
Report To:	Environment & Regeneration Committee	Date:	26 August 2021
Report By:	Interim Service Director, Corporate Services & Organisational Recovery	Report No:	EVN0010/21/CM
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Assets Management - Public Report		

1.0 PURPOSE

The purpose of this report is to:

- 1.1 Seek authority to declare the property at 5 Kempock Place, Gourock, as shown outlined on the plan at **Appendix 1**, surplus to requirements and thereafter to place the property on the market for sale, set a closing date when the level of interest justifies it, and to return to this Committee with recommendations to sell the property for what is considered to give the best economic value to the Council.
- 1.2 Seek authority to carry out a public consultation for land at:
 - Caddlehill Street, Greenock

The land at Caddlehill Street, Greenock is outlined on the plan attached at **Appendix 2**. It is common good land and following a request from the Caddlehill Green Space Community Group, who wish to use the site to develop a community garden, a public consultation is required to obtain and consider the views of the community in relation to that use; thereafter a report will be brought back to this Committee on the results of that consultation.

2.0 SUMMARY

5 Kempock Place, Gourock

- 2.1 The property at 5 Kempock Place, Gourock is currently vacant with no immediate plans for its future, as such Committee is asked to declare the property as surplus to requirements and thereafter place the property on the market for sale.

Public Consultation – Caddlehill Street, Greenock

- 2.2 The Council owns the land at Caddlehill Street, Greenock the site is currently undeveloped. Following Permалlot's confirmation that they were no longer interested in this site, the local residents came together and formed a properly constituted community group, the Caddlehill Green Space Community Group, who then approached council officers to request permission to use the site for a community garden to benefit the residents of the area. Prior to entering into discussions for a lease of the site to this group, a public consultation is required to be carried out.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1 Grants delegated authority to the Interim Service Director, Corporate Services & Organisational Recovery to market the property at 5 Kempock Place Gourrock, as outlined in the plan at **Appendix 1**; and 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.
- 3.2 Grants delegated authority to the Interim Service Director, Corporate Services & Organisational Recovery, to commence a public consultation for the land at Caddlehill Street, Greenock, as shown outlined on the plan at **Appendix 2**, to obtain and consider the views of the community on the proposals for this site; and thereafter to bring a report back to this Committee on the results of that consultation.

Alan Puckrin
Interim Service Director,
Corporate Services & Organisational Recovery

4.0 BACKGROUND

5 Kempock Place Gourock

- 4.1 The property at 5 Kempock Place is currently not in use and the Council has no plans for any future use. It is in a poor condition and requires extensive work to bring it back to acceptable standard.
- 4.2 The adjacent police building, which has access rights through the council owned property, has recently sold but no details of the proposed use has been provided, although it is understood that the new owner is relocating an existing business. A floorplan showing the shared access is attached at **Appendix 3**.
- 4.3 There has been some interest in the property at 5 Kempock Place and given the costs associated with empty properties, such as security, maintenance and rates, together with the necessary works to upgrade, it is considered appropriate to now place the property on the market with a view to selling it for the greatest economic benefit to the Council. It should be noted that if authority to sell is granted then a further report on any offers received will be brought back to this Committee for consideration.

Public Consultation – Caddlehill Street, Greenock

- 4.4 The land at Caddlehill Street is vacant land in the ownership of the Council, having been leased to the Inverclyde Association of Mental Health (IAMH) in the recent past. IAMH are now relocated at Mearns Street.
- 4.5 Permallet, a local community group, recently approached Council officers to ask if they could use the land at Caddlehill Street for organic allotments within a permaculture setting, including classes for educational and community purposes. A public consultation was carried out at that time but during discussions between the group and local residents it became apparent to Permallet that the local community was not supportive of its plans and so it pulled out of further negotiation.
- 4.6 Following Permallet's departure, some of the local residents banded together to form a new community group, the Caddlehill Green Space Community Group and they contacted council officers to request permission to use the site for a community garden to benefit the residents of the area. A copy of the group's constitution and draft proposal is attached at **Appendix 4**.
- 4.7 As this is a different community group with a different requirement, a second public consultation is required before taking forward any discussion regarding a lease of the site to the Caddlehill Street Green Space Community Group and this report seeks authority to that consultation. Once completed, a report providing the results of the consultation will be brought back before this Committee for consideration.

