

A meeting of the Environment & Regeneration Committee will be held on Thursday 28 October 2021 at 3pm.

Members may attend the meeting in person or via remote online access. Webex joining details will be sent to Members and Officers prior to the meeting. Members are requested to notify Committee Services by 12 noon on Wednesday 27 October how they intend to access the meeting.

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

Information relating to the recording of meetings can be found at the end of this notice

ANNE SINCLAIR
Interim Head of Legal Services

BUSINESS

****Copy to follow**

1. Apologies, Substitutions and Declarations of Interest	Page
PERFORMANCE MANAGEMENT	
2. Environment and Regeneration 2021/22 Revenue & Capital Budget – Period 5 (31 August 2021) Report by Interim Service Director, Corporate Services & Organisational Recovery and Interim Service Director, Environment & Economic Recovery	p
3. Environment & Regeneration Capital Programme Progress and Property Related Items Report by Interim Service Director, Environment & Economic Recovery	p
NEW BUSINESS	
4. Economic Regeneration Strategy 2021-2025 Report by Interim Service Director, Environment & Economic Recovery	p
5. Greenhouse Gas Emission Reporting and Achieving Net-Zero Report by Interim Service Director, Environment & Economic Recovery	p
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8.	Workforce Development Update Report by Regeneration Manager		p
9.	Housing Update Report by Interim Service Director, Environment & Economic Recovery		p
10.	Information Relating to Pontoons in Inverclyde – Request by Councillor Brooks Report by Interim Head of Legal Services		p
11.	Consultation re Proposed Lease of Advertising Hoarding Site, 95 Dalrymple Street, Greenock Report by Interim Service Director, Environment & Economic Recovery		p
12.	Property Assets Management Report – Public Report Report by Interim Service Director, Corporate Services & Organisational Recovery		p
<p>The documentation relative to the following items 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 the paragraphs of Part I of Schedule 7(A) of the Act whose numbers are set out opposite the heading to each item.</p>			
NEW BUSINESS			
13.	Property Assets Management Report – Private Report Report by Interim Service Director, Corporate Services & Organisational Recovery making recommendations in respect of a number of property assets	Paras 2, 6 & 9	p
14.	Land Purchase / Ground Lease, Commercial Premises, Grieve Road, Greenock Report by Interim Service Director, Environment & Economic Recovery seeking authority to purchase and then to subsequently lease land at Grieve Road, Greenock	Paras 6, 8 & 9	p
15.	Renunciation of Lease, Broomhill Way, Greenock Report by Interim Service Director, Environment & Economic Recovery seeking authority for renunciation of the current least of commercial premises at Broomhill Way, Greenock	Paras 2, 3, 6 & 9	p

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.

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

Report To:	Environment & Regeneration Committee	Date: 28th October 2021
Report By:	Interim Service Director, Corporate Services & Organisational Recovery and Interim Service Director, Environment & Economic Recovery	Report No: FIN/66/21/AP/MT
Contact Officer:	Matt Thomson	Contact No: 01475 712256
Subject:	Environment and Regeneration 2021/22 Revenue & Capital Budget – Period 5 (31 August 2021)	

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the Committee's 2021/22 Revenue Budget and Capital Budget position at period 5 to 31 August 2021.

2.0 SUMMARY

- 2.1 The revised 2021/22 revenue budget for Environment & Regeneration is £21,872,000, which excludes Earmarked Reserves.
- 2.2 The latest projection, excluding Earmarked Reserves, is an overspend of £255,000 (1.17%), down £72,000 (0.28%) from last period. Committee should note that there are no Covid-19 costs included in this projection as these are now funded by the Covid Reserve Fund.
- 2.3 The main material variances projected at Period 5 are as follows:
- i. Turnover savings under achieved across the Committee totalling £63,000.
 - ii. Underspend on Office Accommodation utilities of £90,000, £39,000 of which is due to one-off credits relating to prior years.
 - iii. An under recovery in Cremations income of £60,000, which is in line with the outturn pre pandemic.
 - iv. Within the waste contracts, the previously reported overspend is now being partially funded from Covid Reserves resulting in no projected overspend on residual waste and a reduced overspend of £31,000 on green waste, mainly due to increased tonnages.
 - v. In addition, there is a projected under recovery in Trade Waste income of £53,000 due to reduced uptake of the service.
 - vi. An under recovery of Planning Income of £165,000, this is a recurring underrecovery and a budget pressure request is being progressed through the 2022/23 budget process to partially address this. It should be noted this is in addition to a further underrecovery of £135,000 due to the Covid pandemic and funded from Covid Reserves.
- 2.4 The Environment & Regeneration capital budget is £40.765m. The budget for 2021/22 is £12.619m, with spend to date of £1.881m equating to 15.93% of projected spend. The current projection is £40.765m which means total projected spend is on budget. The Committee is projecting to spend £11.811m in 2021/22 with net slippage of £0.808m (6.40%)

being reported, up 2.08% from the last monitoring period. Appendices 5-7 detail the capital programme. A detailed progress update is reported elsewhere on the agenda.

- 2.5 City Deal capital projects are not included in the above Committee figures, the City Deal budget is £24.320m. The current projection for 2021/22 is £9.950m with slippage of £0.500m (4.8%) as a result of delays in the Ocean Terminal. Appendix 8 details the City Deal programme.
- 2.6 Operational Earmarked Reserves for 2021/22 total £5,158,000 of which £1,334,000 is projected to be spent in the current financial year. As detailed in Appendix 4 expenditure of £173,000 (12.97% of projected spend or 104.22% of phased budget) has been incurred to Period 5.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee notes the current projected overspend for 2021/22 of £255,000 as at 31 August 2021.
- 3.2 It is recommended that the Committee note that the Interim Service Directors and Heads of Service continue to review areas where non-essential spend can be reduced in order to bring the Committee back on budget.
- 3.3 It is recommended that the Committee notes the current position of the 2021/24 Capital Programme and City Deal. The financial progress on the specific projects is detailed in Appendices 5-8 with physical progress reported elsewhere on the Agenda.

Alan Puckrin
Interim Service Director
Corporate Services & Organisational Recovery

Stuart Jamieson
Interim Service Director
Environment & Economic Recovery

4.0 BACKGROUND

- 4.1 The purpose of this report is to advise Members of the current position of the 2021/22 Committee budget and to highlight the main issues contributing to the projected overspend in 2021/22.
- 4.2 The revised 2021/22 budget for Environment & Regeneration, excluding earmarked reserves, is £21,872,000. This is an increase of £198,000 from the approved budget, prior to transfers to earmarked reserves. Appendix 1 gives details of this budget movement.

5.0 2021/22 CURRENT POSITION

- 5.1 The current projection for 2021/22 is an overspend of £255,000 (1.17%) which is a reduction in overspend of 72,000 (0.28%) since the Period 3 report.

5.2 Regeneration & Planning - £214,000 overspend

The current projected out-turn for Regeneration & Planning is an overspend of £214,000.

The main issues relating to the current projected overspend for Regeneration & Planning are detailed below and in Appendix 3:

(a) Employee Costs

There is a projected overspend of £45,000 in employee costs due to the turnover savings target not being achieved. Last financial year this Service had a number of vacancies which contributed to the overachievement of the turnover savings target, however these have now been filled. There is additional income of £33,000 for a post funded by RI which partially offsets this overspend.

(b) Property Costs

There is a projected overspend of £28,000 mainly due to increased Insurance costs of £15,000.

(c) Administration Costs

There is a projected overspend of £32,000 in Planning due to ongoing costs associated with reviewing the Local Development Plan (LDP).

(d) Payments to Other Bodies

There is a projected underspend of £29,000 mainly due to reduced recharges to Riverside Inverclyde.

(e) Income

There is a projected underrecovery in income of £138,000, mainly due to £165,000 shortfall in Planning Income. This is a recurring underrecovery and a budget pressure request is being progressed through the 2022/23 budget process to partially address this. It should be noted this is in addition to a further underrecovery of £135,000 due to the Covid pandemic and funded from Covid Reserves

5.3 **Property Services - £31,000 underspend**

The current projected out-turn for Property Services is an underspend of £31,000.

The main issues contributing to the current projected overspend for Property Services are detailed below and in Appendix 3:

(a) **Employee Costs**

There is a projected underspend of £111,000 in employee costs, due to the following:

- i. A projected underspend in Technical Services of £120,000. This underspend is due to a number of vacant posts where agency staff are now being used to cover until the major capital works are complete and the establishment will be reduced, see 6.3 (c) below.
- ii. Excluding this underspend the Service is reporting net Turnover savings not achieved of £9,000.

(b) **Property Costs**

There is a projected underspend in Property Costs of £65,000, mainly due to underspends in Office Accommodation utilities totalling £90,000. Of this underspend £39,000 relates to one-off credits received for previous years.

(c) **Administration Costs**

There is a projected overspend of £121,000 within Administration Costs. This is mainly due to an overspend of £120,000 within Technical Services agency staff costs, which is offset by turnover savings per 5.3(a) above.

5.4 **Environmental & Roads - £182,000 overspend**

The current projected out-turn for Environmental & Roads is an overspend of £182,000.

The main issues contributing to the current projected overspend for Environmental & Roads are detailed below and in Appendix 3:

(a) **Employee Costs**

There is a projected underspend of £49,000 in employee costs, due to the following:

- i. Expenditure on an additional Roads Client post of £30,000, which is offset by additional fee income.
- ii. Turnover savings within Roads Operations of £23,000 which are offset by additional agency costs.
- iii. Additional Turnover savings achieved and reduced overtime across the Service of £56,000.

(b) **Property Costs**

There is a projected overspend of £2,000 in Property Costs mainly due to an overspend of £40,000 on Parking electricity for electric charging points offset by underspends in various budget lines. This is partially offset by additional income of £12,000 for electric vehicle charging.

(c) Supplies & Services

There is a projected overspend in Supplies & Services of £84,000, made up as follows:

- i. Rechargeable expenditure within Roads Client of £78,000, which is offset by additional income.
- ii. A projected underspend in Roads Operations subcontractors and materials of £62,000 which is more than offset by reduced income.
- iii. There is a projected overspend in Vehicle Maintenance materials of £35,000, which is offset by additional recharge income.
- iv. An overspend of £38,000 on the Purchase of Bins partially offset by an underspend of £16,000 in purchase of Plastic Sacks

(d) Transportation & Plant

Transportation & Plant is projected to overspend by £53,000, mainly due to an overspend on non-routine maintenance across the client services.

(e) Administration Costs

There is a projected overspend of £28,000 in Administration costs mainly due to a projected overspend on Roads Operations agency costs of £25,000 offset by reduced employee costs.

(f) Payments to Other Bodies

Payments to Other Bodies is projected to overspend by £41,000. The main variances are as follows:

- i. The previously reported overspend is now being largely funded from Covid Reserves resulting in no projected overspend on residual waste. A projected overspend in the green waste budget of £31,000.

(g) Income

There is a projected under recovery in income of £24,000. The main variances are as follows:

- i. An over recovery of Roads Client capital recharge income of £30,000 which is offset by additional employee costs.
- ii. An over recovery in Roads Client rechargeable income, in line with increased costs per 5.4(c)(i) above, of £78,000.
- iii. An under recovery in Roads Operations recharge income of £84,000 This is offset by a reduction in costs, per 5.4(c)(ii). The level of income generated by Roads Operations Unit remains a concern, this will be monitored closely during the year and any issues included in future reports to the Committee. In the longer term reductions in the Capital Programme will have an impact on the income of both the Client and the Operations Unit, any net cost of the impact of this will be addressed as part of the budget process.
- iv. An under recovery of Cremations income of £60,000. This is in line with the under recovery pre COVID 19.
- v. An under recovery of Internments Income of £23,000.
- vi. An under recovery in trade waste income of £53,000, due to a reduced client base.
- vii. Projected over recoveries across various waste lines (scrap metal, tipping charges and clothing bank income) totalling £77,000 partially offset by a projected under recovery of green waste permit income of £21,000.
- viii. An over recovery in Vehicle Maintenance non routine maintenance income of £35,000. This is offset by additional materials costs, per 5.4(c)(iii) above.

5.5 **Public Protection & Recovery - £25,000 overspend**

The current projected out-turn for Public Protection & Recovery is an overspend of £25,000.

The main issues contributing to the current projected overspend for Public Protection & Recovery are detailed below and in Appendix 3:

(a) Employee Costs

There is a projected overspend of £65,000 in employee costs mainly due to costs associated with retaining a Head of Service to coordinate the Council's response to, and recovery from, the pandemic. There is an underspend under the Corporate Director budget which offsets this.

(b) Income

There is a projected over recovery in income of £35,000, mainly due to a projected £20,000 over recovery in HEEPs income.

5.6 **Corporate Director - £135,000 underspend**

The Corporate Director budget is currently projecting to out-turn £135,000 under budget. This underspend is offset by spend, mainly within Public Protection & Recovery in line with the Council's interim management arrangements, agreed at full Council on 29th October 2020.

6.0 **2021/24 CURRENT CAPITAL POSITION**

- 6.1 The Environment & Regeneration capital budget is £40.765m. The budget for 2021/22 is £12.619m, with spend to date of £1.881m equating to 15.93% of projected spend. The current projection over 2021/24 is £40.765m which means total projected spend is on budget.
- 6.2 The Committee is projecting to spend £11.811m in 2021/22 with net slippage of £0.808m (6.40%) being reported. This is an increase in slippage of £0.808m (6.40%) from the base position and is mainly due to advancement within the Cemetery Development (£0.125m), offset by slippage in the SPT projects (£0.214m), Spaces for People (£0.230m), Ivy House Replacement (£0.200m), Waterfront Leisure Centre Lifecycle Works (£0.100m) and Parks, Cemeteries and Open Spaces AMP (£0.113m). Appendices 5-7 detail the capital programme.
- 6.3 City Deal projects are not included in the above Committee figures, the City Deal budget is £24.320m. The current projection for 2021/22 is £9.450m with slippage of £0.500m (4.8%) as a result of delays in the Ocean Terminal. Appendix 8 shows the financial position of the City Deal programme.

7.0 **EARMARKED RESERVES**

- 7.1 Appendix 4 gives an update on the operational Earmarked Reserves, ie excluding strategic funding models such as RI funding, AMP and Vehicle Replacement Programme. Spend to date on these operational Earmarked Reserves is 104.22% of phased budget (12.97% of projected spend).

8.0 VIREMENTS

8.1 There are no virement requests in this report.

9.0 IMPLICATIONS

9.1 Finance

All finance implications are discussed in detail within the report above.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (if Applicable)	Other Comments
N/A					

9.2 Legal

There are no specific legal implications arising from this report.

9.3 Human Resources

There are no specific human resources implications arising from this report.

9.4 Equalities

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

	YES (see attached appendix)
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

(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?

X

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

NO

9.5 Repopulation

There are no repopulation issues within this report.

10.0 CONSULTATIONS

10.1 The report has been jointly prepared by the Interim Service Director Environment & Economic Recovery and the Interim Service Director Corporate Services & Organisational Recovery.

11.0 LIST OF BACKGROUND PAPERS

11.1 There are no background papers relating to this report.

Environment & Regeneration Budget Movement - 2021/22**PERIOD 5: 1st April 2021 - 31st August 2021**

Service	Approved Budget		Movements			Revised Budget
	2021/22 £000	Inflation £000	Virement £000	Supplementary Budgets £000	Transferred to EMR £000	2021/22 £000
Regeneration & Planning	3,506				(345)	3,161
Property Services	2,003		74			2,077
Roads & Environmental	13,314	168	(44)			13,438
Public Protection & Recovery	3,043					3,043
Corporate Director	152					152
Totals	22,018	168	30	0	(345)	21,872

Movement Details

£000

External ResourcesInflation

Dry Mixed Recyclate Contract - Inflation

168

168Virements

Restructure within ER&R directorate - virement

39

Facilities Management - virement

1

Post transferred to CSC

(10)

30Supplementary Budgets0198

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTSUBJECTIVE ANALYSISPERIOD 5: 1st April 2021 - 31st August 2021

Subjective Heading	Approved Budget 2021/22 £000	Revised Budget 2021/22 £000	Projected Out-turn 2021/22 £000	Projected Over/(Under) Spend	Percentage Variance %
Employee Costs	16,359	16,388	16,192	(196)	-1.20%
Property Costs	3,763	3,764	3,729	(35)	-0.93%
Supplies & Services	4,198	4,199	4,323	124	2.95%
Transport & Plant Costs	2,333	2,333	2,379	46	1.97%
Administration Costs	503	503	684	181	35.99%
Payments to Other Bodies	9,325	9,493	9,513	20	0.21%
Other Expenditure	377	377	371	(6)	-1.59%
Income	(14,839)	(14,839)	(14,718)	121	-0.82%
TOTAL NET EXPENDITURE	22,018	22,217	22,472	255	1.15%
Transfer to Earmarked Reserves *	0	(345)	(345)	0	0.00%
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	22,018	21,872	22,127	255	1.17%

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTOBJECTIVE ANALYSISPERIOD 5: 1st April 2021 - 31st August 2021

Objective Heading	Approved Budget 2021/22 £000	Revised Budget 2021/22 £000	Projected Out-turn 2021/22 £000	Projected Over/(Under) Spend	Percentage Variance %
Regeneration & Planning	3,506	3,506	3,720	214	6.10%
Property Services	2,003	2,077	2,046	(31)	-1.49%
Roads & Environmental	13,314	13,438	13,620	182	1.35%
Public Protection & Recovery	3,043	3,043	3,068	25	0.82%
Corporate Director	152	152	17	(135)	-88.81%
TOTAL NET EXPENDITURE	22,018	22,217	22,472	255	1.15%
Transfer to Earmarked Reserves *	0	(345)	(345)	0	0.00%
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	22,018	21,872	22,127	255	1.17%

* Per Appendix 3: New funding transferred to earmarked reserves during 2021/22

Earmarked Reserves	Approved Reserves 2021/22 £000	Revised Reserves 2021/22 £000	2021/22 Budget £000	Projected Spend 2021/22 £000	Projected Carry Forward £000
Earmarked Reserves	8,868	13,556	5,538	6,213	7,343
CFCR	0	0	0	0	0
TOTAL	8,868	13,556	5,538	6,213	7,343

ENVIRONMENT AND REGENERATION COMMITTEE

REVENUE BUDGET MONITORING REPORT

MATERIAL VARIANCES

PERIOD 5: 1st April 2021 - 31st August 2021

Out Turn 2020/21 £000	Budget Heading	Subjective Head	Budget 2021/22 £000	Proportion of Budget £000	Actual to 31-Aug-21 £000	Projection 2021/22 £000	(Under)/Over Budget £000	Percentage Variance %
	REGENERATION & PLANNING							
785	Planning Overall	Employee Costs	879	337	330	917	38	4.32%
432	Economic Development Admin	Employee Costs	544	243	208	511	(33)	(6.07)%
							5	
60	Planning - Local Development Plan	Administration	8	2	2	40	32	400.00%
							32	
(33)	Riverside Inverclyde	Income	0	0	0	(33)	(33)	
(438)	Planning Income	Income	(735)	(306)	(153)	(570)	165	(22.45)%
							132	
	PROPERTY SERVICES							
180	School Estate Team	Employee Costs	166	64	76	191	25	15.06%
770	Technical Services	Employee Costs	893	343	283	773	(120)	
							(95)	
34	Office Accommodation - Water	Property Costs	66	66	11	35	(31)	(46.97)%
210	Office Accommodation - Electricity	Property Costs	227	95	22	164	(63)	(27.75)%
							(94)	
149	Technical Services	Administration	0	0	53	120	120	
							120	
	ROADS & ENVIRONMENTAL							
22	Roads Client	Employee Costs	0	0	8	30	30	
5,480	Environmental - Front Line	Employee Costs	5,626	2,245	2,219	5,515	(111)	
1,267	Environmental - Management	Employee Costs	1,280			1,324	44	3.44%
							(37)	
27	Roads Parking	Property Costs	9	2	15	49	40	444.44%
							40	
73	Roads Client - Design Rechargeable	Supplies & Services	0	0	62	62	62	#DIV/0!
227	Roads Operations - Subcontractors	Supplies & Services	227	66	95	180	(47)	(20.70)%
199	Vehicles - Materials	Supplies & Services	185	77	98	220	35	18.92%
65	Waste Strategy - purchase of Bins	Supplies & Services	43	18	81	81	38	88.37%
							88	
323	Client Services - Non Routine Vehicle Maintenance	Transport & Plant Costs	240	126	93	284	44	18.33%
69	Roads Operations - Non Routine	Transport & Plant Costs	23	9	15	44	21	91.30%
							65	
25	Roads Operations Unit - Agency Costs	Administration	0	0	2	25	25	
							25	
123	Waste Strategy - Green Waste	PTOB	80	53	73	111	31	38.75%
44	Food Waste Disposal	PTOB	60	21	13	33	(27)	(45.00)%
							4	
(70)	Design Rechargeable - Recoveries	Income	0	0	0	(62)	(62)	#DIV/0!
(30)	Roads Client - Income from Capital	Income	0	0	0	(30)	(30)	#DIV/0!
(2,256)	Roads Operations Unit - Schedule of Rates	Income	(2,256)	(510)	(299)	(2,122)	134	(5.94)%
(26)	Roads Operations Unit - NCI	Income	(26)	(6)	(3)	(76)	(50)	192.31%
(256)	Burials - Interment Income	Income	(254)	(102)	(64)	(231)	23	(9.06)%
(706)	Crematorium - Income	Income	(740)	(259)	(180)	(680)	60	(8.11)%
(269)	Vehicles - Non Routine Maintenance Income	Income	(140)	(58)	(72)	(175)	(35)	25.00%
(32)	Income Recoveries (Scrap Metal / Batteries)	Income	(31)	(13)	(23)	(53)	(22)	70.97%
(304)	Recharges - Tipping Charges	Income	(292)	(121)	(122)	(334)	(42)	14.38%
(639)	Refuse Collection - Trade Waste	Income	(680)	(238)	(181)	(627)	53	(7.79)%
(321)	Green Waste Permits	Income	(370)	(370)	(348)	(349)	21	(5.68)%
							50	
	PUBLIC PROTECTION & RECOVERY							
2,505	Public Protection Overall	Employee Costs	2,644	1,014	1,181	2,709	65	2.46%
							65	
(105)	Public Protection HEEPS	Income	(20)	(5)	(1)	(40)	(20)	100.00%
							(20)	
	CORPORATE DIRECTOR							
140	Corporate Director	Employee Costs	146	56	0	0	(146)	(100.00)%
							(146)	
Total Material Variances							234	

