

ENVIRONMENT & REGENERATION COMMITTEE – 26 AUGUST 2021

Environment & Regeneration Committee

Thursday 26 August 2021 at 3pm

Present: Councillors Ahlfeld, Clocherty, Curley, Jackson, MacLeod (for Crowther) McCabe, McCormick, C McEleny, McKenzie, Nelson and Wilson (for Brooks).

Chair: Councillor McCormick presided.

In attendance: Interim Service Director Environment & Economic Recovery, Interim Head of Service, Public Protection & Covid Recovery, Head of Roads & Environmental Shared Services, Interim Head of Property Services, Mr P MacDonald (for Interim Head of Legal Services), Mr C MacDonald and Ms D Sweeney (Legal Services), Mr M Thomson (for Interim Service Director Corporate Services & Organisational Recovery), Ms A Galloway (Property Services), Ms M McCabe (Finance Services), ICT Services Manager and Service Manager Communications, Tourism and Health & Safety.

This meeting was held at the Municipal Buildings, Greenock with Councillors Jackson, MacLeod, McCabe, C McEleny and Nelson attending by video-conference.

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Committee.

318 Apologies, Substitutions and Declarations of Interest 318

Apologies for absence were intimated on behalf of Councillor Brooks, with Councillor Wilson substituting, and Councillor Crowther, with Councillor MacLeod substituting.

Councillors Curley and Wilson declared an interest in Agenda Item 10 (Section 75 Agreement Relating to Ravenscraig, Greenock).

Councillors Clocherty and McKenzie declared an interest in Agenda Item 11 (Port Glasgow Sculpture Update).

319 Environment & Regeneration 2021/22 Revenue & Capital Budget – Period 3 (30 June 2021) 319

There was submitted a report by the Interim Service Director Corporate Services & Organisational Recovery and the Interim Service Director Environment & Economic Recovery advising the Committee of the position of the 2020/21 out turn and the 2021/22 Revenue Budget position as at Period 3 to 30 June 2021.

Decided:

- (1) that the out turn for 2020/21 and the current projected overspend for 2021/22 of £327,000 as at 30 June 2021 be noted;
- (2) that it be noted that the Interim Service Directors and Heads of Service will review areas where non-essential spend can be reduced in order to bring the Committee back on budget and that progress against this will be reported at the next meeting;
- (3) that the current position of the 2021/24 Capital Programme and City Deal as detailed in the report and appendices be noted; and

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(4) that it be noted that further core Property Service capital projects will be identified throughout the 2021/22 financial year as part of the on-going review and prioritisation of works based on the most recent property condition surveys.

320 Environment & Regeneration Capital Programme Progress
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There was submitted a report by the Interim Service Director Environment & Economic Recovery providing an update on the projects within the 2021/24 Environment & Regeneration Capital Programme.

Following discussion, Councillor C McEleny moved (1) that the current position of the 2021/24 Capital Programme and the progress on the specific projects detailed in the report be noted; and (2) that the cycle lane from the Battery Park to Greenock Town Centre be immediately removed from use.

As an amendment, Councillor McCabe moved that the current position of the 2021/24 Capital Programme and the progress on the specific projects detailed in the report be noted.

Following a roll call vote, 3 members, Councillors Ahlfeld, C McEleny and Wilson voted in favour of the motion and 8 members, Councillors Clocherty, Curley, Jackson, MacLeod, McCabe, McCormick, McKenzie and Nelson voted in favour of the motion which was declared carried.

Decided:

(1) that the current position of the 2021/24 Capital Programme and the progress on the specific projects detailed in the report be noted.

321 Environment, Regeneration and Resources Corporate Directorate Improvement Plan 2019/22 – CDIP Progress Report and Annual Refresh 2021
321

There was submitted a report by the Interim Service Director Environment & Economic Recovery and Interim Service Director Corporate Services & Organisational Recovery presenting (1) a progress report on the delivery of the improvement actions with the Environment, Regeneration and Resources (ERR) Corporate Directorate Improvement Plan (CDIP); and (2) a refreshed ERR CDIP Improvement Plan containing new or revised improvement actions which require Committee approval.

Decided:

(1) that the progress which has been made in the delivery of the ERR CDIP Improvement Plan in year 2 as detailed in Appendix 1 of the report be noted; and (2) that approval be given to the refreshed ERR CDIP for year 3 as detailed in Appendix 2 of the report.

322 General Update
322

There was submitted a report by the Interim Service Director Environment & Economic Recovery providing an update on a number of projects.