5.0 IMPLICATIONS

5.1 Finance

One off Costs (Savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital Fund	Capital Receipt – 5 Kempock Place Gourock	2021/22	(TBC)		
Capital Fund	Legal & Property Fees – 5 Kempock Place, Gourock	2021/22			

Capital Fund	Recharge of Legal and Property fees to purchaser – 5 Kempock Place	2021/22			
Legal and Property service fee income	Fee Income to Legal & Property – 5 Kempock Place, Gourock	2021/22			

Annually Recurring Costs (Savings)

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

5.2 Legal

There are no legal implications arising from this report.

5.3 Human Resources

There are no HR implications arising from this report.

5.4 Equalities

There are no equalities implications arising from this report.

Has an Equality Impact Assessment been carried out?

YES	
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

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

Data Protection

Has a Data Protection Impact Assessment been carried out?

YES	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

There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

6.1 The Chief Financial Officer has been consulted on the contents of this report.

6.2 The Head of Regeneration & Planning has been consulted on this report.

7.0 LIST OF BACKGROUND PAPERS

7.1 None.



Inverclyde
council

Roads & Transportation

Environment, Regeneration & Resources
Stuart Jamieson, Interim Service Director – Environment and Economic Recovery

Municipal Buildings
Clyde Square
Greenock, PA15 1LY
Tel: 01475 712712
Fax: 01475 712731
stuart.jamieson@inverclyde.gov.uk