EARMARKED RESERVES POSITION STATEMENT

Appendix 4

COMMITTEE: Environment & Regeneration

Project	Total Funding	Phased Budget To Period 5	Actual To Period 5	Projected Spend	Amount to be Earmarked for 2022/23 & Beyond	Lead Officer Update
	2021/22 £000	2021/22 £000	2021/22 £000	2021/22 £000	£000	
Renewal of Clune Park Area	3,434	20	71	180	3,254	To progress the regeneration of Clune Park to a conclusion. This includes £1m approved at September 21 P&R Committee.
Youth Employment	353	66	57	353	0	Continuing the graduate and Modern Apprentice programmes with places both within and outwith the Council. Recruitment ongoing.
Repopulating/Promoting Inverclyde/ Group Action Plan	265	10	8	265	0	Action plan action plan is complete and full spend anticipated by March 22.
Employability Initiatives	649	60	21	300	349	Contracts to local organisations and individuals for employability. £300k for general employability and £300k Business development start up grants to support local companies. £300k agreed to fund Jobs Recovery Plan.
Town and Village Centre Environmental Improvements	16	10	16	16	0	Complete
Repaint and carry out essential repairs to the Comet	41	0	0	20	21	Further feasibility studies being informed through Comet Working Group.
Climate Change	300	0	0	100	200	Council properties, private properties (potentially insulation grants), policy development around sustainable transport. Consultant report due Oct 21.
Resilience & Insurance Claims - Black Start Equipment	23	0	0	23	0	Awaiting updated costs from IT. Full spend anticipated.
Roadside Trees	54	0	0	54	0	Continuation of prioritised programme.
Roads Assessments due to parking prohibitions contained in the Transport Scotland Act 2019.	23	0	0	23	0	Undertake Roads Assessments for new Transport Act.
Total Category C to E	5,158	166	173	1,334	3,824	

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/21	Approved Budget 2021/22	Revised Est 2021/22	Actual to 30/8/21	Est 2022/23	Est 2023/24	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Roads & Environmental Services								
Roads								
<u>Core Programme</u>								
Cycling, Walking & Safer Streets	406		406	406	150	0	0	0
SPT	575		789	575	141	0	0	0
Spaces for People	248		478	248	78	0	0	0
Flooding Strategy - Future Schemes	1,426	250	326	276	19	450	450	0
Kirn Drive Passing Places	200	8	15	15		0	20	157
Drumshantie Road Carpark	80	-	80	80		0	0	0
Former St Ninians School Site	75	-	75	30		45	0	0
Feasibility Studies	90	-	90	45		45	0	0
Complete on Site	8	-	8	8		0	0	0
Roads - Core Total	3,108	258	2,267	1,683	388	540	470	157
<u>Roads Asset Management Plan</u>								
Carriageways	6,512		1,562	1,612	299	2,500	2,400	0
Footways	614		314	314	0	300	0	0
Structures	344		94	94	41	250	0	0
Lighting	1,065		415	415	3	650	0	0
Other Assets	333		183	183	47	150	0	0
Staff Costs	730		360	360	355	370	0	0
Roads Asset Management Plan Total	9,598	0	2,928	2,978	745	4,220	2,400	0
Roads Total	12,706	258	5,195	4,661	1,133	4,760	2,870	157
Environmental Services								
Cemetery Development	1,780	218	480	605	2	925	32	0
Cremator Replacement	1,650	111	496	496	3	1,011	32	0
Zero Waste Fund	184		64	64	1	60	60	0
Vehicles Replacement Programme	1,751		105	105	171	511	1,135	0
Dog Park	20	-	20	20		0	0	0
Murdieston/Thom Dam Area	25	-	25	25	4	0	0	0
Overton Play Park surrounds	40	-	40	40	11	0	0	0
Play Area Strategy	406		376	376		30	0	0
Play Areas complete on Site	10	-	10	10	8	0	0	0
Barr's Brae Steps	40	-	40	40		0	0	0
Nature Restoration Fund	88		88	88				
Park, Cemeteries & Open Spaces AMP	479		118	5	34	274	200	0
Environmental Services	6,473	329	1,862	1,874	234	2,811	1,459	0
ROADS & ENVIRONMENT TOTAL	19,179	587	7,057	6,535	1,367	7,571	4,329	157

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/21	Approved Budget 2021/22	Revised Est. 2021/22	Actual to 30/8/21	Est 2022/23	Est 2023/24	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Regeneration and Planning								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,418	39	39	14	503	0	0
Central Gourock	150	130	20	20		0	0	0
T&VC - West Blackhall Street	1,612	125	2	2		1,485	0	0
T&VC - Lyle Fountain	130	14	116	116	26	0	0	0
T&VC - Jamaica Street Car Park	250	149	101	101	1	0	0	0
T&VC - Babylon Purchase & Demolition	680	280	400	400	5			
T&VC - Other	835	279	372	356		200	0	0
Place Based Funding	675		675	675				
Core Regeneration Total	6,292	2,395	1,725	1,709	46	2,188	0	0
<u>Public Protection:</u>								
Scheme of Assistance	2,496		708	708		1,055	733	0
Clune Park Regeneration	1,000	639	27	27	7	334	0	0
Public Space CCTV	201	186	15	15		0	0	0
Public Protection Total	3,697	825	750	750	7	1,389	733	0
Regeneration Services Total	9,989	3,220	2,475	2,459	53	3,577	733	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/21	Approved Budget 2021/22	Revised Est 2021/22	Actual to 30/8/21	Est 2022/23	Est 2023/24	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
Property Assets								
Core Property Assets								
General Provision	4,308	-	129	0		2,308	2,000	0
Additional Covid pressure allowance - General	119	-	0	0		119	0	0
Additional Covid pressure allowance - Health & Safety	10	-	0	0		10	0	0
Feasibility Studies	270	162	18	18		90	0	0
Greenock Municipal Buildings - Window Replacement	300	268	32	32	3	0	0	0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,265	318	897	897	253	50	0	0
Greenock Municipal Buildings - Air Handling	100	8	87	87	1	5	0	0
Greenock Cemetery - Ivy House Replacement	500	131	354	154		215	0	0
Waterfront Leisure Centre Lifecycle Works	1,278	1,018	210	110	4	150	0	0
Boglestone Community Centre Roof	570	30	520	520	5	20	0	0
Various Garages/Stores Replacement	120		0	28	6	92		
Sea Walls/Retaining Walls	100	-	15	15	10	85	0	0
Customhouse Square - Risk/DDA Works	300	13	247	212	3	75	0	0
Watt Institute - Risk/DDA Works	100	5	90	10		85	0	0
Minor Works								
Farms	30		9	10		20	0	0
Minor Demolitions	40		18	40	2	0	0	0
Inverclyde Leisure Properties	100		14	90	29	10	0	0
General Works	150		19	135	82	15	0	0
Design & Pre-Contract	31		31	31	4	0	0	0
Reservoirs	85		59	60		25	0	0
Statutory Duty Works								
Electrical	50		21	30	1	20	0	0
Lightning Protection	10		9	10		0	0	0
Lifts	10		0	10		0	0	0
Water	34		20	30	19	4	0	0
Gas	11		1	1		10	0	0
Asbestos	80		55	55	3	25	0	0
Fire Risk	62		37	37	20	25	0	0
DDA/Equality	185		95	95	4	90	0	0
Capital Works on Former Tied Houses	600	227	0	0		76	90	207
Complete on Site Allocation	197		63	63	12	134	0	0
Core Property Assets Total	11,015	2,180	3,050	2,780	461	3,758	2,090	207
Asset Management Plan:								
Depot Demolitions - Balance	105	-	0	0		105	0	0
Kirn Drive Civic Amenity Site / Craigmuschat Recycling Facility	360	123	37	37		200	0	0
AMP Complete on site	84		0	0		84	0	0
Additional Covid pressure allowance - AMP	33	-	0	0		33	0	0
Asset Management Plan Total	582	123	37	37	0	422	0	0
Property Assets Total	11,597	2,303	3,087	2,817	461	4,180	2,090	207

COMMITTEE: ENVIRONMENT & REGENERATION

<u>Project Name</u>	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/21</u>	<u>Approved Budget 2021/22</u>	<u>Revised Est 2021/22</u>	<u>Actual to 30/8/21</u>	<u>Est 2022/23</u>	<u>Est 2023/24</u>	<u>Future</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>
<u>City Deal</u>								
Greenock Ocean Terminal - Total	11,643	4,764	6,073	5,573	721	1,260	46	
Inverkip	3,250	18	2,000	2,000		1,232	0	
Inchgreen	9,427	54	2,377	2,377	8	3,498	3,498	
<u>City Deal Total</u>	24,320	4,836	10,450	9,950	729	5,990	3,544	0

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	ENV028/21/SJ/EM
Contact Officer:	Stuart Jamieson	Contact No:	01475 712764
Subject:	Environment & Regeneration Capital Programme Progress and Property Related Items		

1.0 PURPOSE

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects within the 2021/24 Environment & Regeneration Capital Programme.

2.0 SUMMARY

- 2.1 This report advises the Committee in respect of the progress of the projects within the Environment & Regeneration Capital Programme incorporating Roads and Environmental Services, Regeneration and Planning, Property and City Deal.
- 2.2 The report also addresses other Property related activity in relation to the re-tender of the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths.

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- Notes the current position of the 2021/24 Capital Programme and the progress on the specific projects;
 - Agree to allocate monies from the Place Based Investment Fund once the cost of works at the former Babylon Building demolition project and the Jamaica Street Car Park are known; and
 - Grant delegated authority to the Interim Head of Legal Services to accept the most economically advantageous tenders in relation to the tender exercise for the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths.

Stuart Jamieson
Interim Service Director, Environment & Economic Recovery

4.0 BACKGROUND

- 4.1 This report shows the current position of the approved Environment & Regeneration Capital programme reflecting the allocation of resources approved by Inverclyde Council on 18th March 2021. This effectively continued the previously approved 2020/23 Capital Programme to 2021/24. In addition to the core annual allocations funding was approved to continue the RAMP and for the Open Spaces AMP for the period.
- 4.2 The report also addresses an update in respect of the re-tender activity and approvals sought in connection with the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths. The June 2012 Committee has previously approved the approach to lotting of this contract.

5.0 ROADS AND ENVIRONMENTAL SERVICES

Core Programme

- 5.1 **Cycling, Walking & Safer Streets:** Improvement works on the cycle route from Lady Octavia to Sinclair Street are complete and includes the removal of stairs and widening of sections of the path. Build outs to improve the uncontrolled pedestrian crossings on King Street and Church Street Port Glasgow are complete. Additional cycling projects through East India Harbour and at Mirren's Shore are currently being designed.
- 5.2 **SPT:** The William Street pedestrian crossing is ongoing and is programmed to be completed early November. The West Blackhall Street town centre project is progressing through the final design stage with a funding bid to be submitted to Sustrans for approval by the end of November 2021. The installation of the signalised junction at Grey Place and West Blackhall Street is programmed to commence in early 2022. Works to link the traffic signals on the A770 is ongoing and nearing completion which includes the new MOVA technology system. Upgrade works to existing signalised pedestrian crossings to comply with the Disability Discrimination Act are ongoing.
- 5.3 **Spaces for People:** Monitoring of traffic flows, pedestrian's and cycle usage is ongoing on the Battery Park to Greenock Town Centre cycle lanes.
- 5.4 **Flood Risk Management (Central Greenock):** Works to clear debris from the Eastern Line of Falls is ongoing.
- 5.5 **Flood Risk Management (Flood Risk Management Plan):** The Glen Mosston, Kilmacolm design works are complete. SEPA are currently evaluating the licence application and discussions are ongoing with land owners regarding the project. The Gotter Water project design is complete and we are continuing discussions with land owners.
- 5.6 **Drumshantie Road Car Park:** Construction works are progressing on site with the car park expected to be completed in early November.
- 5.7 **Former St Ninian's School Site:** Requirement to review site surveys to assess what site remediation works are required to prepare site for development. Until costs are known it is not clear what funding will be available therefore designs will proceed when known.

Roads Asset Management Plan

- 5.8 **Carriageways:** 17 of the 20 carriageway resurfacing schemes are now complete this includes 2 additional schemes. 14 of 20 large patching schemes are also complete.
- 5.9 **Footways:** 1 of the 18 footway resurfacing schemes are complete. 4 are programmed to be completed by an external contractor with the remaining schemes programmed to be completed by the end of March 2022. 2 of the 6 large footway patching schemes are also complete.

- 5.10 **Structures:** Principal Inspections of Bridges and Structures and safety improvement works are ongoing.
- 5.11 **Street Lighting:** Street lighting project design is going through final stages with installation to follow.

Environmental Services

- 5.12 **Cemetery Development:** The Contractor has been appointed for the Knocknairshill Cemetery Extension project and a pre-start meeting held. Works will commence at the end of October with a 36 week contract period.
- 5.13 **Cremator Replacement:** The tender for the replacement cremators element of the project was issued at the end of June and returned at the end of August 2021. The tender evaluation is progressing with the design of phase 2 related alterations to the building in progress and dependant on the outcome of the first phase tender process. The formal listed building consent and building warrant application for phase 2 works will be progressed with the input from the successful phase 1 contractor.
- 5.14 **Vehicle Replacement Programme:** Budget for 2021/22 is £105k. It is anticipated that the full amount will be delivered in this financial year.
- 5.15 **Play Areas:** A report identifying 6 priority play areas in 2021/22 and 2022/23 has been approved by committee. Capital funding of £351k available for both budget years between Play Area Strategy and Play Areas complete on Site. A tender has been issued and responses will be assessed.
- 5.16 **Nature Restoration Fund:** The Council has been awarded funding of £88k from the Scottish Government for rewilding and biodiversity projects. It is proposed to carry out planting to the Greenock and Gourrock Esplanades and to carry out habitat restoration, path improvements and plant trees at Lunderston Bay.

6.0 REGENERATION AND PLANNING

Core Regeneration

- 6.1 **Town & Village Centres - West Blackhall Street:** Designs are now complete and have been submitted to Sustrans to commence their review for funding award. Tender documents are close to completion and it is anticipated procurement will commence before the end of the calendar year.
- 6.2 **Town & Village Centres - Lyle Fountain:** The works to dismantle the fountain were completed in April and off site refurbishment is in progress with the restoration of the remaining columns left in-situ now completed. The works were originally projected to be completed by the end of July and the Committee has previously been advised of delay related to additional works due to many of the component parts being in worse condition than anticipated. The Contractor is currently projecting completion of the fountain re-assembly by the end of October with final water and electrical works thereafter.
- 6.3 **Town & Village Centres - Jamaica Street Car Park:** Consultation is progressing with Scottish Water regarding approval of the drainage design proposals for the car park prior to construction phase.
- 6.4 **Town & Village Centres - Former Babylon Building Demolition:** The May 2021 Committee approved the allocation of £400k from the Town & Village Centres funds to progress the demolition of the former Babylon building. The Committee has previously been advised of the process and risks associated with the project. A legal search to establish all adjoining property owners has been concluded and all owners have now been informed of the proposed demolition. Building warrant is in place however formal planning consent cannot be granted without more detailed information on the method of demolition. The majority of services disconnections have

now been completed with water disconnection progressing. Tenders have been issued with a return date in early October. It should be noted that a programme for the works will be developed following the submission of a detailed method statement by the successful contractor which will allow the planning approval to be progressed and enable further dialogue with adjoining owners to conclude access agreements for the works.

- 6.5 The Council has received an allocation of £675,000 in the financial year 2021/22 from the Place Based Fund from Scottish Government which replaces the source of Town and Village Centre funding. It is considered appropriate to wait in the allocation of these funds until the tender analysis is complete for the Former Babylon Building Demolition. Following final approval from Scottish Water and confirmed project costs for the Jamaica Street Car Park, it is proposed to make an allocation of funds towards a pilot carbon reduction initiative for the King George VI building in Port Glasgow. A further report will be presented to Committee in due course suggesting allocation of any uncommitted funds.

7.0 PROPERTY

Core Property Assets

7.1 Greenock Municipal Buildings

Window Replacement: Further phases addressing the courtyard / air well at the Fire Museum and Wallace Place elevation are being developed through the design stages and listed building consent process. The sequence of this work is being prioritised in relation to available resource and in relation to the ongoing major project work to the Clyde Square elevation roof/high level windows.

Clyde Square Elevation Re-roofing: Works are progressing with re-slating completed on the north roof and in progress on the south roof. Repair work to chimneys has been completed with the exception of the gable chimney at Cowan's corner, this has been delayed due to the availability of stonework which is expected on site imminently. High level window installation is in progress. The Committee has previously been advised of the projected delay to completion and it should be noted that the estimated final completion date is currently being assessed by Technical Services in conjunction with the main Contractor.

Grand Corridor Offices Ventilation: The works involve the provision of a permanent air handling unit (AHU) serving internal offices with limited natural ventilation. Listed building consent has now been granted. Building Warrant application is being progressed with points list currently being responded to. Tender documents are currently being prepared.

- 7.2 **Greenock Cemetery Complex (Ivy House):** Listed Building Consent is in place with Building Warrant application in progress. Currently out to tender with return due at the end of October.
- 7.3 **Waterfront Leisure Complex Lifecycle Works:** Technical design has been concluded with application for Building Warrant submitted. Tender documents are currently being prepared. Detailed programme to be agreed in consultation with Inverclyde Leisure and successful contractor but has been agreed in principle based on phased approach.
- 7.4 **Boglestone Community Centre - Re-Roofing:** Revised scope of works approved at the March 2021 Committee. Tenders have been returned and tender evaluation is in progress.
- 7.5 **Sea Walls/Retaining Walls:** Provision of £100K was made in the 2020/21 budget to address the progression of surveys and mapping of Council assets in order to establish condition and any current/future capital project works required. The progress on this to date is as follows:

Slipways – A specialist external condition survey was commissioned to assess the Cove Road slipway in Gourrock and this was undertaken at the end of April 2021 to take advantage of low spring tides. The summary report findings included noting that the existing slipway has not been constructed to the optimum slipway gradient and is generally in poor condition. If investment were to be considered to improve the functionality and condition of the asset the report notes that local

repair options would likely be short lived / not appropriate. The report includes cost options for overtopping the existing slipway including widening the bottom half and improvements to concrete support walls to provide a design life of circa 50 years. The estimated cost of that work is £380K excluding professional fees and statutory charges (engineering / consents / procurement) estimated at a further £60K. The Council has seven slipways listed in its current asset list (3 in Gourock, 1 in Greenock and 3 in Port Glasgow). Subject to the constraints of the existing survey budget it would be the intention to take forward a similar condition assessment for all Council owned assets.

Coastal/Sea Defences & Structures – A specialist survey of the waterfront from Newark to Kelburn Park in Port Glasgow was undertaken to assess the condition of the gabion baskets and mattresses that comprise the defences protecting the embankment from erosion. The summary report notes that the majority of the gabion baskets are in satisfactory condition with one area requiring repair where the foundation has been undermined. The report also notes however that the mattress element is in poor condition. Further work is being undertaken through the specialist consultant on the options for repair.

The scope and location of surveys continues to be assessed by Officers. The mapping of assets and formal title checks through Legal Services will be required as part of the process.

- 7.6 **Risk/DDA Works:** Provision of £0.400m was made available in the 2020/21 budget to address areas of risk and future claims against the Council including priority equality works.

Customhouse Square: Available funding is being prioritised to address improvements to the existing Customhouse Square surrounding cobbled roads. Phase 1 works have commenced on site with completion expected late November / early December. Phase 2 design is complete with tender document preparation and issue to follow.

Watt Institute Lift: The project involves provision of a lift within the Watt Institute gallery space to address the lack of an accessible route to the upper exhibition floor. Consultants have been appointed and detailed design work is in progress. The programme for the works will be developed based on the developing design proposals and the required Listed Building Consent.

- 7.7 **Grounds Service Accommodation:** The project involves proposals to address the poor condition of four small garage/storage buildings across Inverclyde (Gourock Cemetery / Port Glasgow Cemetery / Birkmyre Park Kilmacolm / Parklea). Design proposals have been progressed in conjunction with the Client Service. Building warrant submissions have been made for the demolition elements. Overall project being prioritised based on available resources with Stage 2 report and costs to be progressed for all locations. The Committee is requested to note the initial allocation of £120K from the Core Property Assets allocation which will be reviewed on completion of the Stage 2 reports for each location.

Minor Works – General

- 7.8 **General - Endeavour Sculpture Refurbishment:** Contract terminated and retendering in progress through specialist materials supplier.
- 7.9 **General - Watt Institute Archive Room Floor Strengthening:** Works complete.
- 7.10 **General - Pottery Street Transfer Station Roller Shutter Doors:** Works complete.
- 7.11 **General - Customhouse Square Bollards:** The original proposed works adjacent to the Beacon Arts Centre have now been completed replacing the temporary water filled barriers. A second phase to address unauthorised vehicle access to the pedestrian riverfront walkway is currently being progressed to detail design stage.
- 7.12 **General – Craigmuschat Quarry Fencing:** The proposed works address the replacement of life expired/vandal damaged perimeter fencing to the Fletcher Avenue boundary. A works order has been issued with start date subject to delivery of materials.
- 7.13 **Inverclyde Leisure – Birkmyre Gym AHU:** The project involves the replacement/relocation of

the existing life expired air handling unit. Listed Building Consent and Building Warrant submissions in progress.

- 7.14 **Inverclyde Leisure – George Road Pavilion:** Minor works have been completed to address security improvements via installation of external LED lighting and CCTV.

Statutory Duty Works

- 7.15 **DDA/Equality - Greenock Town Hall Stage Lift:** Listed Building Consent in place with Building Warrant application submitted. Preparation of tender documents now in progress. Programme for installation will be considered in relation to the ongoing use of the Town Hall as a vaccination centre.
- 7.16 **DDA/Equality – Port Glasgow Town Hall Lift Replacement:** The project involves the replacement of the existing lift which is nearing end of serviceable life and with components / parts no longer readily available. The works involve structural alterations to address current building standards and larger lift size. Detail design is in progress with ground investigation imminent to allow conclusion for building warrant submission.

Asset Management Plan – Depots

- 7.17 **Kirn Drive Depot:** The August Committee approved the progression of proposals to address improvements to the existing Kirn Drive Civic Amenity facility. The contract for the demolition of the existing depot building and removal of redundant fuel tanks is currently on hold pending the progression of the design development of the Civic Amenity site element of the project. The proposal is to co-ordinate the works to allow the demolition works and the civic amenity works to be on site sequentially to minimise any disruption. A temporary civic amenity facility will be provided at the Craigmuschat Quarry site for the duration of the works.

8.0 CITY DEAL

- 8.1 **Greenock Ocean Terminal:** The works commenced on site on 17th May with original contract completion date of 10th May 2022. As previously reported, the contractor has encountered significant obstructions in the ground during the early works to establish the piling platform which have impacted the progress of the works. The works are now progressing with UXO survey complete and site found to be free of any unexploded ordnance. Piling works are progressing towards completion and foundations have commenced. The contractor is currently reporting a potential 12 week programme impact which he will attempt to partially recover throughout the remaining stages of the project.
- 8.2 **Inverkip:** Split project reliant on Scottish Power confirming they are progressing Master Plan. Negotiations underway into Council progressing Main Street/A78 improvements directly. Budget has been rephrased with £0.100m estimated to be spent in 2021/22, a further £1.900m in 2022/23 and £1.250m in 2023/24.
- 8.3 **Inchgreen:** Outline Business Case approved and Final Business Case being progressed, Committee has approved £250k of the project spend to progress the Final Business Case. Once the Final Business Case is approved it is intended to progress the project from late 2021/22 and it is estimated that £2.4m of spend should be achieved in 2021/22 with the balance over 2022/23 & 2023/24.