The Interim Service Director Environment & Economic Recovery advised the Committee of a typographical error in the report and, accordingly, at paragraph 4.7 the first reference to “£28,000” should read “£850,000” and “£822” should read “£822,000”.

Decided:

(1) that authority be delegated to the Interim Service Director Environment & Economic Recovery, in consultation with the Chief Financial Officer and the Solicitor to the Council, to conclude lease and management agreements with Ardgowan Estate for the Cornaless Visitor Centre, Shielhill Glen and Lunderston Bay;

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- (2) that the allocation of funds within the organisational recovery initiative and that reports will be presented on a cyclical basis be noted;
- (3) that the allocation of the unallocated funds for digital marketing be agreed; and
- (4) that the use of Emergency Powers by the Chief Executive for the submission of the Community Renewal Fund application to the to the UK Government be noted.

323 Community Wealth Building - Update

323

There was submitted a report by the Interim Service Director Environment & Economic Recovery providing an update in respect of Community Wealth Building.

Decided:

- (1) that the work undertaken by Officers of the Council and colleagues across the Metropolitan City Region be noted; and
- (2) that it be agreed to support local opportunities for Community Wealth Building while also positively engaging and adopting a City Region wide approach.

324 Play Areas Strategy 2021/23

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There was submitted a report by the Head of Roads & Environmental Shared Services providing an update on the continuing upgrade and refurbishment of play areas and proposals for future development.

Decided:

- (1) that the priority projects for 2021/2023 and work undertaken to date with regards to the play area provision be noted;
- (2) that it be remitted to officers to undertaken an assessment of those sites which could be improved for accessibility and to provide the Committee with a detailed report;
- (3) that (a) it be remitted to officers to engage with CoSLA on the Play Parks Restoration Fund; and (b) that authority be delegated to the Interim Service Director Environment & Economic Recovery to accept funding to progress the delivery of the identified play areas.

325 Electric Vehicle Charge Points – Implementation of Tariffs

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There was submitted a report by the Interim Service Director Environment & Economic Recovery advising on the proposals to introduce tariffs for electric vehicle charge points.

Decided:

- (1) that approval be given to the implementation of tariffs as detailed in paragraphs 5.1 and 5.2 of the report for the following reasons (a) that continuing to provide tariff free access comes at an ever increasing cost to the Council and is unsustainable into the future; and (b) it will be impractical for the public sector alone to fund all investment in the overall charging network within Inverclyde, and in addition, the continued offer of tariff free access will discourage other potential sources of investment and may both constrain the growth of the charging network and lead to higher levels of public expenditure than is necessary to deliver a national charging network; and
- (2) that it be remitted to officers to bring a report to a future meeting of the Committee regarding possible charges in respect of overstay at fast charging points.

326 Retail Premises 5 Broomhill Way, Greenock, Lease Assignment

326

There was submitted a report by the Interim Service Director Environment & Economic Recovery seeking approval to permit the assignation of the lease for premises at 5 Broomhill Way, Greenock.

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Decided:

(1) that authority be delegated to the Interim Service Director Environment & Economic Recovery to consent to an assignation by the Tenant of his interest in a lease of 5 Broomhill Way, Greenock to the Assignee, on such terms as are recommended by the Interim Head of Legal Services and the Interim Service Director Corporate Services & Organisational Recovery.

327 Section 75 Agreement Relating to Ravenscraig, Greenock**327**

There was submitted a report by the Interim Service Director Environment & Economic Recovery providing an update on the acquisition of the Network Rail bridge at the north-eastern corner of the former Ravenscraig Hospital site by the Council, in terms of the Section 75 agreement relating to planning permission reference 18/0205/IC.

Councillor Curley declared a non-financial interest in this item having participated in the design and construction of the bridge at the north-eastern corner of the former Ravenscraig Hospital Site. Councillor Wilson declared a non-financial interest in this item as a Director of Link Housing Association and as a Director of Larkfield Housing Association. They also formed the view that the nature of their interests and of the item of business did not preclude their continued presence at the meeting of their participation in the decision-making process.

Decided:

(1) that it be noted that the agreed works have been completed and therefore the Council is now required to take ownership of the bridge from Network Rail on the basis of the Section 75 Agreement and on terms and conditions acceptable to the Interim Head of Legal Services and the Chief Financial Officer.

