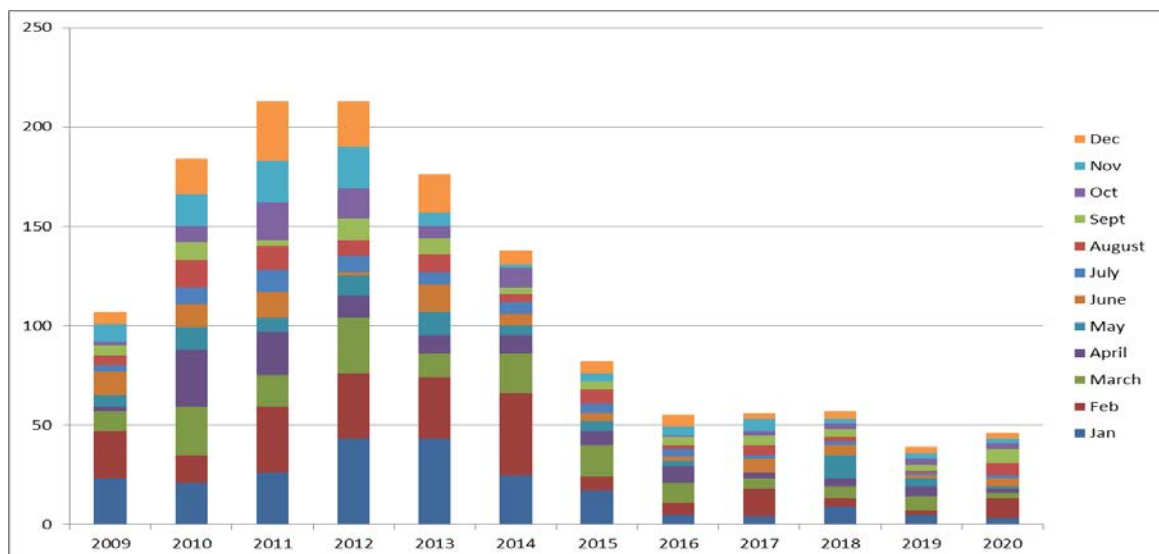
4.1 The Council has invested some £44m of capital funding its roads infrastructure over the 10 year period from 2013, and this is resulting in significant improvements in the condition of the roads network asset, and which is reflected in the outcomes of the Local Government Benchmarking Framework data and the APSE Performance Networks for Inverclyde Council.

Inverclyde has improved its ranking in the National Scottish Road Condition Indicator from 31st place from 32 Scottish Council's in 2012 to 19th based on the latest data available from SCOTS.

The chart below is taken from the SCOTS WDM survey data showing the network was deteriorating but has steadily improved since the RAMS strategy and RAMP investment.



The level of public liability claims has also fallen by 78% during the period 2012 – 2020 in line with improvement in the condition of the road network as shown below:



4.2 The Local Government Benchmarking Framework Information is a high-level benchmarking tool designed to support senior management teams and elected members to ask questions about key council services.

It reflects a commitment by SOLACE (Scotland) and COSLA to develop better measurement and comparable data as a catalyst for improving services, targeting resources to areas of greatest impact and enhancing public accountability.

The framework provides high-level data which are designed to focus questions on why variations in cost and performance are occurring between similar councils. They do not supply the answers. That happens as councils engage with each other to investigate and explore why these variations

are happening.

The LGBF helps councils compare their performance against a suite of efficiency, output and outcome indicators that cover all areas of local government activity. The framework now has 8 years of data. Publication of the LGBF forms part of each council's statutory requirements for public performance reporting, replacing the previous SPI regime.

The LGBF voluntarily applies the high standards for statistical rigour set out in the three pillars of the UK Statistics Authority Code of Practice – trustworthiness, quality, and value.

The Roads and Transportation Services have 5 performance indicators:

- How much does my Council spend on roads (£ per kilometre)
- How many of my local A class roads are in need of repair
- How many of my local B class roads are in need of repair
- How many of my local C class roads are in need of repair
- How many of my local unclassified roads are in need of repair

Inverclyde Council's performance for Roads and Transportation is as follows:

Performance Indicator	Inverclyde PI	Scottish Average	Placing
Spend on Roads/km	£22,562	£9,707	3
A class roads	21%	31%	6
B class roads	31%	35%	17
C class roads	44%	35%	29
Unclassified	38%	38%	20

4.3 The Association for Public Service Excellence (APSE) is a networking community that assists local authorities who are striving to improve their frontline services.

APSE works with more than 300 local authorities across the UK to advise and share information and expertise on a broad range of frontline public services. These councils are supported by a team of experts, who draw upon a wealth of knowledge in areas such as policy and practice, as well as in vital frontline service areas.

Inverclyde Council is a member of APSE and fully participates in the Performance Networks service. The Council's Roads & Transportation service inputs to the Performance Network service categories of Roads, Highways and Winter Maintenance and Street Lighting by supplying benchmarking data as follows:

This service has been developed with the Society of Chief Officers in Scotland (SCOTS) and County Surveyors Society Wales (CSS Wales). As standard for all the benchmarking services, the following data is provided:

- Cost of service
- Productivity
- Staff absence
- Customer satisfaction
- Human resources and people management
- Quality assurance and community consultation

The following data is also provided for roads, highways and winter maintenance:

- Carriageway
- Footway
- Traffic management

- Bridges and structures

The following data is also provided for street lighting:

- Percentage of street lamps not working as planned
- Average time to restore lamps to working order
- Cost of maintaining street lights
- Energy cost per street lamp
- Routine faults as a percentage of street lighting stock

This information is used to generate performance indicators and reports.

4.4 The Council has been nominated in the following categories in respect of APSE Performance Networks for the Roads & Transportation Service:

Year	Nomination	Final Position
2016	Best Performer - Street Lighting	Finalist
2016	Most Improved Performer - Roads, Highways and Winter Maintenance	Winner
2017	Most Improved Performer - Street Lighting	Winner
2019	Most Improved Performer - Street Lighting	Winner
2021	Best Performer - Roads, Highways and Winter Maintenance	Finalist
2021	Best Performer - Street Lighting	Finalist

5.0 IMPLICATIONS

Finance

5.1 There are no financial implications arising from this report.

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

Equalities

(a) Has an Equality Impact Assessment been carried out?

	YES
✓	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

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

- (c) Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
✓	NO

Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
✓	NO

Repopulation

- 5.5 There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

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

7.0 LIST OF BACKGROUND PAPERS

- 7.1 None.