9.0 PROPERTY RELATED ITEMS – BLACKSMITH TERM CONTRACT RE-TENDER

- 9.1 The tender for the provision of a Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths in Inverclyde is currently being prepared for advertising as the existing arrangement expires on 31st October 2021. The estimated total value of the contract over the proposed 2 year contract period is £516,000.
- 9.2 It should be noted that the tender strategy remains as previously approved by the Committee

incorporating dividing the contract into three lots and evaluation on a lot by lot basis, with no more than one lot being awarded per tenderer. The purpose of this strategy is to support the participation of small to medium sized enterprises (SME's) and the opportunity to tender in respect of their capability to meet the financial and economic standing criteria within tenders.

- 9.3 The Committee is requested to grant delegated authority to the Interim Head of Legal Services to accept the most economically advantageous tenders in relation to the tender exercise for the Measured Term Contract for Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths.

10.0 IMPLICATIONS

10.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

10.2 Legal

None.

10.3 Human Resources

None.

10.4 Equalities

Equalities

- (a) 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

- (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

10.5 **Repopulation**

None.

11.0 **CONSULTATIONS**

11.1 None.

12.0 **BACKGROUND PAPERS**

12.1 None.

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	ENV030/21/SJ/JH
Contact Officer:	Stuart Jamieson	Contact No:	01475 712402
Subject:	Inverclyde Economic Regeneration Strategy 2021-2025		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide members with an update in respect of the Inverclyde Economic Regeneration Strategy 2021-2025 – Action Plan.

2.0 SUMMARY

- 2.1 At its meeting on 23rd June 2021 the Committee approved the Inverclyde Economic Regeneration Strategy 2021-2025 and Action Plan.
- 2.2 Officers undertook to provide regular updates in respect of the action and this report is the first of many which will provide Members with an update on the actions identified within the Plan.
- 2.3 Whilst there has been limited activity since the approval Appendix 1 highlights the activity undertaken.

3.0 RECOMMENDATIONS

- 3.1 The Committee are asked to note the activity highlighted in Appendix 1.

Stuart Jamieson
Interim Service Director, Environment & Economic Recovery

4.0 BACKGROUND

4.1 Economic regeneration in Inverclyde has primarily been carried out by Inverclyde Council's regeneration team, with physical activity carried out by Riverside Inverclyde under the auspices of a number of single operating plans since 2014.

4.2 The concepts of the previous plans largely remained current:

- To grow and diversify the business base
- To increase Inverclyde's capacity to accommodate private sector jobs
- To accelerate the regeneration of strategic employment sites and town centres and
- To progress the renewal and economic renewal of the most disadvantaged areas of Inverclyde

However a number of new themes have been developed in the intervening period including community benefits, community wealth building, and a reduction in carbon / net zero whilst at the same time addressing the impact of Brexit, and COVID-19.

4.3 At its meeting in June of this year the Committee approved Inverclyde Economic Regeneration Strategy 2021-2025. The Strategy provides members with detail in respect of the aspirations for Inverclyde along with a resourced action plan.

4.4 The strategy and action plan were prepared in consultation with the business community.

5.0 PROPOSALS

5.1 Delivery and reporting of the strategy and action plan will see regular reporting to the Committee

6.0 IMPLICATIONS

6.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

6.2 Legal

None.

6.3 Human Resources

None.

6.4 Equalities

Equalities

- (a) 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. The activities complement existing established programmes. Therefore, no Equality Impact Assessment is required

- (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

6.5 Repopulation

The report supports the ethos of our repopulation agenda.

7.0 CONSULTATIONS

- 7.1 Consultations have taken place with the business community and third sector representatives.

8.0 BACKGROUND PAPERS

- 8.1 None.

Appendix 1 - ACTION PLAN 2021/22 – 2022/23 - draft

Description	Value £	Budget source	Update
Employability Service contract – we will provide our out of work client base with support through tendered employability services to reduce the barriers to participation in the labour market.	996,359	Core	Contract with Inverclyde Community Development Trust. They have supported 202 clients between March-Aug 2021
Work Experience – we will offer clients, working with local employers the opportunity to gain valuable work experience.	489,996	Core	Contract with Inverclyde Community Development Trust. They have supported 34 clients between March – August 2021
Diverse workforce – we will work with clients with physical and mental barriers to employment to gain work.	54,902	Core	Contract with Enable to work with local employers to promote diversity and inclusive work practices. They have supported 11 clients between March – August 2021
Health Barriers – working with specialist providers we will engage clients with complex mental health issues which prevent them participating in the volunteering and job market.	124,228	Core	Contract with Stepwell to support unemployed/inactive residents with health barriers. They have

			supported 34 clients between March – August 2021.
Advice and employment rights – we will support clients in the provision of specialist employment support.	70,848	Core	Contract with Inverclyde Advice and Employment Rights who support unemployed/inactive. 176 clients have been supported between March – August 2021.
John Wood Street – we support the provision of an employability hub in Port Glasgow town centre.	120,000	Core	Support is continuing
Wage subsidies and training support – we will support clients and employers with taking on local unemployed people as well as providing training both in work and out of work to improve job prospects/ job retention.	500,000	Core	130 jobs are currently supported with another 25 being progressed and continued ongoing enquiries.
Employer recruitment incentive – a programme to support local businesses to in employing young people with barriers to participation.	100,000	EMR	
Modern apprenticeship programme – supplementing our core MA programme offering a wide range of opportunities for young people in the public sector	250,000	EMR	New intake of 25 for 2021/22. 23 have started or in later stages of recruitment. 2 are advertised for Life Sciences. Continue to support 15 internal posts from 2020/21 intake to

			gain and supporting 5 who are post-qualification to secure internal appointments.
Graduate programme – we will support young people in Inverclyde achieve better potential by offering up to one years worth of work experience in their chosen degree discipline.	210,000	EMR	New intake of 14, 18month posts. All will be in post by March 2022. Also supporting a further 5 who are in post.
Jobs refresh programme – the Councils flagship employability programme in response to the COVID-19 providing 210 job outcomes to predominately young people.	6,000,000	EMR	The Inverclyde works campaign to raise the profile of job vacancies, training and other employability initiatives to encourage more people into employment and training is ongoing. Job vacancies continue to be advertised locally and shared with local employability partners under the Inverclyde Works branding and

			recruitment to the Council's MA, Graduate and Kickstart programmes is also ongoing.
Schools programme - we will support young people who are not following an academic route into gaining vocational skills with a view to early apprenticeships.	95,000	EMR	This programme has been stopped following DYW funding
Business Gateway – under contract with Renfrewshire Council we will continue to develop the entrepreneurial development of local people in supporting them starting a business.	132,880	Core	The Business Gateway contract has been implemented in Sept 2021 until Sept 2022. 120 businesses have been supported by Business Gateway in the first two quarters of 2021/22
Business Development – we will support local business in the development of opportunities available to them.	69,400	Core	The team continue to offer grants to businesses and are launching another through DSL.
Business Development Officers - in response to the COVID-19 pandemic two business development officers allocation to supplement the existing team.	Staff	EMR	Recruitment ongoing
SIMD Business Development Officer – an anti-poverty intervention to promote entrepreneurial spirit in our most disadvantaged communities.	Staff + budget	EMR	Recruitment ongoing

Business Development Officer Town Centre – a special initiative to help Town Centre businesses in their development.	Staff	EMR	Recruitment ongoing
MCMC - we will work with young people in their transition from school to maximise their potential in the jobs market.	Staff + income	Core	The Annual Participation Measure published in August showed that 93.3% are participating in education, employment or training.
RIPH – under our Service Level agreement we will manage the RIPH portfolio to maximise investment, occupancy and property solutions for businesses in Inverclyde.	Staff +income	External	Service Level agreement continued for another year
RI – we will administer any surplus fund activity with the approval of the Board.	TBC	External	Surplus fund posts recruited and two loan enquiries
City Deal – we will complete the Ocean Terminal works and achieve approval on the Inchgreen and Inverkip works and have the works substantially complete..	32,250,000	External	Positive momentum on all three projects
Property Development – we will provide support to local businesses to find property solutions as well as assisting with grant support, whilst also maximising occupancy levels in the Councils portfolio and work with private sector landlords to make Inverclyde and attractive solution.	45,700	Core	10 businesses have been supported through Property Grants with a further 6 grant offers committed in 2021/22. The fund was oversubscribed and is now fully committed.

Area renewal - we will work with private and public sector partners in addressing the complex barriers found in area renewal.	Staff	Core	Positive momentum on Inchgreen Drydock
Community benefits – we will continue to support colleagues in the property market to maximise community benefits in the area for young people.	Staff	Core	GOT delivering opportunities
Community Wealth Building – we will maximise the opportunities from the five pillars of community wealth building whilst working with colleagues at a regional and national level including the provision of two workshops per annum including anchor organisations.	Staff	Core	Holding policy approved. Examples of suitable projects in CWF bids
COVID -19 Partnership recovery plan – we will deliver the people, health and business support interventions identified in the Economic section of the plan	1,700,000	EMR	Interventions deployed

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	E&R/21/10/09/SJ
Contact Officer:	Alan Williamson	Contact No:	01475 712491
Subject:	Greenhouse Gas Emission Reporting and Achieving Net-Zero		

1.0 PURPOSE

- 1.1 The purpose of this report is to inform the Committee of the greenhouse gas emission data that is to be submitted to the Scottish Government with respect to climate change reporting required by the Climate Change (Scotland Act) 2009. The report also seeks approval of a Net Zero Strategy for the Council.

2.0 SUMMARY

- 2.1 Local authorities are required to report annually on their performance and action with respect to climate change. The data to be submitted shows that from the baseline year of 2012/13, the Council has been steadily reducing its carbon emissions. In 2012/13, the Council's total emissions were 19,104 tonnes while in 2020/21, they were 10,564 tonnes.
- 2.2 Local authorities are also required to set a target year for achieving net-zero greenhouse gas emissions and how they will align funding to achieve this. To support these requirements the Council has prepared a Net Zero Strategy. This sets a net zero target year of 2045, with an interim target of reducing 2012/13 carbon emissions by 72.5% by 2030/31.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee:
- (a) Note the ongoing reduction of the Council's greenhouse gas emissions set out in Appendix 1; and
 - (b) Approve the Net Zero Strategy attached as Appendix 2, and note that an action plan will be developed and brought to Committee setting out the detail of how the net zero target year of 2045 and interim target will be achieved, with financial implications.

Stuart W. Jamieson
Interim Director, Environment and Economic Recovery

4.0 BACKGROUND

- 4.1 In 2015 the Scottish Government brought into force powers in the Public Bodies Duties section of the Climate Change (Scotland) Act 2009 to introduce mandatory annual reporting on climate change for 'major players' in the public sector, including local authorities.
- 4.2 In May 2019, the Committee on Climate Change, in a request from the Governments of the UK, Scotland and Wales, advised on reassessing the UK's long term greenhouse gas emissions targets. It advised on new emissions' targets for the UK of net zero by 2050 and in Scotland net zero by 2045. The targets in Scotland reflects its greater relative capacity to remove emissions than the UK as a whole. Following this, the Scottish Government declared a climate emergency and set a net zero target year for Scotland of 2045.
- 4.3 The Scottish Government considers the public sector as having a role in leading climate change action and from 2022 public bodies are required to include a target date for achieving net zero direct emissions in their annual reporting.

5.0 CLIMATE CHANGE REPORTING

- 5.1 The climate change reporting data to be submitted by the Council (See Appendix 1) shows that, from a baseline of 2012/13, the Council has been steadily reducing its carbon emissions. By 2020/21, the Council had reduced its greenhouse gas emissions from 19,104 in 2012/13 to 10,564 tonnes, a reduction of 45%. It should be noted that the 2020/21 emissions figure actually includes additional emissions sources, so the like-for-like percentage reduction is actually higher at 51%. The Council has managed to reduce its emissions through a range of measures. In particular, its building rationalisation and new build/refurbishment programme has reduced the number of operational buildings and improved the energy efficiencies of its building portfolio. The Council has also replaced its street lamps with LEDs that use around half the electricity of the previous lamps, and introduced electric vehicles to its fleet. The decarbonisation of the electricity supply in the national grid has also had a significant impact on reducing emissions.

6.0 NET ZERO STRATEGY

- 6.1 The Council has worked with consultants to prepare a Net Zero Strategy for Inverclyde Council, which is attached as Appendix 2 for approval. The strategy focuses on the direct emissions of Inverclyde Council, including the Health and Social Care Partnership, but not Inverclyde Leisure. However, it should be noted that the Council, as landlords for the IL properties will shoulder the bulk of the financial liability for any capital investment required in IL properties. The strategy has been prepared as a public-facing document setting out Inverclyde Council's commitment to achieving net zero, in addition sufficient detail has been produced in schedules of works and these, along with the financial implications will contribute to a detailed action plan which will be presented to a future Committee. The strategy identifies 2045 as the target year for Inverclyde Council to achieve net-zero, aligning with the Scottish Government's target year for Scotland. The strategy is based on a programme of identified and costed projects for the period to 2030/31, which, when coupled with the ongoing decarbonisation of electricity supply, it is estimated would result in Inverclyde Council's greenhouse gas emissions reducing to 5,246 tonnes, which is 72.5% less than the 2012/13 baseline, with the like-for-like reduction actually higher owing to the additional emission sources included in the 2030/31 estimate. A more high level approach is then set out for how net-zero can be achieved by 2045. The primary focus of the strategy is the reduction of greenhouse gas emissions, but offset projects such as tree planting is included in the strategy for those emissions than cannot be reduced. The strategy proposals for the main sources of greenhouse gas emissions are set out below.
- 6.2 Buildings – Actions relate to replacement of end-of-life fossil fuel boilers with net-zero heating, installation of solar panels on buildings identified as being suitable, and the consolidation of the Council estate where opportunities exist. It is proposed that, where possible, new

buildings are designed to be net zero. It should be noted that the majority of greenhouse gas emissions reductions from buildings to date has been as a result of the decarbonisation of the electricity and gas supply. This trend is likely to continue.

- 6.3 Waste – The Council's direct greenhouse gas emissions on which it reports relate to internal waste only. However, the Council also has an influence and, to a certain extent, a responsibility, for greenhouse gas emissions from the household and commercial waste it collects. Actions included in the strategy relate to all waste and include meeting Scottish Government targets for increasing recycling and reducing waste to landfill.
- 6.4 Transport – Actions relate to continuing to electrify the Council's fleet and reducing the need for staff to travel in their own and Council vehicles.
- 6.5 Streetlighting – Over 97% of streetlights in Inverclyde have been upgraded to LED. The strategy is for the remaining 3% to be upgraded.
- 6.6 Water – Greenhouse gas emissions associated with water relate to its treatment and distribution before and after use. Scottish Water's own net-zero plans will reduce this but the strategy includes action relating to reducing leaks in Council premises, additional water metering, and raising awareness and installing equipment (washers, taps) to minimise use.
- 6.7 The strategy also includes sections on awareness/behaviour change and governance. On the former, the strategy includes actions on raising awareness across Council service areas and staff on how their operations/behaviours can change to reduce the Council's greenhouse gas emissions. The strategy also recognises that the Council has a wider role in reducing greenhouse gas emissions across all of Inverclyde. Governance actions include embedding climate change into the Council's corporate/service planning, including risk registers, and the Climate Change Group of officers leading on the delivery and monitoring of the progress to net zero. The strategy suggests that there should be an energy engineer role created within the Council, providing internal technical expertise on energy saving projects, and that greenhouse gas emissions should become a consideration in the Council's procurement of goods and services. The strategy also recognises other non-direct emissions such as, for example, from Inverclyde Leisure properties, the commercial properties leased by the Council, none of which currently feature as part of the Council's reported carbon footprint. It states that the Council should continue to review what it includes within its reporting and how carbon emissions from these sources are measured and reduced.

7.0 IMPLICATIONS

7.1 Finance

The Council is required by legislation to include in its 2022 climate change reporting how it is aligning its funding towards achieving net zero. As part of the preparation of the Net Zero Strategy examples of costed projects have been identified by consultants for the period to 2030/31. The indicative cost of these projects is estimated at £10.5M. Around £4.6M of this expenditure is predicted to be incurred under a business as usual approach e.g. the like-for-like replacement of end-of-life gas boilers or diesel vehicles, with the extra £5.9M incurred as a result of choosing more sustainable options e.g. heat pumps and electric vehicles.

.Further information on costs and projects will form part of the Action Plan to be developed, which will require to be considered as part of future Budget rounds. The strategy has excluded buildings leased to Inverclyde Leisure. Consideration will require to be given in respect of our obligations to these buildings as landlord.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

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

7.2 Legal

There are no direct legal implications arising from this report.

7.3 Human Resources

There are no direct human resource implications arising from this report.

7.4 Equalities

Equalities

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

X	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:-

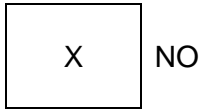
Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	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.
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7.5 **Repopulation**

There are no direct repopulation implications arising from this report.

8.0 **CONSULTATIONS**

8.1 Staff from relevant Council services were consulted in the preparation of the Net Zero Strategy.

9.0 **BACKGROUND PAPERS**

9.1 Appendix 1: Extract from Scottish Government climate change reporting template incorporating Council performance and action with respect to climate change.

Appendix 2: Inverclyde Council Net Zero Strategy

Table 1: Council Emissions

Reference year	Year	Scope 1	Scope 2	Scope 3	Total	Units
Baseline Year	2012/13	8,532	9,487	1,085	19,104	tonnes
Year 1 carbon footprint	2013/14	7,504	8,301	1,699	17,504	tonnes
Year 2 carbon footprint	2014/15	6,071	8,594	1,549	16,214	tonnes
Year 3 carbon footprint	2015/16	6,459	7,104	1,245	14,808	tonnes
Year 4 carbon footprint	2016/17	6,280	6,816	1,361	14,457	tonnes
Year 5 carbon footprint	2017/18	6,383	5,330	1,064	12,777	tonnes
Year 6 carbon footprint	2018/19	6,025	4,024	879	10,928	tonnes
Year 7 carbon footprint (as reported)	2019/20	5,952	3,234	1,026	10,212	tonnes
Year 7 carbon footprint (revised)	2019/20				11,561	tonnes
Year 8 carbon footprint	2020/21	5,694	2,548	2,322	10,564	tonnes

Note:

- (i) 'tonnes' refers to tonnes of carbon dioxide equivalent, which incorporate all greenhouse gases but calculated in terms of tonnes of carbon.
- (ii) Scope 1 refers to 'direct' emissions, which are those from activities owned or controlled by an organisation. For example, combustion of natural gas in owned or controlled gas boilers.

- (iii) Scope 2 refers to 'energy indirect' emissions, which are those that are a consequence of an organisation's energy use but occur at sources it does not own or control. For example, use of purchased electricity.
- (iv) Scope 3 refers to 'other indirect' emissions, which are those that are a consequence of an organisation's actions but occur at sources it does not own or control and are not classed as Scope 2 emissions. For example, business travel in vehicles not owned or controlled by an organisation.
- (v) The year 7 figure is revised from previously reported as it now includes 'Well To Tank' emissions for gas and electricity supply in line with the UK Greenhouse Gas Protocol. This ties in with the 2019/20 baseline in the Net Zero Strategy and will be the measure used going forward, including for the 2020/21 emissions figure shown above.

Table 2: Breakdown of Council Emissions 2020/21

Emission source	Scope	Consumption data	Units	Emissions (tonnes)
Grid electricity use	Scope 2	10,929,928	kilowatt hour	2,548.3
Grid electricity (transmission & distribution losses)	Scope 3	10,929,928	kilowatt hour	219.1
Well To Tank Grid electricity use	Scope 3	10,929,928	kilowatt hour	352
Well To Tank Grid electricity (transmission & distribution losses)	Scope 3	10,929,928	kilowatt hour	30
Natural gas use	Scope 1	26,329,700	kilowatt hour	4,841.2
Well To Tank Natural gas use	Scope 3	26,329,700	kilowatt hour	630
Burning oil (kerosene) use	Scope 1	1,228	litres	3.1
Well To Tank Burning oil (kerosene) use	Scope 3	1,228	litres	1
Biomass (wood pellets) use	Scope 1	1,471,600	kilowatt hour	22.7
Well To Tank Biomass (wood pellets) use	Scope 3	1,471,600	kilowatt hour	58
Internal waste to landfill	Scope 3	1,024	tonnes	469.2
Recycling of internal waste	Scope 3	85	tonnes	1.8
Diesel use	Scope 1	324,512	litres	826.2
Well To Tank Diesel Use	Scope 3	324,512	litres	198
Petrol use	Scope 1	121	litres	0.3

Well To Tank Petrol Use	Scope 3	121	litres	0.07
Water use	Scope 3	98,439	cubic metres	34
Wastewater treatment	Scope 3	93,517	cubic metres	66
Business travel using employee owned vehicles	Scope 3	1,230,091	kilometres	263

Inverclyde Council Net Zero Strategy 2021-2045

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2. Routemap to Net Zero
 - a. Target 1: Projected Carbon Reductions (2021-2030/31)
 - b. Target 2: Improvement to Net Zero by 2045
3. Implementation: Carbon Reduction Actions (2021-2030/31)
 - A. Energy Use in Buildings
 - B. Transport
 - C. Streetlighting and Water
 - D. Waste
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5. Governance
6. References, Acronyms and Glossary

Foreword

Welcome to Inverclyde Council's Net Zero Strategy.

In 2021, as we watch footage on our screens of severe weather events around the world – including deadly flooding and wildfire events on several continents – Inverclyde can seem unaffected by climate change. But we are part of that global concern.

Firstly, Inverclyde is and will continue to be affected by climate change. Scotland's weather is predicted to become wetter and windier, and in an area already prone to flooding this will continue to have a disruptive effect through transport disruption and damage to property, which will cost us time, money and distress. Increased heat is also predicted, including warmer and prolonged heatwaves, which can have an impact on health, especially of our elderly population. Even small shifts in temperature can have an impact on our fragile ecosystem, which could lead to some species disappearing from Inverclyde, whilst other species, not native to the area, relocate here, further impacting on the local ecosystem.

Secondly, greenhouse gas emissions from Inverclyde contribute to climate change and therefore have an impact globally.

Inverclyde Council, including the Health and Social Care Partnership, has its own carbon footprint, emitted through, for example the heating and powering of its buildings and running its transport fleet. Whilst there is a legal requirement for the Council to declare a year when it will reach net-zero carbon emissions – and how it will fund this - there is also a moral

duty for the Council to reduce its emissions and to lead the way in encouraging Inverclyde's communities, businesses and organisations to do the same.