328 Port Glasgow Sculpture Update**328**

There was submitted a report by the Interim Service Director Environment & Economic Recovery (1) providing an update on the timeline for the installation and completion of the Port Glasgow Sculpture; and (2) seeking approval for an increased construction cost as a consequence of the ongoing pandemic and the additional works required to the foundation after the change in location to Coronation Park.

During the course of discussion on the report, the Interim Service Director Environment & Economic Recovery confirmed that Riverside Inverclyde had agreed to provide £100,000 towards the completion of the project.

Councillors Clocherty and McKenzie declared a non-financial interest in this item as members of the Board of Riverside Inverclyde. They also formed the view that the nature of their interests and of the item of business did not preclude their continued presence at the meeting of their participation in the decision-making process.

Decided:

(1) that approval be given to (a) the increased budget of £43,000; and (b) the revised delivery timeframe.

329 Gourock Civic Amenity Sites - Options**329**

There was submitted a report by the Interim Service Director Environment & Economic Recovery providing an update on the costs and options for developing Civic Amenity facilities in Gourock.

Following discussion, Councillor C McEleny moved that the Committee agree to support Craigmuschat Quarry Option 1, as detailed in the report, with any resultant shortfall in funding being met from the Roads Asset Management Plan (RAMP) underspend.

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As an amendment, Councillor Ahlfeld moved that the Committee support Kirn Drive Option 2 as detailed in the report.

Following a roll call vote, 1 member, Councillor C McEleny voted in favour of the motion and 10 members, Councillors Ahlfeld, Clocherty, Curley, Jackson, MacLeod, McCabe, McCormick, McKenzie, Nelson and Wilson voted in favour of the amendment which was declared carried.

Decided:

(1) that it be agreed to support the Kirn Drive Option 2 as detailed in paragraph 7.0 of the report.

330 Property Assets Management – Public Report

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There was submitted a report by the Interim Service Director Corporate Services & Organisational Recovery seeking authority to (1) declare property at 5 Kempock Place, Gourrock as 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 remit to officers to submit a further report with recommendations to sell the property for what is considered to give the best economic value to the Council; and (2) carry out a public consultation for land at Caddlehill Street, Greenock.

Decided:

(1) that (a) authority be delegated to the Interim Service Director Corporate Services & Organisational Recovery to market the property at 5 Kempock Place, Gourrock, as detailed in Appendix 1 of the report, and thereafter to set a closing date when the level of interest justifies it; and (b) it be noted that a further report will be submitted with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council; and

(2) that (a) authority be delegated to the Interim Service Director Corporate Services & Organisational Recovery to commence a public consultation for the land at Caddlehill Street, Greenock, as detailed in Appendix 2 of the report, to obtain and consider the views of the community on the proposals for this site; and (b) it be noted that a further report will be submitted on the results of the consultation.

331 Clune Park Update

331

There was submitted a report by the Interim Service Director Environment & Economic Recovery providing an update on the Clune Park acquisition programme and seeking approval to amend the current purchase plan.

The Interim Service Director Environment & Economic Recovery advised the Committee of a typographical error in the report and, accordingly, at paragraph 4.8 the reference to "Education & Communities Committee" should read "Environment & Regeneration Committee".

Decided:

(1) that the current position in respect of Clune Park be noted;

(2) that it be noted that the work to arrive at Market Value and Investment Value valuations which reflect the size and condition of each property has been undertaken by the District Valuer;

(3) that it be agreed that the District Valuer be appointed to negotiate, on behalf of the Council, for the acquisition of the portfolios of landlords who have twenty properties or more at the date of the Committee meeting;

(4) that approval be given to the development of purchase criteria by the District Valuer, as detailed in paragraph 5.6 of the report, to be applied in the acquisition of all other remaining properties;

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- (5) that it be noted that a further report will be brought back to the Committee following the conclusion of the negotiations by the District Valuer;
- (6) that approval be given to the request of a further £1million to progress the revised acquisition strategy being remitted to the Policy & Resources Committee for consideration; and
- (7) that approval be given to the request to amend the current purchase plan.

It was agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 as amended, that the public and press be excluded from the meeting during consideration of the following items on the grounds that the business involved the likely disclosure of exempt information as defined in the respective paragraphs 2, 6 & 9 of Part I of Schedule 7(A) of the Act.

332 Property Assets Management Report – Private Report**332**

There was submitted a report by the Interim Service Director Corporate Services & Organisational Recovery seeking authority for two servitude applications for surface water drainage and foul water drainage for a proposed new development at Kilmacolm Road, Greenock.

Following consideration, the Committee agreed to the action recommended all as detailed in the appendix.