Plan Creator: Plan Creator

Date: 30/07/2021

Scale: 1:1250

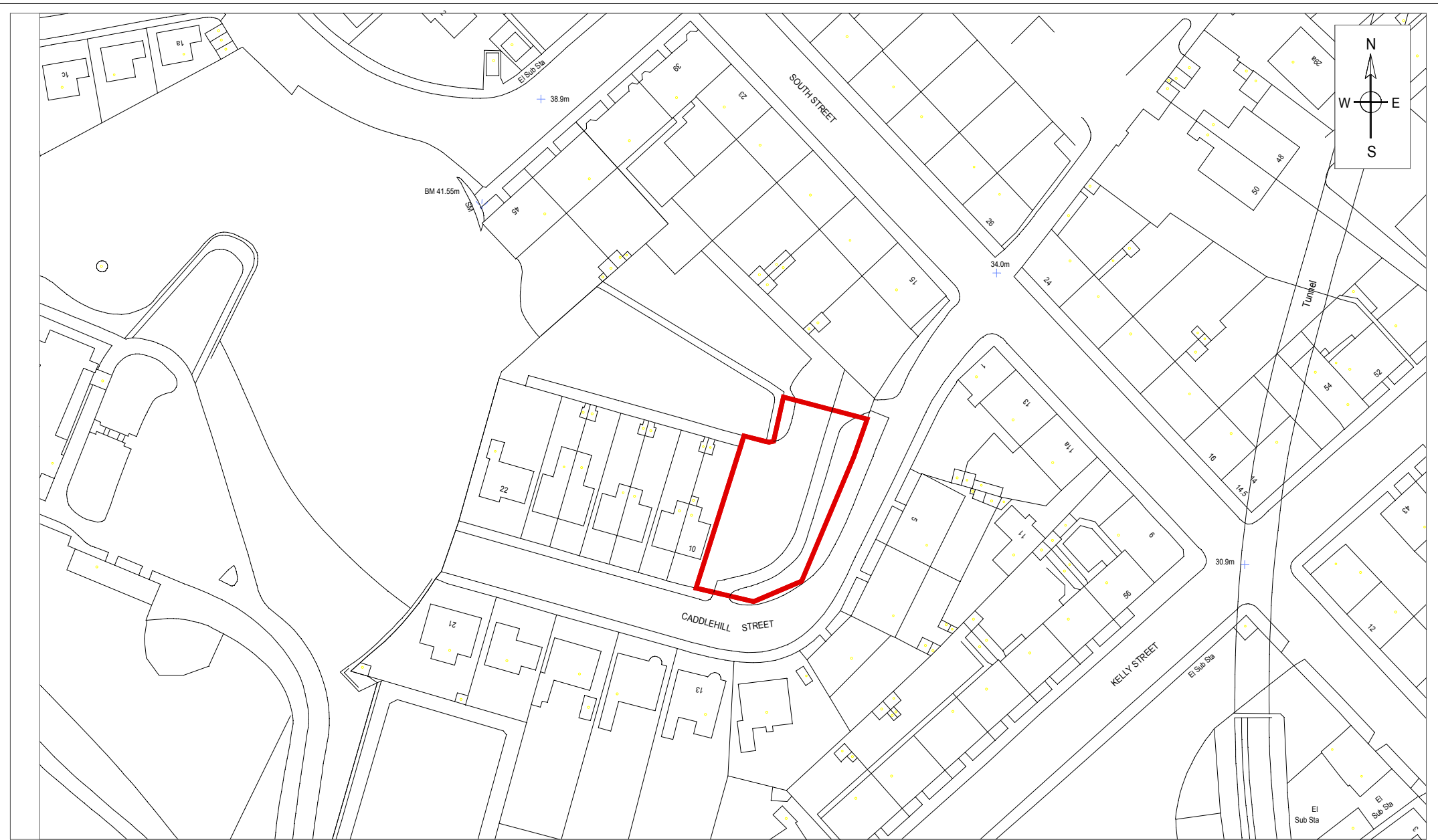


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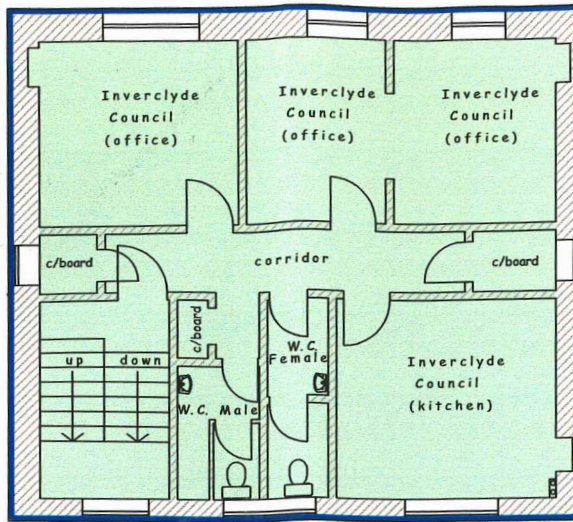
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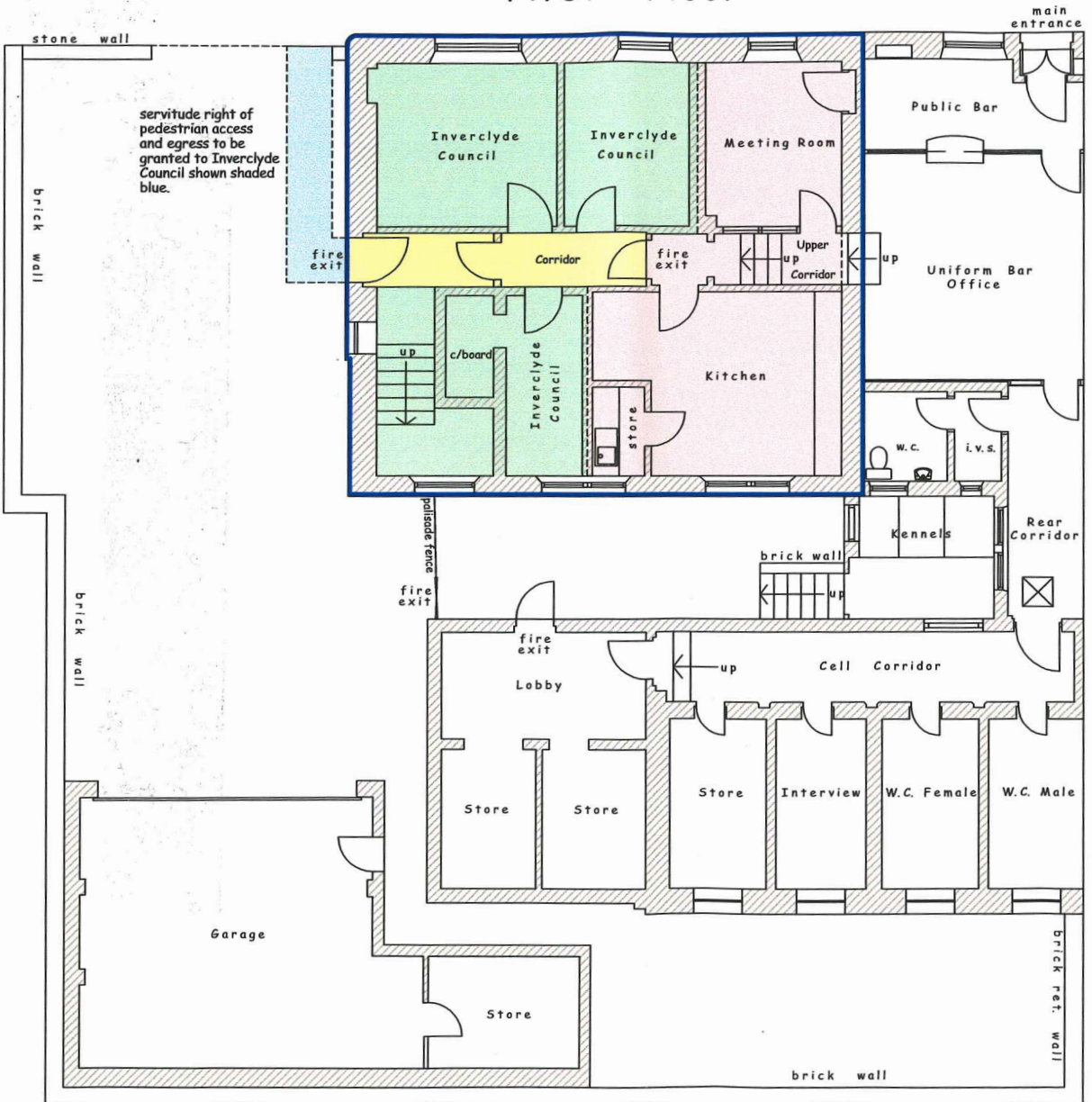
Appendix 2