Inverclyde Council has already made good progress in reducing its carbon emissions from 19,104 tonnes in our baseline year of 2012/13 to 11,561 tonnes in 2019/20, a reduction of 39%. This strategy commits the Council to matching the Scottish Government's national target of reaching net-zero emissions by 2045, but it also sets an ambitious interim target of reducing Inverclyde's emissions to 5,246 tonnes by 2031, which would mark a 72.5% reduction on emissions since our 2012/13 baseline year. The strategy is based on technical work that has identified and costed the projects required to meet that 2030/31 ambition, and for the period beyond it indicates what might be required and help us achieve net-zero by 2045.

I hope in reading this document you will recognise the ambitious and challenging journey towards achieving Net Zero that Inverclyde has started and its commitment to continuing that journey. I hope that every resident, business and organisation can join us in taking steps, whether large or small, to not only reduce the overall carbon footprint of Inverclyde, but also the realise the opportunities that a shift to a greener economy brings.

Introduction

This document sets out Inverclyde Council's route map to achieving net zero greenhouse gas emissions by 2045. This means that by 2045, Inverclyde Council will have undertaken projects and ceased activities in order to reduce its greenhouse gas emissions, with any remaining emissions the Council produces being balanced out by projects and activities that will remove emissions from the atmosphere. The focus of the strategy is reducing greenhouse gas emissions as much as possible.

This strategy is focussed on the greenhouse gas emissions produced as a result of the activities of Inverclyde Council, including the Health and Social Care Partnership. It also considers greenhouse gas emissions from the household and commercial waste that the Council collects and manages. Although, these particular emissions are not produced by the Council, it can have an influence in reducing them.

It considers most but not all of the emissions generated by the activities of the Council. Greenhouse gas emissions are grouped by 'Scopes'. Scope 1 emissions are directly produced emissions, so would include, for example, emissions produced through the operation of gas boilers in Council properties and through the operation of Council petrol/diesel vehicles. Scope 2 emissions are produced through the generation of electricity used by the Council. Scope 3 relates to emissions that are a consequence of the Council activities, but are not owned or controlled by the Council. The Scope 3 emissions considered by this strategy include for example internal waste, employees' use of their own vehicles for Council business, and emissions produced through the provision of water and treatment of waste water. Overall the greenhouse gas emissions from the three Scopes are brought together using a methodology to establish comparable numbers for different greenhouse gas emissions. These comparable numbers are then referred to as a 'carbon dioxide equivalent' or 'CO₂e'. The result of adding these emissions together is commonly referred to as a 'carbon footprint'.

Section 1 of this document sets the context for why this strategy is necessary. It explains how and why the climate is changing and the global, national and local response to this. It provides information on past and current level of greenhouse gas emissions by the Council, demonstrating the significant reduction the Council has already made to its carbon footprint.

Section 2 sets out the Council's routemap to net-zero, setting an ambitious interim target of 72.5% reduction in carbon footprint by 2031 and achieving net zero by 2045.

Section 3 focuses on the main sources of Council greenhouse gas emissions and sets out the actions the Council will take to reduce emissions in relation to these. These sources are:

- Buildings
- Transport
- Streetlighting
- Water
- Waste

Section 4 sets out the strategy for raising awareness and embedding the behaviour change required of Council staff that will help net zero be achieved. Section 5 covers how the transition to net zero will be governed within the Council based on a circular 'Plan-Do-Check-Act' structure – we plan what we are doing across a set time period, implement activities, monitor our results, assess our performance and make changes for improvement. The cycle is then repeated, taking account of changing circumstances such as carbon emissions reductions, new technologies, and further opportunities to eliminate emissions.

Section 1: Context and Current Carbon Footprint.

Climate change is one of the most serious threats facing the world today. In its latest report, the Intergovernmental Panel on Climate Change (IPCC) stated that 'human-induced climate change is already affecting many weather and climate extremes in every region across the globe.' In 2021, severe weather events such as the flooding in Germany and China have been attributed to climate change. The IPCC states that global warming is directly related to larger changes in the climate system such as droughts, heavy rainfall, intense storms and reductions in Arctic sea ice.

In December 2015, at the United Nations climate change conference (COP21) in Paris, a global agreement was made to limit the global temperature rise to 2°C by the end of the century and pursue efforts to limit the temperature increase to 1.5°C. This was termed the 'UN Paris Agreement' and it came into force on 4 November 2016. The UK is hosting the next conference of its kind, 'COP26' in Glasgow in November 2021. This conference is regarded as being crucial to help achieve the targets set out in the UN Paris Agreement. The IPCC has stated that global warming will exceed the 1.5°C and 2°C targets in this century if deep reductions in greenhouse gases are not made in the coming decades.

In Scotland, legislation with respect to climate change emanates from the Climate Change (Scotland) Act 2009, which set a target to reduce greenhouse gas emissions by 80% by 2050 from a 'baseline' year of 1990. Following global protests, notably among the youth, Scotland, in 2019, became one of the first countries in the world to declare a 'climate emergency' and amended the Climate Change (Scotland) Act 2009, to set a new target to achieve 'net zero' greenhouse gas emissions by 2045. Net zero refers to eliminating greenhouse gases as much as possible but for those that cannot be eliminated, removing these from the atmosphere through 'offsetting', such as planting trees.

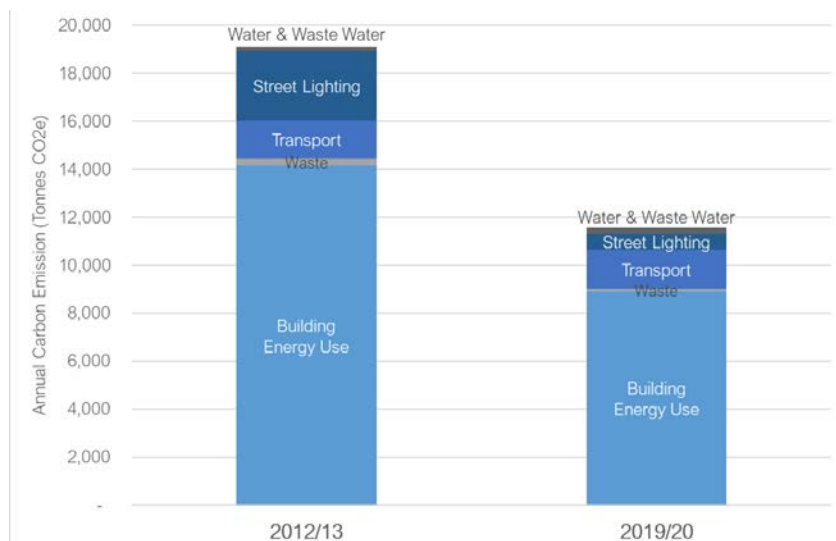
The Climate Change (Scotland) Act 2009 set out requirements for the public sector to act on climate change under its 'Public Bodies Duties' sections. One such requirement was in regards the public sector reporting on its climate change performance and action, which came into force in 2015. In accordance with setting a national net zero target year of 2045, the Scottish Government has introduced further legislation for the public sector entitled 'The Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Amendment Order 2020'. This requires public sector bodies to declare a target date for achieving zero direct emissions of their greenhouse gases and annually report on their progress in achieving this.

Inverclyde Council published its first Carbon Management Plan in 2009. This focused on reducing greenhouse gas emissions from energy and water use in buildings, streetlighting, transport associated with Council business and municipal waste (all waste internal and external collected by the Council). The plan was revised in 2012, and then again in 2018 when it was retitled as a Climate Change Plan. Over the period of these plans, Inverclyde Council has reduced its carbon footprint significantly.

The focus of this strategy is the direct greenhouse gas emissions of the Council. These have been measured for the purposes of Public Bodies Duties Climate Reporting since 2012/13. This excludes external municipal waste, as whilst the Council has influence over emissions from this source, they are not directly assigned to the Council.

Over the period of reporting, the Council has seen a reduction of 39% in its carbon emissions from building energy use, transport/fleet, street lighting, water and internal waste. In numbers, direct Council emissions have fallen from 19,104 tonnes in 2012/13 to 11,561 tonnes in 2019/20. Emissions for 2019/20 have been revised to be based on the internationally recognised Greenhouse Gas (GHG) Protocol methodology, meaning the like-for-like decrease has been even greater.

The following chart demonstrates the progress the Council has already made. It shows the comparison of Council carbon footprint from 2012/13 to 2019/20, together with the quantities of emissions per key area:



From the 11,561 tonnes of CO₂e emitted in 2019/20, the identified significant carbon emitters which account for 91% of these greenhouse gas emissions are:

- Building energy use (77%)
- Transport (14%)

Council internal waste, streetlighting and water account for the remaining 9% of emissions.

This strategy sets out how Inverclyde Council will continue to reduce its carbon footprint.

Carbon Emissions Factors – Current and Future

Enabling a level playing field across the UK, carbon ‘emissions factors’ are published annually by UK Government Department, Business, Energy and Industrial Strategy (BEIS). These factors take into account the changing infrastructure and carbon intensity of certain activities, e.g. electricity generation, transport fuels and waste management. For example, the government strategy to replace fossil fuel-sourced generation with renewables (e.g. from wind turbines) into the electricity grid means the grid is decarbonising over time.

The Scottish Government Draft Heat in Building Strategy states that “By 2030, we would like at least 20% of the volume of the gas in the gas grid to be green gas.” Electricity and natural gas grid decarbonisation are therefore factors projected forwards for this net zero strategy.

The carbon factor for waste has increased significantly, leading to the carbon footprint being adjusted to account for this – this means an increasing carbon footprint for waste even if the volume and treatment of waste stays constant. Other carbon emissions factors are likely to change over the period of the strategy, however, we must still act to eliminate and reduce our significant carbon emitters in line with the Precautionary Principle.

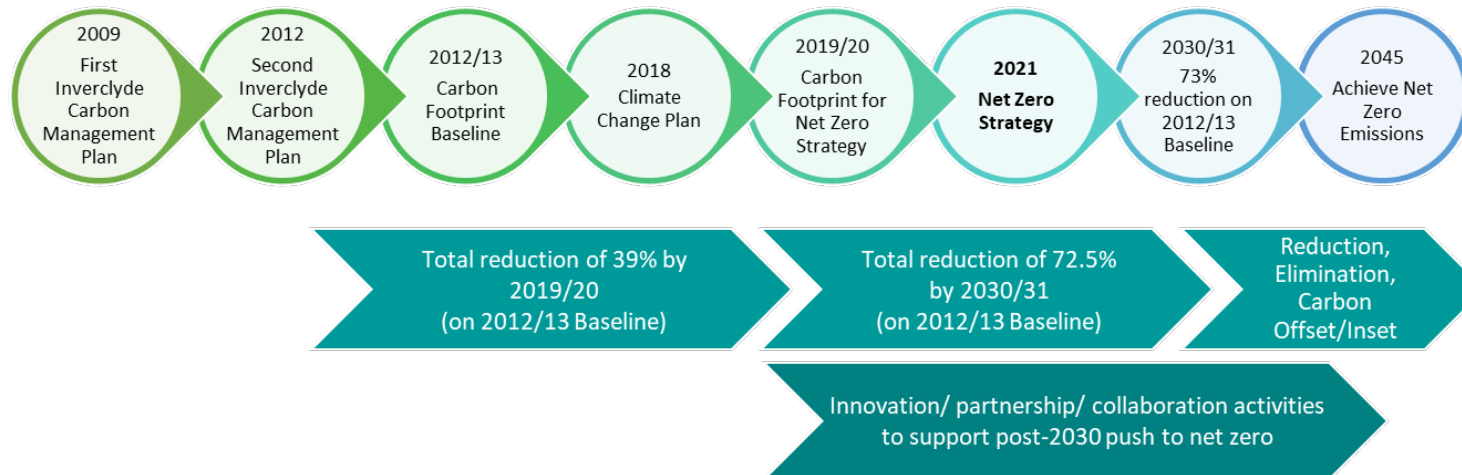
This means that in the absence of absolute knowledge about the future, we will work now to anticipate, avoid and mitigate the threat of climate change and its environmental impacts.

Section 2: Routemap to Net Zero

To get to a net zero future, we accept that we have to start from now. Decisions and actions we take every year will have an impact on our current and future carbon emissions. Scottish Government policy framework identifies the requirement for net zero emissions by 2045, and with 70% reduction (based on 1990 baseline) by 2030. As the Council was not in existence in 1990, the baseline of 2012/13 has been used.

The Council has committed to delivering on the goal of net zero emissions by 2045. Due to the length of this timeline, net zero by 2045 is effectively an intergenerational goal and will require embedding of carbon footprint impact considerations in key decision-making, plan development and service delivery processes from the Council on a year-to-year basis.

To establish improvements to reduce our carbon footprint, we have identified specific carbon reduction actions as well as a change management and improvement process (the Plan-Do-Check-Act cycle) which we will use as the structure to assist us to deliver on our commitments. Our routemap to net zero emissions by 2045 involves a number of key steps, with overall timeline and goals identified as follows:



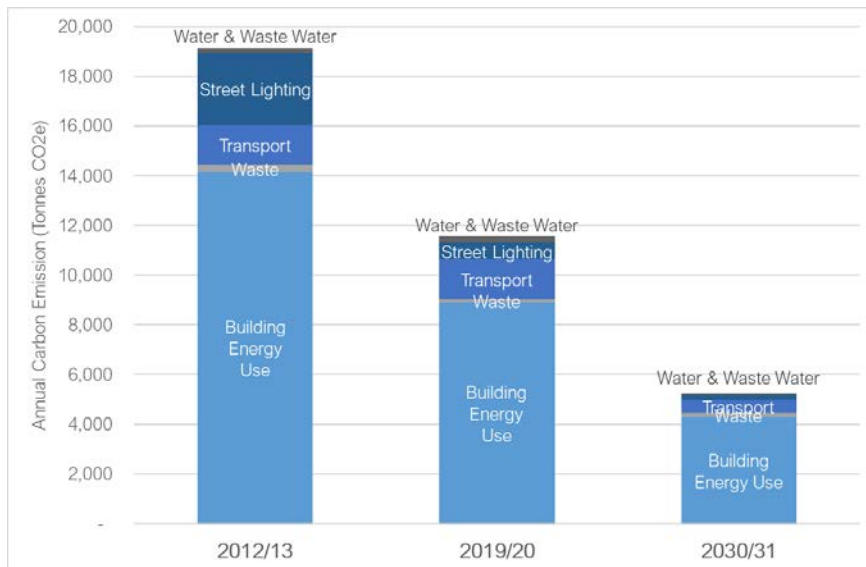
The net zero strategy therefore has two main targets:

1. Delivery of carbon footprint reductions of 73% from 2021-2030/31 (on a 2012/13 baseline) through specific identified actions supporting this strategy.
2. Improvement to Net Zero by 2045. Using the improvement process of 'Plan-Do-Check-Act' to continue to identify opportunities, partnerships, collaborations and actions to reduce or use certified carbon sinks to offset remaining emissions to zero by 2045.

Target 1: Projected Carbon Reductions (2021-2030/31)

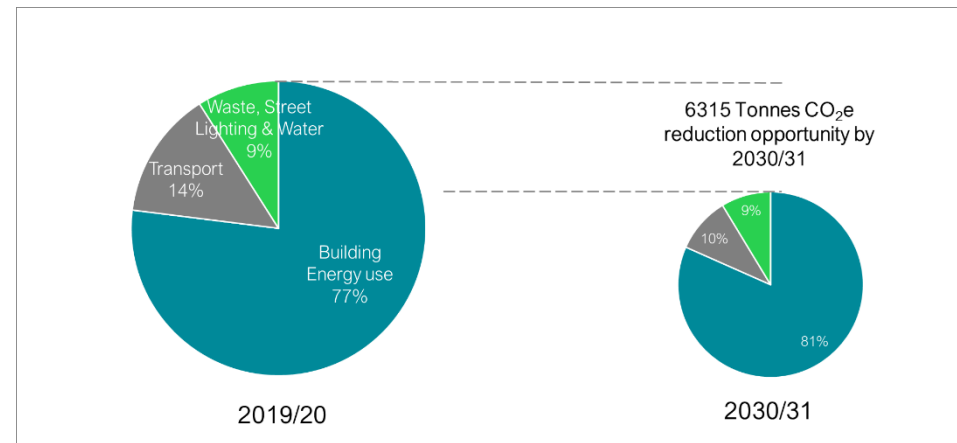
In 2021 in support of this strategy, an assessment of further opportunities for reductions of significant carbon emitters was undertaken. The results of this assessment have been used within this strategy as actions to reduce emissions.

The comparison of 2012/13 baseline through to performance in 2019/20 and projected carbon reductions by 2030/31 is shown in the bar chart below which is separated by significant carbon emitters (building energy use, transport, streetlighting, waste, and water and wastewater).



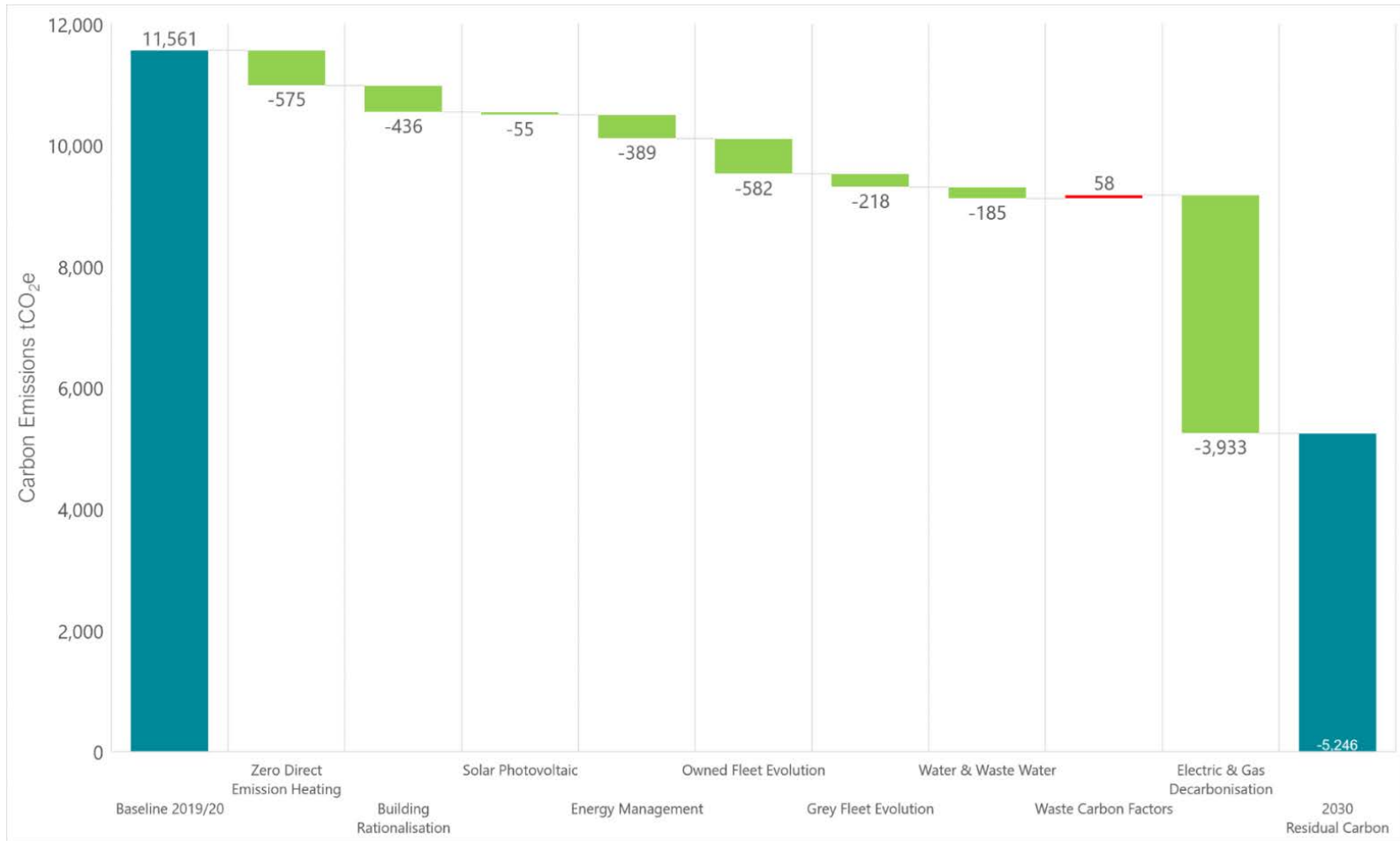
Overall, in the time period of Target 1, between 2021 and 2030/31, carbon savings amounting to a further 6,315 tonnes have been identified, as illustrated in the pie charts below.

This means that the Council’s overall carbon reduction target by 2030/31 is 73% from the start of the Council’s 2012/13 baseline.



Carbon Footprint Reduction Actions - Impact Projection (2021-2030)

Providing more detail on the specific activities and scale of emissions reductions between 2021-2030/31, the total carbon emissions and the positive impact of projected actions to reduce carbon impact are shown in the ‘waterfall’ diagram below. The first column is the overall total carbon emissions to be reduced, with the quantity of the carbon reduction per activity in the following columns. Due to carbon emissions factors changing, waste is a carbon emissions contributor, even including proposed reduction programmes. To achieve net zero emissions, remaining carbon emissions (referred to as “Residual Carbon”), must still be managed. To meet Scottish Government goals, these remaining emissions may be reduced to zero by additional reduction measures, or via the implementation of offset projects or purchase of appropriate approved carbon offset certificates.



Waterfall diagram: positive impact of projected actions to reduce carbon impact (2021-2030/31)

Target 2: Improvement to Net Zero by 2045

As technology, innovation and good practice is shared over the next two decades, the Council anticipates that other net zero solutions will become viable and new solutions will be discovered. For Inverclyde, these solutions could include:

- Using the River Clyde as a source for a large scale district heating system based on a water-based heat pump
- Harnessing the tidal power from the River Clyde
- Increased use of hydrogen to fuel boilers and vehicles
- Advanced thermal insulation products to more effectively retain heat in our buildings
- Advanced thermal storage to collect heat in warmer months to utilise during winter

The Council will not be complacent. We will use the period 2021-2031 to prepare for the 2031-2045 net zero goal by using the Plan-Do-Check-Act improvement process structure.

We will review Council and Inverclyde Alliance Improvement Plans, Corporate and Directorate Plans and the Health and Social Care outcomes, with a view to updating to create a framework to support:

- Opportunities for greenhouse gas emissions reductions in current Council operations
- Opportunity identification for greenhouse gas emissions reductions in future years
- Encouragement of carbon reduction-related opportunities for entrepreneurship, job creation, education and awareness raising

Offsetting

Future improvements to net zero are likely to include carbon offsetting projects. Offsetting is an action intended to compensate for the emission of greenhouse gases into the atmosphere, and within a net zero context, the relevant offset projects are those which actually remove greenhouse gases including carbon from the atmosphere and prevent their re-emission into the atmosphere.

Offset projects now include peatland restoration and tree planting. These types of projects bring additional benefits such as supporting biodiversity, improving the areas' amenity, reduces the effect of blight and provides a cleaner and more attractive natural environment for residents and visitors. Planning and delivery of these project opportunities can be started now.

Industrial carbon offset projects currently at pilot stage and intended for wider application in the future include carbon capture and storage.

Peatland restoration

Peatland restoration offers a means of reducing the amount of greenhouse gases emitted into the atmosphere. It is also a means of slowing water flow, preventing flooding, and providing habitats, thus enhancing biodiversity.

Peatland in damaged conditions - for example as a result of drainage ditches used to create historic moorland hunting estates - emits carbon and other greenhouse gases to the atmosphere. The restoration of peatland can result in a reduced level of greenhouse gas emissions.

Much of the upland countryside area of Inverclyde is peatland. The Council has ownership of some of this peatland and in partnership with Peatland Action (part of NatureScot) has commissioned a peatland restoration feasibility study to assess the potential for restoration. The final report is expected in March 2022. Carbon emission savings from peatland depends on the condition of the peatland, ranging from 2-20 tonnes of

CO₂ per hectare (ha) per year. The area of peatland owned by Inverclyde Council that is the subject of the feasibility study is almost 2,000ha.

Tree planting

Tree planting can play a role in removing carbon dioxide from the atmosphere. Similarly to peatland restoration, this brings benefits for biodiversity and flood management and additionally can help cool urban areas during heatwaves by providing shade.

The Council is a partner in the Clyde Climate Forest project. For the Glasgow City Region area, this project seeks to increase:

- Urban tree canopy cover from 17% to 20%
- Broadleaved woodland network to 142ha, an increase of 20%
- The amount of land used for forestry/woodland in the Glasgow City Region from 17% to 20%

As an urban and rural landowner, the Council has the opportunity to help meet these targets. It has previously undertaken work with the Central Scotland Green Network (now Green Action Trust) to identify opportunities for the 'greening' of vacant and derelict land in Inverclyde including some in its ownership.

The calculation of carbon reductions from tree planting is complex and based on variables such as the present condition and soil type of the land, the type and spacing of the trees to be planted, and ongoing monitoring.

Tree planting opportunities on Council land include those on existing open spaces and vacant and derelict land. The Council has usually sought development uses for vacant and derelict land within its area. This has not always been successful, and there is a significant amount of long term vacant and derelict land. A review of the proposed future use of vacant and derelict land is proposed to be undertaken, with tree planting and other 'greening' uses viewed as a positive end-use.

Section 3: Implementation: Carbon Reduction Actions (2021-2030/31)

The Council will deliver on the following actions, to support the carbon emissions reduction target for 2030/31. These actions have been identified through independent technical review and opportunity assessment. The scale of the proposed actions relates to the significance of the carbon emission to the Council's carbon footprint. Significant carbon emitters with actions for carbon reduction improvement identified within each subsection as follows:

- A. Energy Use in Buildings
- B. Transport
- C. Streetlighting and Water
- D. Waste

A. Energy Use in Buildings

There are currently around 130 buildings in the Council/HSCP portfolio which are included in the Council's climate change reporting. Energy use in buildings is a significant carbon emitter for the Council/HSCP, accounting for nearly 9,000 tonnes CO₂e and 77% of the overall carbon footprint in 2019/20.

Carbon reduction successes to date, in addition to the decarbonisation of the electricity and gas supply, have included energy use reduction programmes, installation and use of solar panels which generate electricity at some schools, the consolidation of estate requirements, and closure/demolition of some buildings.

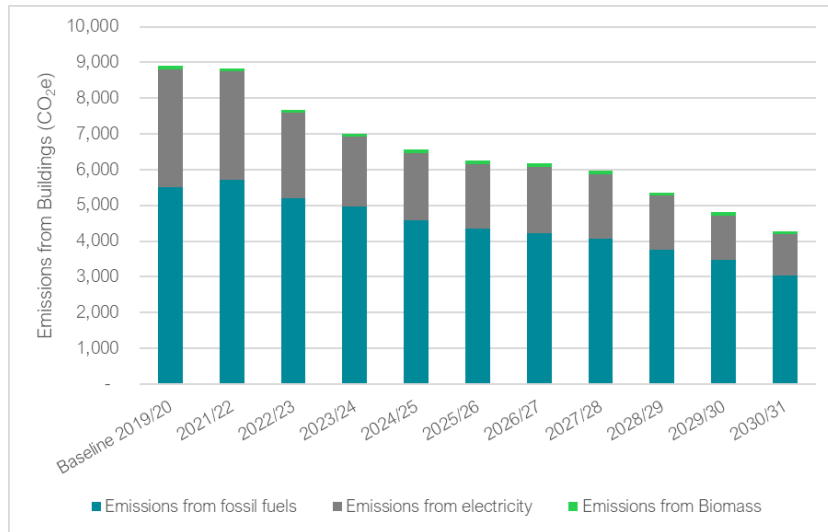
The Scottish Government's Programme for Government 2021-22 sets out a target of all publicly owned meeting zero emission heating requirements by 2038.

Opportunities for further improvements includes transitioning from gas to electricity for heating and canteen operations, and the consideration of installation of on-site renewable technologies including heat pumps. As the electricity grid continues to decarbonise, carbon benefits will accrue for buildings' electrical energy use. The positive impact of identified actions can be seen in the chart below.

Showing a comparison of the 2019/20 to 2030/31 projected carbon savings from proposed actions for buildings within Council building types the chart below shows educational properties to remain the main energy users within the Council's operational properties.



Year on year projections for the reduction of emissions from buildings between 2019/20 and 2030/31 are as follows:



In establishing the actions for carbon footprint reductions, the Council has taken into account financial constraints. For example, when faced with choices between investing in insulation vs other low carbon infrastructure or equipment investment, the Council has considered the availability and best value spend of finance for carbon return. The Council strategy on this matter is to prioritise low carbon energy options to replace fossil fuels.

Actions for Energy Use in Buildings

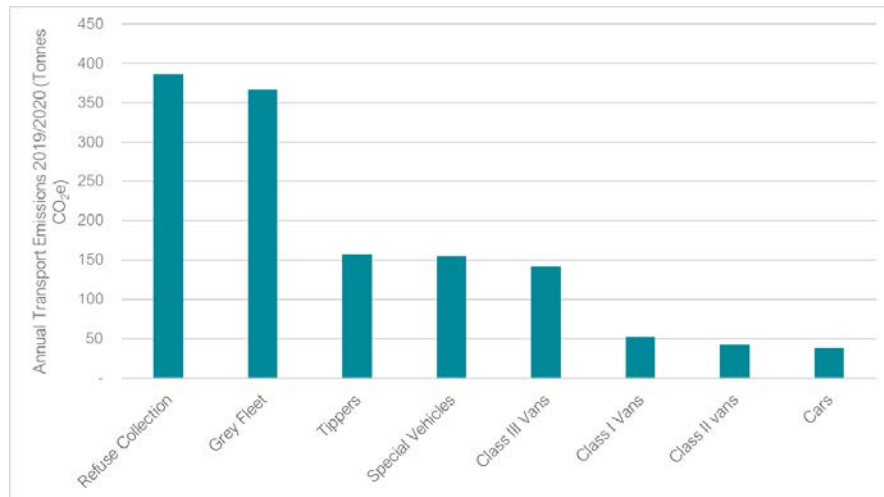
- Creation of an Energy Engineer role to monitor, control and reduce energy use.
- When fossil fuel (e.g. gas) boilers reach end-of-life, these will be replaced with lower emissions alternatives, such as heat pump technology.
- Solar panels to be installed on selected buildings, where payback periods are accepted by the Council.
- Replacement of gas catering equipment with efficient electric alternatives.
- Further consolidation of Council estate, with closure of buildings where operations allow or replacement with modern efficient buildings in select cases.
- Where achievable, any new and substantially refurbished buildings to be designed to Scottish Government requirements for Net Zero Public Sector Building Standard.

B. Transport

Accounting for 14% of the 2019/20 carbon footprint, at 1,620 tonnes CO₂e, transport is a significant carbon emitter for the Council. Recorded transport emissions are from Council-owned vehicles and the authorised use of private vehicles for Council business, sometimes referred to as 'grey fleet'.

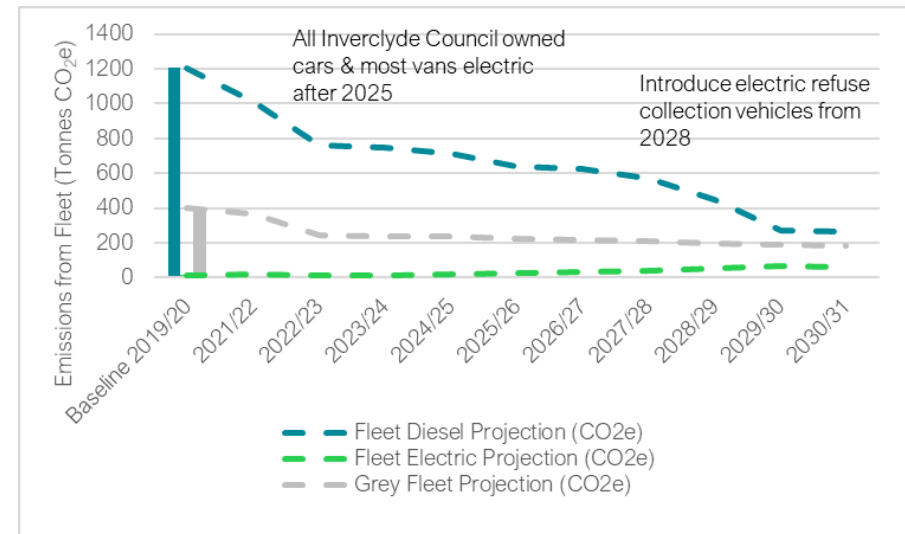
There are a wide variety of Council owned vehicles, including cars, vans and tippers, refuse collection lorries, a skip loader, road sweepers and buses. These account for around 75% of the transport carbon footprint.

Grey fleet refers to the authorised use of private vehicles for Council business. Nearly a quarter of transport emissions are accounted for through the use of grey fleet journeys.



For its own fleet, the council has a strategy of vehicle replacement to take advantage of fuel-efficient engines and lower maintenance costs. Petrol- and diesel-powered vehicles will be on a programme of replacement with electric vehicles (EV) to meet Government targets by 2025. Similar Government targets for electric vehicles are in place for refuse collection vehicles, by 2028.

The chart below shows the baseline transport-related greenhouse gas emissions and demonstrates the projected reductions to 2030/31 from the proposed actions.



Actions for Transport

- Transport vehicle fuel choice to be prioritised towards electric vehicles where new/ replacement vehicles are required in line with Scottish Government requirements, aiming for a full electric car/van fleet by 2025, and electric refuse collection vehicles from 2028.
- Consider options on ownership models for fleet vehicles (e.g. purchase vs leasing/ shared ownership models), to maintain fleet energy efficiency. Take appropriate action to ensure access to an efficient low-carbon fleet for essential Council business.
- Review electric charging infrastructure availability, geographic locations and types vs requirements (e.g. access to fast charging points/ access to high-load charging points as needed for high-torque engines such as refuse vehicles). Build the charging infrastructure or collaborate with third parties to ensure appropriate charging points are available to support the effective use of electric vehicles for Council business.
- For authorised users of private vehicles for Council business (i.e. grey fleet users), monitor and analyse transport use, travel modes and emissions, and the effectiveness of the transport use overall. Communicate on options for private vehicle switches from petrol/diesel fuel to electric vehicles. Encourage car sharing where possible (post-COVID) and active travel, i.e. walking/cycling where possible.
- Assess and act on opportunities for Council Services to be supported by employees using active travel and public transport for transport needs, in line with the Scottish Government '20 minute neighbourhoods' concept – meeting day-to-day needs,

including employment locations, within a 20 minute walk of their home; through access to safe walking and cycling routes, or by public transport.

C. Streetlighting and Water

Streetlighting

Streetlighting helps reduce accidents and can increase the perception of safety, amongst other benefits. In 2019/20, streetlighting emissions represented greenhouse gas emissions of 673 tonnes of CO₂e which is 5.8% of the total 2019/20 carbon footprint.

With over 97% of Inverclyde's streetlighting now upgraded to energy efficient LEDs, streetlights are using 61% less energy when compared to 2012/13.

As streetlights are powered using electricity from the national grid, as the grid continues to decarbonise over the coming years, the carbon footprint of streetlighting will also effectively reduce.

Actions for Streetlighting

- Replace inefficient streetlighting with energy efficient LEDs for the remaining 3% of fittings to save up to 7 tonnes of CO₂e per annum.

Water use and disposal

Water is used throughout the Council estate. There is a carbon impact from both water supply/use, and its disposal to sewer for treatment. In 2019/20, emissions from water use and disposal were 255 tonnes CO₂e, which is 2.2% of the total 2019/20 carbon footprint.

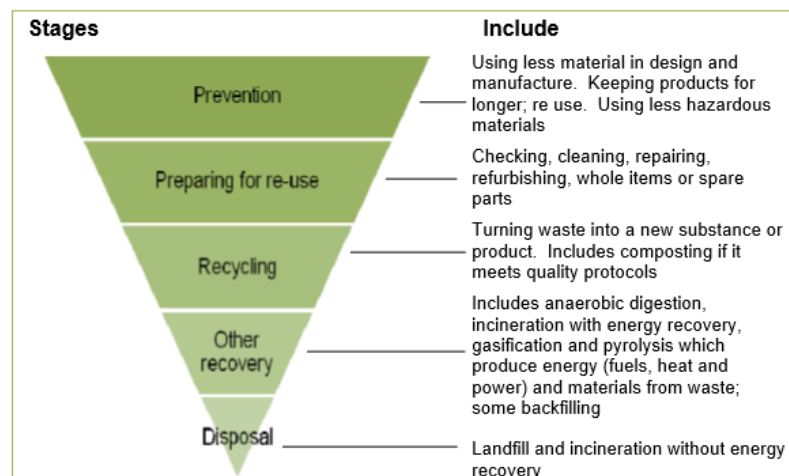
Actions for Water

- Continue to check Building Management Systems data and Automated Meter Reading data showing water usage and correct for consumption anomalies and identified leaks. Raise awareness for staff and contractors to report issues concerning consumption and leaks and minimise water use where possible.
- Invest in additional water metering where additional information is beneficial to the control of water use and disposal.
- Implement pressure-reducing washers and percussion taps where applicable.

D. Waste

The waste arisings considered to be within the scope of the carbon footprint are waste from Council operations, including offices and schools. Waste accounts for 113 tonnes CO₂e or 1% of the Council's 2019/20 emissions.

The greatest emissions reductions savings to be made are in prevention and elimination of waste, in line with the waste hierarchy (as seen in the diagram below). Waste to landfill and recycled waste all count as carbon emitters, with recycling being a fraction of the carbon footprint of the equivalent waste being landfilled.



Source: DEFRA, Guidance on applying the waste hierarchy

The Scottish Government's Climate Change Plan 2018 – 2032 requires Councils to achieve national waste targets by 2025, including a ban on biodegradable municipal waste, reducing landfilled waste to 5%, reducing food waste by 33% (vs 2013 baseline) and recycling of 70% of all waste. The Climate Change Plan places an obligation on the Council to continue to investigate potential projects that will help achieve the Scottish Government's waste reduction targets.

In 2019/20, there was a total of 1,225 tonnes of internal Council waste arising.

Waste arising from residential and commercial areas in 2019/20 was a total of 41,048 tonnes of waste and the equivalent of 8,105 tonnes CO₂ emissions. These wastes are currently excluded from the carbon footprint of the Council to align with Public Bodies Duties Climate Reporting requirements. As the Council has statutory duties for compliance with national waste improvements, overall waste improvement actions which cover both internal and external Council waste are as follows:

Actions for Waste

- Compliance with the biodegradable municipal waste ban in 2025.
- To meet the targets for reducing the proportion of total waste sent to landfill to a maximum of 5% of all waste by 2025, the Council is working with other authorities (West Dunbartonshire Council), where we have shared services, to form a joint approach to meeting the requirements of the 2025 ban on biodegradable municipal waste.

- Increase recycling of all waste (including commercial and industrial) by 70% by 2025.
- Complete the upgrade (2021/22) of the second household waste recycling centre to accommodate an increase in service coverage and residents' access to recycle more materials.
- Participation in the national Deposit Return Scheme, in line with other local authorities in Scotland.
- The Council is in the process of preparing a strategy to improve the existing bin collection system and considering different sizes of waste bins for different waste streams.
- A feasibility study has been completed by Zero Waste Scotland. The specific impacts of this project on waste are to be determined once the new collection system has been put in operation.
- Waste prevention: focus on responsible consumption, responsible production, maximising value from waste and energy.
- Aligning with circular economy opportunities, the Council is currently seeking for funding to launch a furniture/white goods/electrical items recycling facility at their biggest Waste Recycling Centre. The waste products are to be tested in a built-for-purpose building and sold back to the community.
- The Council plans to continue to visit schools, nurseries, colleges and wider community to raise public awareness of the benefits of waste prevention, reuse and recycling through education and communications.

Waste arising from residential properties

Although excluded from the Council's carbon footprint, waste arising from Council residents is the most significant waste stream the Council manages (comparing residential, commercial and internal Council waste). Residential waste accounts for 65% of overall waste managed.

In 2019/20, waste arising per person area was 346kg per person on average with recycling rates of 34%.

The proposed measures to improve recycling and re-use infrastructure will help enable a reduction of waste to landfill.

Every resident can help reduce the impact of waste by reducing and eliminating it where possible, and taking advantage of recycling opportunities to help double recycling rates to a minimum of 70%.

Section 4: Awareness and Behaviour Change

Based on the significant carbon emitters identified in this Strategy, energy use in buildings and transport are priority areas of focus.

Technology and grid decarbonisation are providing carbon reduction solutions for the energy which we need to use. Energy which is used unnecessarily – for example, heating, lighting, and vehicle fuel - is a waste and generates a carbon footprint, which users can help to minimise.

As the users of energy in buildings and vehicles, all Council staff and users of Council services have a part to play in reducing the Council's carbon footprint. By raising awareness of how individual actions contribute to carbon footprint and climate change, actions to improve usually follow. Making changes to reduce our own carbon footprint can have a positive economic as well as environmental impacts.

Awareness and behaviour change can enhance the speed of the shift from a wasteful 'linear' society (of single use items, or 'take, make, dispose') to a circular economy (where goods are kept in use for longer, re-use and extending life is a key goal, and waste is

minimised). The circular economy is a focus of Scottish Government policy.

Behaviour change can go beyond the reduction of carbon emissions to provide a positive framework to encourage climate opportunities in the Inverclyde Council area. This can generate economic as well as environmental benefits, new jobs, reduction of waste and mitigation of future climate impacts.

Awareness and Behaviour Change Actions

- Development of further awareness across the Council service areas in respect of carbon footprint and emissions using life cycle assessment (LCA) techniques from those procuring goods and services through to users of the goods and services.
- Education around Council employees' role in the net zero delivery and climate actions. They will be empowered to highlight where policies and practice may work against the transition to net zero, so that solutions may be found.
- Continue to promote energy conservation and environmental sustainability within schools through

the Schools Green Charter programme.

- Looking beyond its own carbon footprint, the Council will work with partners (e.g. Zero Waste Scotland, the Energy Saving Trust and Business Gateway) to provide access to information on how to:
 - Reduce home energy bills
 - Embrace a more circular economy
 - Reduce organic waste e.g. food waste
 - Encourage climate opportunity in business and social enterprise
- The Council will seek out partnerships and collaborations with the community, offering support to local organisations on climate conversations and will contribute to carbon literacy training for citizens, local businesses and start-ups.

Section 5: Governance

As at 2021, corporate responsibility for climate change rests with the Council's Environment and Regeneration Committee, with actions co-ordinated by the officers of the Climate Change Group.

Delivery of this net zero strategy for the Council will be managed in line with our Plan-Do-Check-Act improvement cycle model. Our aim is to make continual improvements on our carbon footprint.

Plan

The Council's corporate planning structure includes the Inverclyde Alliance Outcomes Improvement Plan, the Council's own Corporate Plan and Directorate Plans. Each of these documents are due for review in 2023. The HSCP has a Strategic Plan covering activities to 2024. Future Plan reviews will embed the Council's commitment to net-zero, and where appropriate, include carbon reduction targets. For Council service areas with significant carbon emissions, Plans should include actions for how emissions will be reduced.

The Council's Corporate Risk Register, Directorate Risk Registers and individual service risk registers are used to identify and manage risks. Climate change impacts and not

meeting climate-related legislative targets constitute risks which should be managed. Climate change impacts identified by the Council to date include the risk of flooding and expenditure on sea defences from rising sea levels.

Working in collaboration with the Climate Ready Clyde adaptation partnership, additional climate impacts will be considered by the Council in order to assess and mitigate where necessary.

Do

The actions identified in this strategy will be implemented by the relevant service areas with the support of the Climate Change Group.

The Climate Change Group will:

- Provide technical support around carbon literacy.
- Provide carbon footprint support – in particular around significant carbon impacts and including Scope 3 emissions.
- Provide support for implementation of actions.
- Identify new opportunities for reductions.
- Identify collaborations and partnerships both internal and external to the Council to help enable the net zero future.

Check

As part of its Public Bodies Duty Reporting, the Council will undertake annual checks on progress towards net zero and delivery of the projects identified to achieve this.

Internal Audit support will be provided to check Council progress against agreed targets and actions, including:

- Climate impacts and opportunities within plans, programmes and risk registers.
- Meeting established targets for carbon emissions reductions.

Act - Improvement and Future Change

As the Council is required by the Climate Change (Scotland) Act 2009 to undertake annual reporting to Scottish Government on climate change, there is both legislative and public accountability for the progress and impact of the Council's activities towards net zero.

'Act' is the last stage of the Plan-Do-Check-Act cycle before the cycle begins a new iteration of planning improvements.

The Council has identified initial priority areas of focus, with actions for the period 2021-

2030/31 and will report on these annually vs the goal of 73% carbon reduction by 2030/31 and improvement to net zero by 2045.

As continued improvements for 2031-2045 are established, we will continue to **act** on an annual basis to track and report our progress, take on board corrective actions, lessons learned and improvement actions.

Finance is a key area of support for the implementation of a net zero future. It is also a challenge as the Council generally does not have confirmed budgets for future years. The Council's Financial Strategy 2021-31 highlights that following the 2022/23 period, main issues impacting on the revenue budget include:

Costs associated with sustainability including waste disposal and recycling, energy and fuel costs and general procurement inflation due to increased global demand for raw materials.

The increasing cost of energy and the costs of projects to reduce the Council's carbon footprint will become more significant in Council budget planning.

Sustainability means balancing the social, environmental and economic needs of Inverclyde. In turn the climate emergency is bringing to light new opportunities for education, innovation, business development

and diversification. Balancing the case for sustainability are the opportunities which climate change and climate action present.