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



First Floor



Ground Floor



scale 1:150

Caddlehill Green Space Constitution Instituted 17th July 2001

Aims and Objectives

- *To pursue and secure responsibility of the unused land at Caddlehill Street (formally In-Work Enterprises Ltd) from Inverclyde Council on behalf of Caddlehill Street and the immediate surrounding community*
- *To facilitate an inclusive, community led decision making process regarding this space*
- *To organically improve the habitat and usability of this space*
- *To secure funds to meet the aims of this space as decided on by the committee via the local community*
- *To promote a safe, healthy environment within the space and provide opportunities for intergenerational connections, creative collaborations and the common good of the immediate surrounding community*

Powers

- *To raise funds and receive contributions to meet the aims of the group;*
- *To produce leaflets/posters to publicise group activities;*
- *To hold meetings;*
- *To make decisions regarding the responsibility of the security of this space*
- *To undertake any other lawful activity to further the group's aims.*

Note: any part of this document can be deleted, amended or added to, or additional parts added to it at the next agm. Details of the proposed changes should be circulated with the notice of the agm.

Membership

Membership of the group shall be open to all persons in sympathy with the group's aims and willing to abide by the group's constitution. Each member will have one vote and will be eligible to stand for election onto the committee.

The group will be non-party-political, non-sectarian and will be committed to non-discriminatory practices and equal opportunities.

Management committee

The group shall elect a committee of between 3 –10 members plus a chair, secretary and treasurer who will direct the policy and management of the group. They shall be elected to serve for one year after which time they may stand for re-election.

The chair will have a casting vote in the event of a tie.

The committee will have the power to co-opt members if it wishes to use this power.

The committee will meet a minimum of 4 times a year. The quorum level will be set at 50 % of the committee plus 1.

From amongst the committee, a chairperson, a secretary and a treasurer will be selected. Other members may be appointed to undertake particular responsibilities within the group, eg fundraising.

Meetings

General meetings will be held as often as necessary and at *least 4* times a year.

An annual general meeting (agm) of the group shall be held every year in the month of June. All members shall be notified not less than fourteen days before the meeting. An agenda will be circulated. Business of the agm will include electing the committee; reporting on the activities during the year, amendments to the constitution and approval of the group's accounts.