In moving to net zero emissions by 2045, the Council will take into account potential significant carbon impacts of procurement decisions (around purchased goods and services, for example) and delivery models (e.g. the operational model for Inverclyde Leisure for whom the Council manage buildings). The carbon emissions from these areas have not previously been considered in scope. Whilst this forms an additional challenge, it also forms an additional influencing opportunity. Purchasing in particular can influence new opportunities for lower-carbon emissions options. It is anticipated that considering significant carbon emissions for life cycle of purchased goods and services will help deliver on future carbon savings, stimulate economic growth and training opportunities. This will be one of the areas for future improvement, through the Plan-Do-Check-Act improvement cycle.

Act - Improvement and Future Change - Actions

- The Council will review overall progress and provide an annual update on carbon footprint

improvements, including any corrective actions.

- The Council will communicate with employees on their own role in net zero emissions goals. For staff with significant influence over carbon emissions, appropriate and accountable actions will be built into personal development plans.
- The Council will report on the actions and results of progressing collaborations and partnerships for a net zero future. New collaborators as well as established partners such as the Inverclyde Alliance will be considered. Reporting will include updates on successes and lessons-learned to improve the approach to future collaborations.
- The Council will establish a framework for low-carbon procurement requirements. It will establish a Supplier Development Programme to raise awareness of greenhouse gas emissions associated with goods and services, and future Council requirements to be met.
- The Council will continue to review the carbon emissions that it includes within

its reporting, and where appropriate add these, and consider reduction in future strategies. These could include emissions from Inverclyde Leisure properties and the commercial properties that the Council leases to tenants, external municipal waste, commuting to Inverclyde Council premises and business travel by public transport, and home working.

Section 6 – References, Acronyms & Glossary

References:

The United Nations, 2015. Paris Agreement

Climate Change Act 2008, as amended

Climate Change (Scotland) Act 2009

Scotland's Zero Waste Plan (2010)

Waste (Scotland) Regulations 2012

Procurement Reform (Scotland) Act 2014

Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015

Making Things Last – A Circular Economy Strategy for Scotland (2016)

Climate Change (Emissions Reduction Targets) (Scotland) Act 2019

The Scottish Government, 2020. Update to the Climate Change Plan 2018 – 2032: Securing a Green Recovery on a Path to Net Zero.

The Deposit and Return Scheme for Scotland Regulations 2020

A fairer, greener Scotland Programme for Government 2021-22, September 2021

Acronyms and Glossary:

BEIS - Department for Business, Energy & Industrial Strategy

Carbon footprint – a method to measure the greenhouse gas emissions associated with, for example, an organisation, person, event, building etc.

Scope 1 – direct emissions from fuel/combustion e.g. heating/ fleet vehicles etc

Scope 2 – indirect emissions from electricity grid etc

Scope 3 – indirect emissions e.g. from purchased goods and services, waste, water, employee commute etc

CO₂ Carbon dioxide – a gas released from the burning of fossil fuels which contributes to man-made climate change and global warming

CO₂e Carbon dioxide equivalent – a metric used to compare the cumulative impact of different greenhouse gases.

Carbon sink – anything absorbing more carbon from the atmosphere than it releases – e.g. plants, the ocean and soil.

Carbon neutrality - making or resulting in no net release of carbon dioxide into the atmosphere, especially as a result of carbon offsetting.

Carbon offsetting - an action intended to compensate for the emission of carbon dioxide into the atmosphere as a result of industrial or other human activity, especially when quantified and traded as part of a commercial scheme.

Carbon insetting - refers to an organization offsetting its emissions through a carbon offset project within its own value chain. In contrast to a typical carbon offset project, emissions are avoided, reduced or sequestered upstream or downstream within the organisation's own value chain.

EV – Electric vehicle

GHG Protocol – Greenhouse Gas Protocol, the widely-used methodology for greenhouse gas accounting for calculation of carbon footprint.

HSCP – Health and Social Care Partnership

LCA - Life Cycle Assessment – technique to measure life cycle environmental impact.

Materiality Assessment – process of identifying potential errors within a carbon footprint (in line with Scope 3 GHG Protocol reporting guidelines), used for assurance.

Net zero - refers to the balance between the amount of greenhouse gas produced and the amount removed from the atmosphere

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	ENV031/21/SJ
Contact Officer:	Stuart Jamieson	Contact No:	01475 712709
Subject:	General Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide the Committee with an update on a number of projects.

2.0 SUMMARY

- 2.1 Since the impact of COVID-19, Committee has been advised of a number of noting points via an expedited business report or update.
- 2.2 Section 4 provides Members with a general update on a number of general progress updates.
- 2.3 Members are also asked to note the use of Emergency Powers in order to allow public attendance at the remote online meetings of the Planning Board and Local Review Body in May and June.

3.0 RECOMMENDATION

The Committee is asked to:

- 3.1 a) Note the various updates provided in section 4 of the report.
- b) Note the use of Emergency Powers by the Chief Executive to allow public attendance at the remote online meetings of the Planning Board and Local Review Body in May and June 2021.

Stuart Jamieson
Interim Service Director, Environment & Economic Recovery

4.0 UPDATE

Gourock - Dunoon Ferry update

- 4.1 Officers attend regular meetings of the Gourock - Dunoon officer group. A summary of activity is as follows
- 4.2 The team have developed the Gourock Infrastructure options and selected a preferred option. CMAL are currently undertaking a public consultation on: the process followed which delivered the initial 6 options, how these were evaluated and the details of the preferred option number 6. This was the option endorsed by this Reference Group for Gourock. As part of the wider project, Transport Scotland have also provided an update on their Policy work. Consultation is due to close on 1st October 2021, following this the team will then finalise the Outline Business Case for submission to Transport Scotland.
- 4.3 The project team have carried out additional scoping works associated with vessel hull form options to validate the outline vessel characteristics discussed with the Reference Group 28th May. The Working Group have progressed four options covering both monohull and catamaran hull forms. The Working Group have had a recommended preferred platform and will be taking this forward with the Reference Group on 19th October. Public Consultation will then follow-on in late Autumn this year.
- 4.4 Outline options have been worked up for Dunoon and presented to the Working Group. These are currently awaiting further development once the Gourock Public Consultation has been completed and the Dunoon concept vessel determined. This will allow the Dunoon options to benefit from the consultation exercises and further detail on the Dunoon Concept vessel.
- 4.5 This became part of this programme of works a year after the Gourock-Dunoon project was initiated. Policy and scoping works are on-going. The Kilcreggan concept vessel design will follow on after the Dunoon Concept Vessel design has been completed.
- 4.6 Outline options have been worked up for Kilcreggan and presented to the Working Group. This has allowed for interoperability and vessel and infrastructure operational aspects to be considered. Further development will be taken forward once the Gourock Public Consultation has been completed and the Kilcreggan concept vessel progressed

External Organisations Governance

- 4.7 Regeneration and Planning are responsible for interaction with four external organisations which fall within the remit of Governance of External Organisations
- 4.8 Inverclyde Community Trust provide contracted employability services under contract with the Council. Regular monitoring meetings take place with payment subject to validated invoice. Regular Board meetings take place. Elected Members participate in Board meetings.
- 4.9 Inverclyde Advice and Employment Rights Service provide contracted employability services under contract with the Council. Regular monitoring meetings take place with payment subject to validated invoice. Regular Board meetings take place.
- 4.10 Stepwell provide contracted employability services under contract with the Council. Regular monitoring meetings take place with payment subject to validated invoice. Regular Board meetings take place
- 4.11 Riverside Inverclyde and their subsidiary company RIPH Ltd are managed on behalf of their Boards under Service Level agreements with the Council. Regular monitoring meetings take place with payment subject to validated invoice with their independent accountants with legal advice also provided independently. Regular Board meetings take place. Elected Members participate in Board meetings.

Sustrans Funding

- 4.12 A final construction bid has been submitted for the works at West Blackhall Street. This is a competitive bid with a decision on the outcome by 22nd November 2021.

City Deal

- 4.13 All three Inverclyde Projects continue with positive momentum.

Greenock Ocean Terminal

- 4.14 Marine Works complete and proving to be popular with cruise lines. Terminal building works progressing with piling due to be complete at the end of next week. This is causing the cinema operator some distress, particularly with the launch of the Bond Film. Contractor is projecting a 12 week delay in handover. Engagement with Buzzworks is ongoing with good progress. Expect GWF business plan by the end of October. Greenock has only had a maximum of 400 embarkations/annum however we have met with MSC with a view to increasing this – potential positive economic impact.

Inchgreen

- 4.15 Final negotiations ongoing with Peel on JV expected by the end of October to allow FBC to be submitted to City Deal. Scottish Salmon engaged in design works, supported by City Deal on 5 acre site along with options. Draft Heads issued by Peel, which would transfer to the JV.

Inverkip

- 4.16 We continue to pursue Scottish Power. There is positive momentum with both their planning permission in principle for the main site and we now have them engaging with procurement on the design works for the site which they now want to take forward in partnership. Meetings are taking place with procurement, roads and legal to find a way forward.

Greenports

- 4.17 Dialogue on Freeports / Greenports continues with both the Scottish and UK Governments as part of a metropolitan City Region bid across four port areas.

Use of Emergency Powers

- 4.18 Members are asked to note the use of Emergency Powers as per the reports attached at Appendices 1a and 1b. Emergency Powers were sought in order to allow public attendance by invitation only to the remote online meetings of the Planning Board and Local Review Body in May and June 2021.

5.0 IMPLICATIONS

5.1 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A					

5.2 Legal

None.

5.3 Human Resources

None.

5.4 Equalities

Equalities

Has an Equality Impact Assessment been carried out?

YES

NO – This report does not introduce a new policy, function or strategy or recommend a 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 – 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

5.5 Repopulation

N/A

6.0 CONSULTATIONS

6.1 None.

7.0 LIST OF BACKGROUND PAPERS

7.1 None.

Report To: Interim Head of Legal Services **Date:** 25th May 2021

Report By: Interim Service Director,
Environment & Economic
Recovery **Report No:** R+P/EP/05/01

Contact Officer: Stuart Jamieson **Contact No:** 01475 712402

Subject: Request for use of Emergency Powers – Public attendance at Remote
Online Planning and Local Review Body Meetings

1.0 PURPOSE

- 1.1 The purpose of this report is to seek member approval under Emergency Powers to allow members of the public attendance at remote online Planning Board and Local Review Body meetings in June 2021.

2.0 SUMMARY

- 2.1 Since the beginning of the COVID-19 pandemic the public have not been able to attend either Planning Board or Local Review Body meetings and whilst there is no legal requirement for public attendance, it is considered desirable in the interests of transparency and community engagement.
- 2.2 In December 2020 the Head of Legal and Property Services presented a report entitled COVID-19: Online Remote Council and Committee meetings which highlighted that it had not yet been possible to implement live web casting of public interest meetings of the Planning Board and Local Review Body. Officers are still investigating the means to live webcast these meetings but further work requires to be undertaken in this regard.
- 2.3 Two Pre-Determination hearings were heard by the Planning Board on 28th April 2021. A Pre-Determination Hearing differs from a Planning Board Meeting in that applicants have a legal right to participate in a Pre-Determination hearing through representations. There is no such right of participation at a Planning Board Meeting.
- 2.4 The Planning Board Members, Officers, the applicant, and a number of others wishing to attend the Two Pre-Determination hearings on 28 April 2021 all received invites to the online meeting. Anyone who made an objection or other representation but would not be speaking at the meeting was extended an invite via Webex to observe the on-line meetings. This extended to approximately fifty people at each meeting
- 2.5 Following consent under emergency powers it was agreed to undertake a trial at the May 2021 Planning Board and Local Review Body Meetings. As these trials were successful it is proposed to extend the trial to the June Planning Board and Local Review Body meetings. It is anticipated that other formal arrangements will be in place after the summer recess.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Convener and Vice Convener of the Environment & Regeneration Committee and the most senior Member of the Committee not having the same political affiliation be asked to give approval to members of the public attending remote online meetings

of the Planning Board and Local Review Body , for the purpose of observation only , in June 2021 on a trial basis through a Webex invite .

Stuart Jamieson
Interim Service Director of Environment and Economic Recovery

4.0 BACKGROUND

- 4.1 The impact of COVID-19 on the community in Inverclyde is well documented and has resulted in the Council deploying special interventions to maintain Council business.
- 4.2 The Policy & Resources Committee at its meeting on 24 March 2020 authorised the suspension of all Council, Committee and Sub-Committee meetings for the duration of the emergency and delegated full powers of all Committees to the Executive Sub-Committee which met in the period from April to July as an emergency business Committee.
- 4.3 At the 2 June 2020 meeting of the Executive Sub-Committee, approval was given to the dates set out in the administrative arrangements for the Council's committee cycle 2020/21 and Members and officers are working to that agreed timetable for meetings.
- 4.4 In September 2020 a further update report was provided and the Council, at its December 2020 meeting gave approval to all meetings of the Council, Committees, Sub-Committees and Boards being held on a remote online only basis until further review following any future designation of Inverclyde as within Tier 0 of the Scottish Government local protection levels.
- 4.5 In the same December 2020 report it was stated that it had not been possible, as at that date to introduce the live webcasting of public interest meetings of the Planning Board and the Local Review Body (where applicants have no right nor entitlement to make representations). Officers have been investigating the means to live webcast these meetings but further work on this aspect of development needs to be undertaken as it does appear that more work and staff resources are needed to interface the two systems for the standards of effective webcasting expected for these meetings. In the meantime, in the interests of transparency and community engagement, it is considered appropriate to explore alternative means by which members of the public can observe these meetings.
- 4.6 Whilst Pre-Determination Hearings involve Planning Board Members, the operation and status of Pre-Determination Hearings are different from Planning Board Meetings. The applicant has a legal right to participate through representation at a Pre-Determination hearing unlike a Planning Board Meeting where there is no legal entitlement for applicants or others to make representations. In the course of considering suitable arrangements for applicants and others to observe the remote online Pre-Determination hearings on 28 April 2021 a potential solution has been found to enable members of the public to attend remote online meetings of the Planning Board and Local Review Body by inviting members of the public to observe the meetings via Webex. This was trialled successfully at the May Planning Board and Local Review Body meetings

5.0 PROPOSALS

- 5.1 A planning application or local review body review goes through a formal process including engagement with the applicant, statutory bodies and the public. Whilst there is no legal entitlement for applicants or others to make representations to the Planning Board or Local Review Body during non COVID-19 times the Council Chambers are open to the public to observe the meetings.
- 5.2 In the interests of transparency and community engagement it is proposed to invite members of the public who express an interest to observe remote online Planning Board and Local Review Body Meetings in June 2021 as an extension to the trial. The public will not be

allowed to participate in the meeting however they will be able to view the meeting.

6.0 IMPLICATIONS

6.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
n/a					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

6.2 Legal

Local Authorities have authority to exclude the public from meetings in terms of paragraph 13 of Schedule 6 to the Coronavirus (Scotland) Act 2020 during the COVID pandemic. This does not prevent the public from attending remote on line meetings of the Planning Board and Local Review Body.

6.3 Human Resources

There are no HR implications arising.

6.4 Equalities

Equalities

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

	YES (see attached appendix)
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

(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.
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X	NO
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(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

6.5 **Repopulation**
No impact

7.0 **CONSULTATIONS**

7.1 The Head of Legal has been consulted in the preparation of this report

8.0 **BACKGROUND PAPERS**

8.1 None

Report To:	Interim Head of Legal Services	Date:	29 April 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	R+P/EP/04/01
Contact Officer:	Stuart Jamieson	Contact No:	01475 712402
Subject:	Request for use of Emergency Powers – Public attendance at Remote Online Planning and Local Review Body Meetings		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek member approval under Emergency Powers to allow members of the public attendance at remote online Planning Board and Local Review Body meetings in May 2021.

2.0 SUMMARY

- 2.1 Since the beginning of the COVID-19 pandemic the public have not been able to attend either Planning Board or Local Review Body meetings and whilst there is no legal requirement for public attendance, it is considered desirable in the interests of transparency and community engagement.
- 2.2 In December 2020 the Head of Legal and Property Services presented a report entitled COVID-19: Online Remote Council and Committee meetings which highlighted that it had not yet been possible to implement live web casting of public interest meetings of the Planning Board and Local Review Body. Officers are still investigating the means to live webcast these meetings but further work requires to be undertaken in this regard.
- 2.3 Two Pre-Determination hearings were heard by the Planning Board on 28th April 2021. A Pre-Determination Hearing differs from a Planning Board Meeting in that applicants have a legal right to participate in a Pre-Determination hearing through representations. There is no such right of participation at a Planning Board Meeting.
- 2.4 The Planning Board Members, Officers, the applicant, and a number of others wishing to attend the Two Pre-Determination hearings on 28 April 2021 all received invites to the online meeting. Anyone who made an objection or other representation but was not be speaking to the meeting was extended an invite via Webex to observe the on-line meetings. This extended to approximately fifty people at each meeting
- 2.5 Whilst most applications considered by the Planning Board and the Local Review Body do not generate significant public interest it is recommended that the arrangements utilised for the Pre-Determination hearings on 28 April 2021 be trialled at the remote online May Planning Board and Local Review Body to afford the applicants and members of the public involvement in the process through observation.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Convener and Vice Convener of the Environment & Regeneration Committee and leader of the largest non administration Group be asked to give approval to

members of the public attending remote online meetings of the Planning Board and Local Review Body , for the purpose of observation only , in May 2021 on a trial basis through a Webex invite .

Stuart Jamieson
Interim Service Director of Environment and Economic Recovery

4.0 BACKGROUND

- 4.1 The impact of COVID-19 on the community of Inverclyde is well documented and has resulted in the Council deploying special interventions to maintain Council business.
- 4.2 The Policy & Resources Committee at its meeting on 24 March 2020 authorised the suspension of all Council, Committee and Sub-Committee meetings for the duration of the emergency and delegated full powers of all Committees to the Executive Sub-Committee which met in the period from April to July as an emergency business Committee.
- 4.3 At the 2 June 2020 meeting of the Executive Sub-Committee, approval was given to the dates set out in the administrative arrangements for the Council's committee cycle 2020/21 and Members and officers are working to that agreed timetable for meetings.
- 4.4 In September 2020 a further update report was provided and the Council, at its December 2020 meeting gave approval to all meetings of the Council, Committees, Sub-Committees and Boards being held on a remote online only basis until further review following any future designation of Inverclyde as within Tier 0 of the Scottish Government local protection levels.
- 4.5 In the same December 2020 report it was stated that it had not been possible, as at that date to introduce the live webcasting of public interest meetings of the Planning Board and the Local Review Body (where applicants have no right nor entitlement to make representations). Officers have been investigating the means to live webcast these meetings but further work on this aspect of development needs to be undertaken as it does appear that more work and staff resources are needed to interface the two systems for the standards of effective webcasting expected for these meetings. In the meantime, in the interests of transparency and community engagement , it is considered appropriate to explore alternative means by which members of the public can observe these meetings.
- 4.6 Whilst Pre-Determination Hearings involve Planning Board Members, the operation and status of Pre-Determination Hearings are different from Planning Board Meetings. The applicant has a legal right to participate through representation at a Pre-Determination hearing unlike a Planning Board Meeting where there is no legal entitlement for applicants or others to make representations. In the course of considering suitable arrangements for applicants and others to observe the remote online Pre-Determination hearings on 28 April 2021 a potential solution has been found to enable members of the public to attend remote online meetings of the Planning Board and Local Review Body by inviting members of the public to observe the meetings via Webex.

5.0 PROPOSALS

- 5.1 A planning application or local review body review goes through a formal process including engagement with the applicant, statutory bodies and the public. Whilst there is no legal entitlement for applicants or others to make representations to the Planning Board or Local Review Body during non COVID-19 times the Council Chambers are open to the public to observe the meetings.
- 5.2 In the interests of transparency and community engagement it is proposed to invite members of the public who express an interest to observe remote online Planning Board and Local Review Body Meetings in May 2021 as a trial. The public will not be allowed to participate in

the meeting however they will be able to view the meeting.

6.0 IMPLICATIONS

6.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
n/a					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

6.2 Legal

Local Authorities have authority to exclude the public from meetings in terms of paragraph 13 of Schedule 6 to the Coronavirus (Scotland) Act 2020 during the COVID pandemic. This does not prevent the public from attending remote on line meetings of the Planning Board and Local Review Body.

6.3 Human Resources

There are no HR implications arising.

6.4 Equalities

Equalities

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

	YES (see attached appendix)
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

(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.
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X	NO
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(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

6.5 **Repopulation**
No impact

7.0 CONSULTATIONS

7.1 The Head of Legal has been consulted in the preparation of this report

8.0 BACKGROUND PAPERS

8.1 None

**Report To: Environment and Regeneration
Committee**

Date: 28 October 2021

Report By: Head of Shared Services

Report No: KL/CMT/21/004

Contact Officer: Kenny Lang

Contact No: 01475 715906

Subject: Waste Strategy Review

1.0 PURPOSE

- 1.1 The purpose of this report is to advise Committee of the Council's Waste Strategy and the relevant changes in regulations and practice that will impact on the Strategy in future years.

2.0 SUMMARY

- 2.1 The Council's Waste Strategy was developed in 2003 as part of the Scottish Executive's Strategic Waste Fund.
- 2.2 The strategy reflects national policies, legislation and changes in the wider area of recycling and resource maximisation.
- 2.3 Over the next few years two significant changes in waste and recycling will emerge which require a review of our existing strategy:

2022 The Deposit Return Scheme
2025 The Biodegradable Municipal Waste ban

- 2.4 The Service has carried out an options appraisal to review the current recycle processing arrangements with a potential in house model.
- 2.5 The Scottish Government have announced £70 million to be awarded to Councils through the Recycling Improvement Fund, with funding phased between 2021/22 and 2025/26. Councils have been asked to provide expressions of interest subject to a further detailed evaluation process.
- 2.6 Options for the funding have been identified and are identified in this report. A significant element of funding would require to be confirmed post the introduction of the Deposit Return Scheme.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that members note the content of this report and the proposed expression of interest bids by officers to the Recycling Improvement Fund over future years.
- 3.2 It is recommended that committee agree the continuation of the current recycle processing arrangements and note the one off and recurring financial impact of the in-house option.

3.3 It be remitted to officers to arrange for the removal of the MRF equipment and obtain the best value for any items sold.

Gail Macfarlane
Head of Shared Services

4.0 BACKGROUND

4.1 The Council's Waste Strategy was developed as a result of the Scottish Executive's Zero Waste Fund award in 2003. The funding enabled the Council to introduce a range of services:

- Fortnightly residual and recycling collections
- Garden Waste Collections
- Introduction of communal brings sites
- Development of a Materials Recycling Facility (MRF) at Ingleston Park Greenock.

4.2 Over time there have been some additions to the services provided:

- Kerbside Food waste
- Kerbside Glass collections (subsequently withdrawn)

Both of these services were funded separately through Zero Waste Scotland. A further significant service change has been the introduction of charges for our Garden Waste Service in 2020.

4.3 The Materials Recycling Facility was operated on behalf of the Council by Greenlight Environmental Ltd from 2004 to 2018 through a series of competitive tenders which were awarded to them. Greenlight went into administration in 2018 and subsequently the councils Dry Mixed Recycling (DMR) has been tendered to MRF operators on a loading and haulage basis.

4.4 Current legislation and planned changes will impact significantly on how waste is treated in future and these are described more fully below.

5.0 LEGISLATIVE FRAMEWORK AND GUIDANCE

5.1 The Scottish Government have passed a number of regulations and developed Codes of Practice relating to the collection and subsequent treatment of waste for recycling. Details of those areas impacting on our waste strategy are noted below

Waste (Scotland) Regulations 2012

The Waste (Scotland) Regulations 2012 sets out a number of provisions aimed at meeting the objectives and targets set out in the Scotland's Zero Waste Plan and to feed into the circular economy. The provisions include a ban on biodegradable municipal waste going to landfill to a maximum 5% to landfill by 2025 through amendment of the Landfill (Scotland) Regulations 2003. A significant impact of the regulations is to reduce waste going to landfill through use of alternative treatments.

The Waste (Scotland) Regulations further required Local authorities to provide a minimum recycling service to householders. This effectively lays out the target materials and includes metal, plastic, glass, paper, card and food waste. The regulations also require Local authorities to ensure that recycle meets quality standards that promotes high quality recycling and promotion of separate collections.

Charter for Household recycling Scotland and Code of Practice

The Charter for Household Recycling is a voluntary document developed with CoSLA and The Scottish Government which arose from the aforementioned regulations with the aim of committing councils to a number of obligations and again echoing the quality of material captured. Inverclyde are signatories to the Charter along with the majority of Scottish Councils

The charter identified service design and the need for consistency and high quality across Scotland's Local Authority waste sector in terms of service delivery, target recycling materials, policies, messaging and access to local waste services taking into account differing geographical needs. The Charter also identified the role of all stakeholders in achieving the aims.

The Charter further stated that :

“We will reduce the capacity provided for waste that cannot be recycled to give the appropriate motivation to our citizens to recycle.”

The Code of Practice Household Recycling in Scotland is currently under review and this review has set minimum quantities for target materials. Draft guidance has been provided through Zero Waste Scotland identifying the proposed changes:

- Core material list reviewed
- Minimum collection capacities updated
 - Paper / card increased from 40 to 55 litres per week
 - Metals / plastics / cartons decreased from 70 to 60 litres per week
 - Non-recyclable waste – now a requirement for 80 litres per week maximum.

Inverclyde currently provide households with sufficient capacity for Paper/card and metals/plastics and cartons. The residual capacity of bins used within Inverclyde for non-recyclable waste is 240L which is uplifted on a two week cycle. This is in excess of the 80 litres/week identified in the Code of Practice. To meet the Code of Practice based on the current bin provision of 240l for the majority of households the collection frequency would require to be reviewed.

The Deposit and Return Scheme for Scotland Regulations 2020

The Deposit and Return Scheme for Scotland Regulations 2020 aims to promote and secure an increase in the recycling of certain materials, by applying a deposit of 20p to most common single-use packaging used for drinks. It is anticipated that the scheme will encourage a change in people’s behaviour through returning the target packaging materials to designated points and reclaiming their deposit. The scheme will target (PET plastic), steel, aluminium or glass drinks containers and is due to come into force in July 2022.

The main provisions of the new Deposit and Return Scheme for Scotland Regulations 2020 are:

- Banning the marketing or sale to consumers of target single-use drinks where a producer is not registered with the Scottish Environment Protection Agency (SEPA).
- Apply a 20p deposit on each single-use container is sold in Scotland. This would mean a pack of six drinks cans would effectively have £1.20 added to the retail price.
- Require producers to collect a target percentage of the scheme packaging (70% in year 1, 80% in year 2 and 90% in year 3).
- Require producers or their agents to reimburse residents for any target packaging returned or collected.
- Require retailers to operate a return point at premises from which sales of scheme products are made. Some provision will be made to exempt some retailers.

High level data provided by Zero Waste Scotland previously has indicated that for Inverclyde council there could be a potential reduction in overall tonnage of DRS material of 1,423 tonnes per annum. This figure is split between residual waste and kerbside recycling.

	Tonnage	Gate fee	Saving (000s)
Residual Waste	988	£108	£107
Recycling	432	£82	£35
Total	1423		£142

The recycling element of DRS generates an income to our contractors. Based on a 7 month mid-point taken from Letsrecycle.com indicates a potential loss of income of around £85k per annum. The reduction in tonnage and potential loss of income together would generate a potential saving of £57k.

The DRS was due to commence in July 2022, however in March 2021 Ben MacPherson, Minister for Rural Affairs and the Natural Environment requested an independent review into Scotland's DRS plans. This review may delay the implementation. The rest of the UK have indicated an implementation of their DRS for mid-2023. Zero Waste Scotland are undertaking further analysis of the assumptions and tonnages around DRS across Scotland.

6.0 RECYCLING IMPROVEMENT FUND

6.1 The Scottish Government recently announced the Recycling Improvement Fund (RIF) which allows Councils to bid into a £70 million allocation of 5 year capital funding from Low Carbon Fund. The fund is split over from 2021/22 for 5 years as follows (£16m, £16m, £18m, £10m, £10m). The fund is administered through Zero Waste Scotland and expressions of interest due by end of May 2021.

6.2 The aim of the fund is

“To accelerate progress towards 2025 waste and recycling targets and Scotland’s net zero carbon commitment, by strengthening and improving local authority recycling infrastructure resulting in increased consistency of collection, improvements to the quality and quantity of material collected, and wider environmental and carbon benefits.”

6.3 The RIF process requires councils to apply an expression of interest with indicative costs which are then evaluated by Zero Waste Scotland prior to any review and award submission. The Waste Strategy Unit are familiar with this process having successfully bid into other funding previously.

6.4 It should be noted that the expression of interest does not tie the Council to any scheme and that it is anticipated that further interest will be sought in future funding years.

6.5 The RIF funding is predominately for Capital funding and will cover areas such as

- Plant, equipment, and machinery and collection containers and equipment including vehicles.
- Buildings or compounds including site alterations (e.g. HWRC or improvements to communal recycling facilities or Recycling Points).
- Modifications to reception, storage, sorting, processing, and onward movement of materials.
- Digitalisation and automation.

Officers have met with Zero Waste Scotland and received favourable responses to potential bids subject to details being provided. Bids will be prepared for 2022/23 and beyond to support the aims of the Councils waste strategy.

7.0 REVIEW OF CURRENT RECYCLATE PROCESSING ARRANGEMENTS

7.1 The Council's recycling collection is carried out by Regen Ltd. The contract with Regen is for a period up to October 2022 with two one year extensions to October 2024. The cost of this service is £493k per annum.

7.2 Further to request the Service has carried out an option appraisal comparing the current contracted service delivery with the potential in house option. This is set out below:

Contracted Option	
<p>Pros</p> <ul style="list-style-type: none"> • Supports the national recycling targets by redirecting contaminated waste to energy from waste sites, removing requirement to send to landfill and reducing landfill tax implications • Removes reliance on sale of recycling material, market price has reduced • Supports compliance with 2025 landfill tax ban • Revenue cost of service delivery is lower than inhouse model • Does not require any capital expenditure • Potential sale of redundant MRF equipment that can not be reused 	<p>Cons</p> <ul style="list-style-type: none"> • No opportunity to recruit additional inhouse workforce
Inhouse Model	
<p>Pros</p> <ul style="list-style-type: none"> • The floorspace remains available for use. • Employment opportunity for 14 operatives and 1 Supervisor. 	<p>Cons</p> <ul style="list-style-type: none"> • £500k to £700k capital expenditure required to refit. • Revenue implications of running in house model. • Circa 1200 tonnes additional waste to landfill with environmental and cost implications • Reduced ability to resell material due to market demand and following commencement of Deposit Return Scheme. • Will not be compliant with landfill tax ban in force 2025.

7.3 There have been two significant changes to the costing provided previously, the gate fee paid for MRF material and the employee costs changes due to the pay awards.

The table below updates the previous figures reported to Committee to reflect the revenue comparison both before and after the introduction of the Deposit Return Scheme. The current provider provides landfill tax savings due to the impact of lost tonnage as a result of DRS

Current Haulage Arrangements		MRF in house	
Contract costs (6000 tonnes)	£493k	Revised costs	£520k
		Landfill savings@ £108/tonne	£130k
		Capital Costs	£50k
Total	£493k	Total	£700k
Post DRS Haulage		Post DRS in house	
Contract costs (5568 tonnes)	£458k	Revised costs	£700k
Contractor claim	£62k	Haulage Saving	-£4.8k
		Income Loss	£4.3k
Total	£520k	Total	£699k

- 7.4 The figures above are based on an operational workforce requirement for 14 operatives with one supervisor.
- 7.5 The condition of the MRF which was installed in 2004/05, makes it non-viable to operate without significant capital investment. Discussion with MRF suppliers have indicated prices in the region of £500k to £700k to refit the MRF with procurement and lead times of 12 months or more. The capital costs associated with this are up to £50k per annum.

8.0 INVERCLYDE'S WASTE STRATEGY REVIEW

- 8.1 The legislation and interventions outlined in this report are a stepping point to reviewing the current waste strategy and our waste management operations to ensure that the Council continues to perform at a high level.
- 8.2 The impact of the DRS is unknown with estimates ranging from 50% to 90% reduction in target material. It would be prudent therefore to align any service changes post introduction of the scheme. Aligning the Councils services to the Code of Practice should be evaluated and any proposals to move to 3 weekly residual collections should be considered in lines with best value and operational efficiencies.
- 8.3 The RIF fund will allow the Council the opportunity to make investment in infrastructure and support services which will meet the key objectives of the fund. Officers have already discussed funding options with Zero Waste Scotland and will prepare bids for 2022/23 and beyond.
- 8.4 A review of our collection services will be undertaken to assess the impacts of DRS and new legislative drivers. This will ensure that our services are fit for purpose and reflect tonnages and volumes generated by households. It should be noted that the dependant on the timing of the Service delivery and Infrastructure review that the any service changes may be phased over future years. Any significant changes to collection operations will be subject to committee approval.

9.0 IMPLICATIONS

9.1 Finance

There financial implications arising from this report are shown below.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
Waste Strategy	Materials Recycling Facility	2021/2022	£493k		Assumes continuation of current haulage arrangements.

9.2 Legal

The information contained within the report does not impact on the Councils Legal services.

9.3 Human Resources

The information contained within the report does not impact on the Councils Human Resources

9.4 Equalities

Equalities

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

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

9.5 Repopulation

This report does not impact on repopulation.

10.0 CONSULTATIONS

10.1 There is no consultation required at this stage.

11.0 BACKGROUND PAPERS

11.1 <https://www.zerowastescotland.org.uk/waste-scotland-regulations>

<https://depositreturnscheme.zerowastescotland.org.uk/>

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Regeneration Manager	Report No:	ENV029/21/SJ/JH
Contact Officer:	Jennifer Horn	Contact No:	01475 715573
Subject:	Workforce Development Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to provide an update on all matters in relation to the Council's services and contracts relating to Workforce Development. It is also to set out the impact of COVID-19 on the economy, including an update on the recent UK and Scottish Government announcements on employment support in response to the impact on the labour market from COVID-19.

2.0 SUMMARY

- 2.1 The purpose and structure of the Employability Pipeline is to provide Inverclyde residents with tailor made pathway of support, where their individual circumstances, barriers, needs and aspirations are assessed and delivery organisations work collaboratively to support and progress each individual through their personal pathway towards, and into, a positive destination.
- 2.2 The Inverclyde Employability Pipeline provides a range of employability support to local residents looking for work, or looking to improve their employment situation. It also supports Inverclyde businesses to train and grow their workforce.
- 2.3 COVID-19 has had a large and lasting impact on the economy and one that we continue to live through. The UK and Scottish Governments have introduced a number of support measures to mitigate the impact of COVID-19 on the labour market.
- 2.4 To deliver employability programmes the Council contracts relevant organisations to deliver services that are of high quality and provide best value for money. There are 5 contracted services through Stepwell, Inverclyde Community Development Trust (x2), Enable Scotland, all managed by the Workforce Development Team.
- 2.5 As can be seen from the performance data, while 2020/2021 was a challenging year in many areas contractors still performed well considering the circumstances and in 2021/22 the performance to August 2021 has been improved.
- 2.6 In addition the Workforce Development Team also provide and manage the following services: Modern Apprenticeships, The Graduate Work Experience Programme, Wage and Graduate Wage Subsidy Programme, Kickstart and Long Term Unemployed Job Creation programme.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee notes the services that are offered, notes the current contracted and in house service performances and delegates powers to allow officers to undertake a tender exercise for future provision, the outcome of which will be duly reported to the Committee.

Stuart W. Jamieson
Interim Director Environment and Economic Recovery

4.0 BACKGROUND

4.1 Since 2008 Inverclyde Council has undertaken, on behalf of the Community Planning Partnership 'Inverclyde Alliance' delivers employability services for Inverclyde residents.

4.2 The Inverclyde Employability Pipeline provides a range of employability support to local residents looking for work, or looking to improve their employment situation. It also supports Inverclyde businesses to train and grow their workforce.

4.3 The impact of Covid-19 on the UK economy has been stark and one that we will continue to feel as furlough ended on 30 September 2021 and the Universal Credit uplift ended on the 6 October.

4.4 The latest Inverclyde Labour Market Statistic have recently been published and are reported by NOMIS as follows:

Headline	Inverclyde	Change from the period	Scotland	Change from the previous financial year
UC Claimant Count* (Aug 2021)	5.6%	-1.2%	4.9%	-1.5%
Economic inactivity (Apr 2020-Mar 2021)*	26.5%	-0.8%	23.6%	-0.7%
Unemployment rate (Apr 2020-Mar 2021)*	4.8%	+0.1%	4.6%	+1.3%
Employment rate (Apr 2020-Mar 2021)*	70.2%	+1.3%	72.8%	-1.7
% of population with no qualifications (Jan 2020 – Dec 2020)*	12.1%	+2.4	8%	+1.7%

Sources: *Nomis

4.6 Employability in Inverclyde

4.7 Since 2008 Inverclyde Council has undertaken, on behalf of the Community Planning Partnership 'Inverclyde Alliance' delivery of employability services for Inverclyde residents.

4.8 The Inverclyde Employability Pipeline provides a range of employability programmes to support to local residents looking for work, or looking to improve their employment situation. It also supports Inverclyde businesses to train and grow their workforce.

4.9 The Employability Pipeline enables partners in Inverclyde to provide an integrated approach to employability that avoids the artificial distinction between activities supporting the unemployed and the workless while recognising the important skill needs of local business and its workforce.

4.10 Currently, five main contracts are designed to ensure delivery of services on behalf of the Council. The following contracts are managed by the Workforce Development Team:

Contract Title	Contractor	Summary of Activity
Progress	Stepwell	Supporting unemployed/inactive residents with a health barrier by providing specialist health advice, training, supported employment and job placement opportunities.
Employment Advice, Advocacy and Guidance	Inverclyde Advice and Employment Rights	Delivers services in the field of employment rights and work related issues including specialist advice, advocacy, and guidance on employment rights including employment law, workplace health and safety and occupational

Employability Services	Inverclyde Community Development Trust LTD (ICDT)	health. Provides a range of activity for those wanting to improve confidence, motivation and skills to enable progression to further/higher education, employment, self-employment and volunteering. Pre-vocational and vocational training in a range of sectors provided. Employer engagement/job brokerage and in work support also provided. Local third sector organisation Financial Fitness, delivers specialist support to clients
Work Experience Programme	Inverclyde Community Development Trust LTD (ICDT)	Provision of funded employment within the local community. Offering 6 months of employment paid at the National Minimum Wage.
Employer Engagement	Enable Scotland	A dedicated service that will work with local employers to assess their recruitment practices and workforce demographics to promote diversity and inclusive practice. Assistance with all aspects of the recruitment process is available. The service also provides a suite of training packages including Disability Awareness, Autism Awareness, Mental Health in the Workplace, Assistive Technology Awareness, Employment Law Basics, Access to Work training and Equality & Diversity Training. In-work support for the employer and employee is also provided

- 4.12 The contracts above have been in place from April 2020. A tender exercise was undertaken for the 2020/2021 and the team exercised the extension to take the contract to March 2022. A re-tender exercise is underway to ensure contracts are in place for delivery of employability services until 2023.
- 4.13 More detail on the performance for 2020/21 and 2021/22 to date are contained in Appendix 1. It is acknowledged that the year 2020/21 was a particularly challenging year due to Covid-19 and therefore the results achieved in some areas are significantly lower than the target set. However, it is noted that performance from March 2021 to August 2021 has been much improved.
- 4.14 In addition to managing these tendered services the Workforce Development Team also provide and manage the following services: Modern Apprenticeships, The Graduate Wage Subsidy Programme.
- 4.15 Our Modern Apprenticeships (MA) programme, which is open to young people aged 16-19 years who are able and willing to achieve a Scottish Vocational (SVQ) at Level 2 or 3. The MA programme offers young people the opportunity to learn new skills, achieve a nationally recognised qualification and enables them to earn as they learn within a range of areas.
- 4.16 In 2021/22 there will be a new intake of 25 MAs. 23 are currently progressing through safe recruitment with 2 in Life Science MA. The WFD Team are continuing to progress 15 internal MA Council positions. A further 5 MA's have moved on to post-qualification roles and the team are working to support them in securing appointments in the coming months.
- 4.17 The Modern Apprentices are funded through the Council's budget (earmarked reserves and core budget) as well as Scottish Government Funding Young Persons Guarantee and No One Left Behind.
- 4.18 The Council's Graduate work experience programme provides 18 month paid work experience to recently qualified graduates looking to gain relevant experience to enhance their employment prospects post programme. In 2021/22 there will be a new intake of 14 18-month posts, which at

present are in varying stages of recruitment and identification of suitable placements and will be in post by the end of March 2022. A further 5 people are in post from 2020/21 intake are also receiving ongoing support from WFD.

- 4.19 Inverclyde Council's Wage Subsidy Programme aims to support employers in their recruitment of Inverclyde residents into sustainable employment. If approved employers can claim 50% of the actual hourly pay rate, up to a maximum of £10,000 or £13,500 if paying the Real Living Wage, when they employ an Inverclyde resident. Preference will be given to posts that are permanent, however if a fixed term contract is offered it must be for 18 months. Through the Graduate Wage Subsidy Programme, funded by Inverclyde Council, employers can claim for 50% of the actual hourly rate, payable to a maximum of £16,000 or 52 weeks, to employ a recent graduate (within 3 years) who is Inverclyde resident. The post must be for a minimum of 18 months. A total of 130 jobs are currently supported through the Wage and Graduate Wage Subsidy programmes and a further 25 are in progress, as well as ongoing enquiries. The Wage and Graduate Wage Subsidy is funded through earmarked reserves, regeneration budgets, Young Persons' Guarantee and No One Left Behind monies.
- 4.20 Long Term Unemployed Job Creation Programme is a Scottish Government Funded scheme through which the Council will support 30 1 year posts which are currently being identified and recruitment will be complete by the end of January 2022. No One Left Behind monies will be used and it will be augmented by earmarked reserves.
- 4.21 Funding from Scottish Government has posed particularly challenges this year as grant funding award notices have not been provided until well into 2021/22, as well as late notification of changes on funding spend criteria. This gives a particular challenge to the team in planning for spend of funding and fulfilling deadlines. Every endeavour will be made to ensure that funding is fully committed but given that the grant letters and changes have been made significantly late in 2021/22 this does pose a risk of underspend of Scottish Government funding. Feedback on these points has been presented to the Scottish Government through SLAED.
- 4.22 The Council will also support 20 people by the end of March 2022 through LGV and PCV Training which will be funded through the Council's earmarked reserves.
- 4.23 Kickstart is the UK Government scheme providing funding to employers to create new 6-month job placements for 16 to 24-year-olds who are currently on Universal Credit and are at risk of long-term unemployment. The Council augment the UK monies with Council funding which allows the placement to be extended to 1 year. The WFD are currently progressing with 30, 1-year posts, with the aim that they will be in post by the end of Dec 2021.
- 4.24 **Employability Funding**
- 4.25 The UK and Scottish Governments have many funds to support people into or remain in employment. Many have been introduced or enhanced to mitigate the impact of COVID-19 on the labour market. Some of the measures are delivered through other employability services and some are routed through the Council:
- Partnership Action for Continuing Employment (PACE) - The Scottish Government's initiative for responding to redundancy situations through providing skills development and employability support that is delivered through Skills Development Scotland.
 - Transition Training Fund is an investment which will be focused on helping individuals in sectors where there is the greatest risk of job losses. This new offer will help people gain the skills they need to transition into new jobs in key growth sectors. This is delivered through Skills Development Scotland
 - Fair Start Scotland This is the devolved employment support service launched in April 2018, delivered by contracted providers across 9 contract package areas and it has now been extended for 2 years with the last start to the programme in March 2023. This provides support for unemployed people with disabilities, health conditions and other barriers annual expenditure £20m. Delivery has been contracted to the Wise Group for Inverclyde.

- Young Person's Guarantee is a fund which recognises the importance of local flexibility and the critical role of colleges in delivering meaningful opportunities for young people. From the £60m, £30 million to local authorities to deliver flexible local responses through local partnerships, which can help keep people in work and support young people and local employers; £10 million to create additional opportunities in colleges; £10 million to support pre-apprenticeship activity with Skills Development Scotland and colleges; and £10 million to build on the successful Developing the Young Workforce (DYW) infrastructure.
- No One Left Behind is Scottish Government Funding which supports individuals regardless of age and background and puts them at the heart of the service. It is a more flexible, joined up and integrated and aligned policy with Housing, Health and Justice. The services must address key concerns including structural inequalities in the Labour Market.
- Parental Employment Support Fund (PESF) and PESF Boost is Scottish Government funding which provides help to parents to remove barriers to work, which might include health support, money advice and motivational support as well help meeting the challenges of in work poverty.
- Kickstart Scotland - This is a 6 month paid work experience at National Minimum Wage for 25 hours per week for 6 months for 18-24 year olds in receipt of UC deemed to be at risk of long term unemployment. This is a UK wide initiative with an open bidding process with a minimum bid of 30 opportunities providing placements with public, private and third sector employers.