An extraordinary general meeting (egm) can be held at the chair's discretion or by a written request to the chair of not less than 5 Members. The meeting shall be called within twenty-one days of such a request and appropriate measures taken to inform all members. An extraordinary general meeting should only consider the business specified in the request.

Finances

- Any money raised shall be used to further the aims of the group and for no other purpose;
- A bank account will be opened in the name of the group;
- The account will require two signatures on any cheque or other bank document (except paying in slips). There will be four signatories available

to the treasurer for signing cheques. *The group shall decide the signatories to any account set up in the name of the group. (better to have at least four people able to sign cheques)*

- A simple written note of the group’s financial position, will be produced and available at committee meetings;
- A statement of accounts verified by a competent person who is independent of the group shall be tabled at the agm;
- No member shall derive any financial benefit from the group, except for payment of ‘reasonable expenses’;
- No money will be paid out in the name of the group without a receipt being presented.

Amendments to the constitution

If amendment(s) to the constitution are necessary, members will be informed in writing (including electronic mail) and given the opportunity to consider and vote on the amendments. The amendment(s) will be made if there is a two-thirds majority vote of members.

Dissolution

If the committee, by a simple majority, deem it advisable to dissolve the group, it shall call a meeting of all the members of the group, giving not less than 14 days notice. If such a decision is confirmed by a majority of those present, then all the assets of the group shall be transferred to another local voluntary group or community group with similar aims.

adopted on the 17th day of June 2021

Signed (chair)

Signed (treasurer)

Signed (secretary)

This will go on two pages when all the instructions are taken out.

Caddlehill Green Space Proposal

Statement of intent

Caddlehill Green Space are a constituted group seeking to secure community responsibility of the unused land at Caddlehill Street (formally In-Work Enterprises Ltd) from Inverclyde Council on behalf of Caddlehill Street and the immediate surrounding area for use as a community garden.

General Aims and Objectives

- To facilitate an inclusive, community led decision making process regarding this space
- To organically improve the habitat and usability of this space
- To promote a safe, healthy environment within the space and provide opportunities for intergenerational connections, creative collaborations and the common good of the immediate surrounding community
- To secure funds to meet the future aims of this space as decided on by the committee via the local community

Detailed Plans

Year 1

- Secure community responsibility from Inverclyde Council
- Immediately make the site safe for public use
- Set up dedicated working groups with delegated roles and responsibilities for the site eg, security, groundwork, planting, landscaping, creative events
- Organically improve the habitat and usability by tidying, cutting back overgrowth and pruning, re-purposing existing structures, re-cycling where possible, encouraging existing planting to thrive, restoration of existing landscape and viable, organic growing spaces,
- Establish a safe, open space for community interaction, relaxation and conversation to help improve the mental health of our neighbours, especially those with no outdoor space
- Providing seating areas in the space
- Establish new planting as the garden evolves and encourage re-wilding to enhance the Pollinator Corridor, supporting bees, other insects, birds and small wildlife, while promoting composting and habitat creation
- Actively pursue funding for future development of the space as the community directs
- Actively engage and connect with other local green spaces such as Broomhill Gardens, Bellville Gardens and Inverclyde Shed to share ideas, resources and best practise.
- Encourage family interaction, international interaction and intergenerational interaction in the space

- Encourage creative outdoor events to take place in the garden from within the local area in line with our vision for community engagement and good community mental health.

Year 2

- Secure funding for various community led projects regarding the space
- Establish and encourage planting and growing areas
- Encourage links with local Primary schools to use the garden as a storytelling area, outdoor nature education space, a sensory garden, a place for mindfulness and a much needed breathing space for teachers and children
- Provide a 'hub' or indoor meeting place if desired by the local community
- Establish a calendar of creative events

Vision

Having initially created a safe and healthy space for the immediate community in and around Caddlehill Street, over time, we would hope that opportunities for this green space would continue to evolve as the community evolves with further collaboration, creativity and inclusion.

Action

We would require that Inverclyde Council inspect and ensure the safety of this site before we undertake any responsibility. We would also invite Inverclyde Council to give us assistance with pollarding of trees and cutting back of hedges which encroach from the surrounding area.