5.0 PREPARATION FOR 2022/23

- 5.1 As discussed the WFD Team are currently working towards a tender exercises for employability services. This new contract will seek a similar level of services as noted above.
- 5.2 In 2019 the Scottish Government introduced No One Left behind which sought transformational change with the ambition to develop better aligned and integrated employability service in Scotland. The first phase has been completed and it has been announced, after some delay, that phase 2 will commence in April 2022. Phase 2 will see the cessation of the Employability Fund and Community Jobs Scotland in March 2022, there will be a move from national to local governance arrangements and a move towards collaboration and co-production. There will be a sustained shift towards user engagement, collaboration in service design, and more effective and improved partnership working through increased local governance. Moving to a local governance approach will allow Local Employability Partnerships, statutory bodies including Skills Development Scotland, Department for Work and Pensions, Colleges, the third sector and business representatives to work together with local communities to design and deliver services that best meet local needs.
- 5.3 Recently the Minister for Just Transition, Employment and Fair Work and the COSLA spokesperson for Community Wellbeing stressed this is not removing funding from the system. Nor is it additional money being awarded to Local Authorities. No One Left Behind will see a move from the national funding of programmes to a local commissioning and grant approach, and it will continue to deliver a mixed economy of provision at a local level. Local Authorities will be the lead accountable bodies in administering the funds but the services that are required to be commissioned will be determined by the Local Employability Partnerships, which is chaired by the Local Authority.
- 5.4 The Inverclyde Local Employability Partnership in Inverclyde has recently been re-established to ensure that work to deliver No One Left Behind in April 2022 is progressed. The LEP will develop a local Delivery Plan which will enable more inclusive, aligned and responsive services.

6.0 IMPLICATIONS

6.1 Finance

There are no direct financial implications arising from this report as this is an update on previously approved financial commitments.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

6.2 Legal

There are no direct legal implications arising from this report.

6.3 Human Resources

There are no direct human resource implications arising from this report.

6.4 Equalities

Equalities

(a) 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

(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	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?

X

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

NO

6.5 Repopulation

There are no direct repopulation implications arising from this report.

7.0 CONSULTATIONS

7.1 None.

8.0 BACKGROUND PAPERS

Appendix 1: Employability Contract Services Performance April 2020-March 2021
Appendix 2: Employability Contract Services Performance April 2021-August 2021

Appendix 1:

Employability Contract Services Performance April 2020-March 2021

Contract	Summary of Activity	Information	12 month target	Actual	% of Target
Progress	Supporting unemployed/inactive residents with a health barrier by providing specialist health advice, training, supported employment and job placement opportunities.	Number of clients supported	55	49	89.09%
		No of clients progressing to further/higher education or other training leaving the contracted activity	8	5	62.50%
		Number of supported employment placements/job placements directly provided	18	13	72.22%
		Number of clients gaining a partial or full vocational training	30	22	73.33%
		Number of clients with greater confidence to progress into work	35	32	91.43%
		Number of clients progressing to employment on leaving the project	22	15	68.18%
		Employment advice, advocacy and guidance	Delivers services in the field of Employment Rights and Work Related issues including specialist advice, advocacy, and guidance on employment rights including employment law, workplace health & safety and occupational health.	Number of clients supported	500
Number of clients remaining in employment	400			455	113.75%
Number of job retention hearings, attended	60			63	105%
Number of clients with greater awareness of their employment rights	460			462	100.43%
Employability Services	Provides a range of activity for those wanting to improve confidence, motivation and skills to enable progression to further/higher education, employment, self-employment and volunteering. Pre-vocational and vocational training in a range of sectors	Total number of clients	740	214	28.92%
		Clients aged 16-29		112	
		Clients aged 30+		102	
		Number gaining qualification	396	34	8.59%
		Number moving into employment	260	45	17.31%
		Number of ILM clients	12	8	66.67%
		Number supported to address financial barriers to employment	250	160	64.00%

	provided. Employer Engagement/Job Brokerage and in-work support are also provided. Local third sector organisation Financial Fitness, delivers specialist support to clients.				
Work experience programme	Provision of funded employment within the local community. Offering 6 months of employment paid at the National Minimum wage.	Total number of clients	60	53	88.33%
Employer engagement	A dedicated service that will work with local employers to assess their recruitment practices and workforce demographics to promote diversity and inclusive practice. Assistance with all aspects of the recruitment process is available. The service also provides a suite of training packages including Disability Awareness, Autism Awareness, Mental Health in the Workplace, Assistive Technology Awareness, Employment Law Basics, Access to Work training and Equality & Diversity Training. In-work support for the employer and employee is also provided	Total number of employers supported	55	31	56.36%
		Number of employers worked with via the Inclusive Workplace Toolkit to assess their recruitment practices		6	
		No. of employers undertaking Enables free training resources		31	
		No of employers provided with In-Work Support		0	
		Total number of employers sign-posted to Inverclyde Council for other business support		13	

Appendix 2:

Employability Contract Services Performance March 2021-August 2021

Contract	Summary of Activity	Information	12 month target	Actual	% of Target
Progress	Supporting unemployed/inactive residents with a health barrier by providing specialist health advice, training, supported employment and job placement opportunities.	Number of clients supported	55	34	61.82%
		No of clients progressing to further/higher education or other training leaving the contracted activity	8	1	12.50%
		Number of supported employment placements/job placements directly provided	18	7	38.89%
		Number of clients gaining a partial or full vocational training	30	13	43.33%
		Number of clients with greater confidence to progress into work	35	27	77.14%
		Number of clients progressing to employment on leaving the project	22	9	40.91%
Employment advice, advocacy and guidance	Delivers services in the field of Employment Rights and Work Related issues including specialist advice, advocacy, and guidance on employment rights including employment law, workplace health & safety and occupational health.	Number of clients supported	500	176	35.20%
		Number of clients remaining in employment	400	173	43.25%
		Number of job retention hearings, attended	60	31	51.67
		Number of clients with greater awareness of their employment rights	460	176	38.26%
Employability Services	Provides a range of activity for those wanting to improve confidence, motivation and skills to enable progression to further/higher education, employment, self-employment and volunteering. Pre-vocational and vocational training in a range of sectors provided. Employer Engagement/Job	Total number of clients	740	202	27.30%
		Clients aged 16-29		117	
		Clients aged 30+		85	
		Number gaining qualification	396	74	18.69%
		Number moving into employment	260	31	11.92%
		Number of ILM clients	12	0	0%
		Number supported to address financial barriers to employment	250	55	22.00%

	Brokerage and in-work support are also provided. Local third sector organisation Financial Fitness, delivers specialist support to clients.				
Work experience programme	Provision of funded employment within the local community. Offering 6 months of employment paid at the National Minimum wage.	Total number of clients	60	34	56.67%
Employer engagement		Total number of employers supported	55	11	20.00%
		Number of employers worked with via the Inclusive Workplace Toolkit to assess their recruitment practices		0	
		No. of employers undertaking Enables free training resources		11	
		No of employers provided with In-Work Support		0	
		Total number of employers sign-posted to Inverclyde Council for other business support		0	

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	ENV/026/21/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Housing Update		

1.0 PURPOSE

- 1.1 To update Committee on a number of current housing issues.

2.0 SUMMARY

- 2.1 This report updates Committee in Section 5 on the process for the development of the next Local Housing Strategy from 2023-28 and seeks approval for the funding of a House Condition Survey from the repairs and renewals fund.
- 2.2 Section 6 of the report updates Committee on the Acquisition Strategy agreed with the Scottish Government and the RSLs. The strategy will provide additional funding from Inverclyde's Resource Planning Assumption (RPA) to assist RSLs in the purchase of properties for particular housing needs or where the purchase will have strategic value, for example in enabling stock improvements. Recommendation 3.3 covers how the Council can contribute to this process through the use of the Affordable Housing Fund.
- 2.3 Section 7 updates members on progress in the Specialist Housing Review including the policy for wheelchair accessible homes and details the next steps in the review process. Ultimately the review will contribute to the next Local Housing Strategy. Section 8 covers the Council's obligations in respect of Empty Homes and how the role of the Empty Homes Officer might be developed going forward.
- 2.4 Section 9 is an update on the two returns the Council must make to the Scottish Housing Regulator as both a landlord for the former tied houses and in its role delivering the Homelessness Service. Recommendation 3.4 covers the approval of the annual Assurance Statement which is included at **Appendix 1**.
- 2.5 Section 10 of the report is an update on the Area Based Schemes (formerly HEEPS) and Section 11 is a brief update on progress on the Strategic Housing Priority Areas.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the contents of this report.
- 3.2 That the Committee approves the procurement of the Local House Condition Survey; authorises the Interim Service Director, Environment & Economic Recovery to accept the most economically advantageous tender and approves the funding of the Survey from the Housing Repairs & Renewals Fund at a cost of up to £90k subject to approval by the Policy & Resources Committee.

- 3.3 That the Committee approves the use of the Affordable Housing Fund where necessary and where funding allows to support any acquisitions for purpose 3 in 6.3 and grants delegated powers to the Interim Service Director, Environment & Economic Recovery to approve funding in consultation with the Chief Financial Officer.
- 3.4 That Committee approves the Annual Assurance Statement for 2020-21.

Martin McNab
Interim Head of Public Protection & Covid Recovery

4.0 BACKGROUND

- 4.1 There are a number of areas arising from Inverclyde Council's role as a strategic housing authority which Committee should be updated on. The most important of these is the development of the next 5 year Local Housing Strategy which will be developed over the coming year. This report also updates members on a number of pieces of work which have been under development with partners including RSLs, the Scottish Government and the Inverclyde HSCP over the last year including the Acquisition Strategy and the Specialist Housing Review.
- 4.2 Other pieces of work which have been progressed include the ongoing process of developing Area Based Schemes for insulation and energy efficiency, formerly known as HEEPS. The development of the strategy in relation to Empty Homes ties in to both the LHS and the current development of the LTE policy.
- 4.3 The Council is required in its role as both a landlord in relation to the former tied houses and in its role in relation to homelessness to make two returns annually to the Scottish Housing Regulator. These are the Annual Return on Charter (ARC) and the Annual Assurance Statement. The latter requires to be approved by committee and is attached at **Appendix 1**.

5.0 LOCAL HOUSING STRATEGY 2023-2028

- 5.1 The Housing (Scotland) Act 2001 places a statutory duty on Local Authorities to prepare a Local Housing Strategy (LHS) supported by an assessment of housing need and demand every five years. Inverclyde Council's Housing Strategy team are responsible for preparing and developing the LHS with the current strategy expiring in December 2022, covering the 2017-2022 time period.
- 5.2 The Housing Strategy team are currently on track to develop the next iteration of the Inverclyde LHS by the end of 2022, ready for the 2023 – 2028 period. Initial discussions and preparation has commenced on LHS development and in particular how the team are going to effectively consult and engage with our key strategic stakeholders to incorporate their ideas appropriately and shape the future strategy. Stakeholder consultation (Registered Social Landlords, Planning Policy, HSCP) will take place in Autumn 2021 with initial workshop discussions focusing on what the key housing issues are for the area, incorporating the Scottish Government's Housing to 2040 vision and principles.
- 5.3 Furthermore, the Housing Strategy team along with Inverclyde Council's Planning Policy team are partners within the Glasgow Clyde Valley Housing Market Partnership (HMP). The HMP are responsible for developing the new Glasgow and Clyde Valley Housing Need and Demand Assessment (HNDA3) and work to this end is ongoing. It is anticipated that HNDA3 will be completed winter 2021. This will provide the Housing Strategy team with a robust and credible evidence base to develop the next iteration of the Inverclyde LHS, complementing the extensive stakeholder consultation which will be undertaken.
- 5.4 The Housing (Scotland) Act requires Local Authorities from time to time to carry-out assessments on the condition of housing in their area. In order to assess the condition of the private housing the Council requires to commission a local housing condition survey (LHCS) for the private stock. This survey will also provide household information and an assessment of the energy efficiency of the properties. The last LHCS was in 2010/11 and the service originally intended to commission a survey in 2020-21 to inform the LHS.
- 5.5 The LHCS informs the future direction of the Local Housing Strategy and provide support information to access any available funding from Scottish Government to improve the condition or energy efficiency of housing in Inverclyde. A sample of the private housing will be surveyed and order to get statistically significant condition information for geographical locations in Inverclyde and for our older stock primarily in town centres the sample size will require to be around 1400 units. The budget for this will need to be around £90K and the CMT recommends that this should be funded from the Housing Repairs & Renewals Fund.

6.0 ACQUISITION STRATEGY

- 6.1 Action 7 of the Housing Contribution Statement 2019-2024: 'Assess whether an Acquisition Programme assisted by the Affordable Housing Supply Programme might better address health inequalities & build stronger communities', seeks to address unmet specialist housing requirements, added to the ongoing requirements for an appropriate supply of temporary accommodation, and the need to address stock disrepair in areas of majority RSL ownership. Housing Strategy led discussions with housing partners on the benefits of using a proportion of the Scottish Government's Affordable Housing Supply Programme funding to help purchase stock for sale on the open market as an appropriate method of meeting strategic housing objectives in Inverclyde
- 6.2 The highly successful new build programme detailed in the Strategic Housing Investment Plan helps to meet the increasing need for wheelchair accessible homes, homeless accommodation, and other specialist requirements. However buying properties from the market, in areas of existing housing, allows us to repair, renovate and regenerate; while also continuing to address the need for additional specialist provision and homeless accommodation in areas where new homes cannot be built. Housing Strategy and our Housing partners believe that an Acquisition Programme funded through the Scottish Government's Affordable Housing Supply Programme will be instrumental in addressing health inequalities & building stronger communities in Inverclyde.
- 6.3 The current SHIP 2021-2026, agreed at the Environment & Regeneration committee on 14 January 2021, alerted the Scottish Government's More Homes division to Housing Strategy's intention to work with our Housing and Health partners and pursue an Acquisition Programme. An Acquisition Programme business case and accompanying evidence base was sent to More Homes in March this year detailing our rationale for the programme, and suggestions for how we could proceed. Successful partnership working delivered the fundamental aims of the Acquisition Programme:
1. To consolidate stock for management and improvement purposes.
 2. To secure stock where there is limited supply and limited development opportunities.
 3. To secure stock for households with particular requirements.
- 6.4 The Acquisition Programme was subsequently agreed between the council, RSLs and the Scottish Government in July of this year. Inverclyde will receive up to £2m grant funding (at a rate of 50% of purchase price, up to £50,000 per property) through the Affordable Housing Supply Programme in the 2021/22 financial year. This funding will be matched by the contributing RSLs: Cloch Housing Association, River Clyde Homes, Link Housing, Larkfield Housing Association and Oak Tree Housing Association. As part of Inverclyde Council's commitment to the Acquisition Programme subject to Committee agreement it is proposed to use the affordable housing fund to support any acquisitions for purpose 3 in 6.3 above where partners have identified a significant need which can be met by a property coming onto the market for which the available funds from More Homes and the RSL would be unlikely to secure the purchase.
- It is likely that a decision to contribute would need to be made at short notice to secure a property. It is therefore recommended that delegated powers be granted to the Interim Service Director Environment & Economic Recovery to approve funding in consultation with the Chief Financial officer subject to sufficient funds being available in the Affordable Housing Fund appendix 1 details the proposed process for this. An annual update will be brought to committee on any acquisitions supported by the affordable housing fund.
- 6.5 The partners involved in the Acquisition Programme will endeavour to purchase around 40 homes to add to the affordable housing stock within areas of existing housing in Inverclyde in 2021/22; and a desire to continue the programme in the 2022/23 financial year will be clearly expressed in the Strategic Housing Investment Plan. An Acquisition Programme Delivery Group has been established with membership from Housing Strategy, RSLs, HSCP and Homelessness, to ensure that all 3 strategic objectives are considered, and to provide a swift response to suitable opportunities on the market.

7.0 SPECIALIST HOUSING PROVISION REVIEW UPDATE

- 7.1 A working group comprised of members of the Housing Partnership Group embarked upon a Specialist Housing Provision Review to address Action 1 of the Housing Contribution Statement 2019-2024: 'Use evidence based need and demand to identify specialist housing provision requirement early in the planning of the Affordable Housing Supply Programme'
- 7.2 The Interim Review by the Specialist Housing Provision working group highlighted the need for more wheelchair housing in Inverclyde and the Housing Partnership Group's recommendation for a revised wheelchair accessible housing target was fed into the consultation process of Inverclyde's Proposed Local Development Plan.
- 7.3 The Proposed Plan, taken to the Environment and Regeneration Committee on 13 April 2020, received Committee approval for the implementation of a new Wheelchair Accessible Housing Policy: "POLICY 21 - WHEELCHAIR ACCESSIBLE HOUSING - The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units."
- 7.4 Therefore all new developments in Inverclyde are now required to provide wheelchair accessible housing, regardless of tenure. RSLs are building more than 40 affordable wheelchair accessible homes in Inverclyde through the Affordable Housing Supply Programme, however the new Wheelchair Accessible Housing policy now also requires private developers to provide wheelchair accessible homes on any future sites of at least 20 units in Inverclyde.
- 7.5 The successful adoption of the Wheelchair Accessible Housing policy will help to address the unmet need for wheelchair housing in Inverclyde, and increase the housing options for wheelchair users. A new Specialist Review Group led by HSCP has now been set up to progress the Specialist Housing Provision Review and address the housing needs of all other client groups who may require specialist housing. The final Specialist Housing Provision Review paper is expected in the coming months with progress being reported to the Strategic Planning Group in the meantime. Members in the Specialist Review Group will ensure that the final Specialist Housing Provision Review will consider the specialist provision requirements of all age groups, in all types of household, across all tenures. This will include any specialist housing needs of the following groups as detailed in the Local Housing Strategy guidance:

- Disabled people
- People with learning disabilities
- People who are vulnerable, frail, living with dementia, needing support to remain at home/living in the community
- Gypsy Travellers
- Travelling Showpeople
- People with autism
- People with mental health problems
- People with complex needs
- People leaving supported accommodation – persons with convictions, looked after children, people with high support needs currently either in long term care in hospital or out of area placement, those discharged from hospital or a similar institution
- People who require supported accommodation – e.g. at risk families, people who are homeless, those who cannot live independently
- Young people transitioning to independent living for the first time
- Ethnic minorities, including migrants, asylum seekers and refugees
- Lesbian, gay, bisexual and transgender people

8.0 EMPTY HOMES

- 8.1 To create attractive and sustainable places in Inverclyde, one of the key aims of the Inverclyde LHS 2017-2022 was to tackle empty homes and low demand, unattractive housing stock causing blight on the area. In relation to Empty Homes, the Scottish Government's 2019 LHS guidance clearly outlines what is expected of Local Authorities under the statutory duty in preparing a robust and evidenced LHS including:

- Set out the number of empty homes in the local authority area and the authority's plans to

address this, including the use of CPO powers as appropriate.

- Include a target for the number of empty homes to be brought back into use over the lifetime of the LHS and for this to be reflected in the LHS action plan.
- A statement of how the local authority is supporting the development of new sustainable communities and what is being done to help make existing communities more sustainable.
- A short explanation of the nature and function of town centres within the local authority area and how the local authority is using the Town Centre First Principle where any investment decisions have been made.
- How the Place Principle is being used to deliver change within communities and achieve desired outcomes.
- A clear commitment to the use of CPOs and other planning tools as appropriate, in supporting regeneration and tackling empty properties.
- Information on the extent of empty properties in the local authority area, an explanation of what the plans are for bringing these homes back into use (i.e. employing an empty homes officer and using empty homes loans/grants) and what the impact of this will be in addressing local housing need.

The Inverclyde LHS 2023-28 will be expected to articulate the work which will be carried out in relation to the above tasks accompanied by a detailed action plan to achieve this.

- 8.2 The previous Empty Homes Officer was funded jointly by Inverclyde Council and River Clyde Homes, employed by RCH and spending 50% of her time working for each organisation. RCH decided in 2020 that they no longer wished to participate in the project and their contribution for 2020-2021 was met by Shelter Scotland. RCH decided that they no longer wished to host the position from 2021 onwards resulting in the Officer leaving their employment in June 2021. The funding for the post from Inverclyde Council was from the Scheme of Assistance.
- 8.3 Officers are considering the best way to fund and deliver the Empty Homes function going forward. In order to give members input into this process it is proposed that members will be consulted on the future delivery of the Empty Homes function as part of the review of the Council's Long Term Empty policy in the near future.

9.0 ANNUAL RETURN ON CHARTER AND ASSURANCE STATEMENT

- 9.1 The Council is required to make two returns to the Scottish Housing Regulator (SHR) annually. These are the Annual Return on Charter (ARC) and the Assurance Statement. The returns arise from the Council's ongoing role as a landlord in relation to the former tied houses and to the Council's Homelessness Service.
- 9.2 The ARC return primarily focusses on the condition of the stock held by social landlords, both RSLs and Local Authorities. The return runs to 52 pages and, in the case of landlords with significant stock is an extremely detailed document. Key data in the return includes:
- Tenant satisfaction
 - Compliance with the Scottish Housing Quality Standard
 - Repairs performance
 - Compliance with the Energy Efficiency Standard for Social Housing

As the total stock level for Inverclyde Council amounts to only 10 properties, rather than including the full ARC for members it is more practical for members to see the summary of the ARC return which can be seen at <https://www.housingregulator.gov.scot/landlord-performance/landlords/inverclyde-council>.

- 9.3 Members may recall the 2020-21 Annual Assurance Statement approved by this committee in January 2021. The 2021-22 Assurance Statement is due to be submitted by 31st October and is attached at **Appendix 2** for approval.
- 9.4 There have been no breaches of the regulatory requirements in respect of homelessness in the period since the 2020-21 statement.

10.0 ENERGY EFFICIENT SCOTLAND AREA BASED SCHEMES (FORMERLY HEEPS)

- 10.1 To date Inverclyde Council (IC) has been awarded £13,361,669 from the Scottish Government (SG) for the Energy Efficient Scotland Area Based Scheme (ABS), formally known as HEEPS, to provide energy efficiency measures, predominately External Wall Insulation (EWI) to homeowners. This includes £1,462,261 awarded for 2021-22.

The objectives of ABS funding are to:

- Provide measures to private households in or at risk of fuel poverty that help to reduce energy usage and costs;
 - Deliver the Fuel Poverty Strategy and Energy Efficient Scotland programme;
 - Enable and support eligible homes receiving support from ABS to have achieved an Energy Performance Certificate (EPC) rating of C or better by 2030;
 - Ensure that householders, installers/workers and their families are protected against the risk of COVID-19 transmission;
 - Secure Energy Company Obligation (ECO) and other funding/investment to maximise the impact of ABS projects and funding;
- 10.2 Criteria set by the Scottish Government is for councils to work with Registered Social Landlords (RSL's), when possible, on collaborative programmes and as such it is quite often the RSL which will be the driving force behind a programme. The RSL pays for their own property and IC provides ABS funding towards the cost to the homeowner. Currently we are completing the scheme in Cowdenknowes funded from 2020-21. Areas currently in consideration for the next phase of the programme are Killearn Road in collaboration with Cloch Housing Association, York Road in collaboration with Larkfield Housing Association and Larkfield Road in collaboration with River Clyde Homes. Due to RSL time frames it is likely these potential projects will slip into the 2022-23 programme.
- 10.3 IC cannot rely purely on RSLs identifying programmes within the allocated funding timeframes therefore 'back up' programmes are in place to ensure that the funding allocated to Inverclyde is spent and not returned to the SG, if a RSL has properties in the 'back up' area they will be invited to join the programme. The Park Farm area in Port Glasgow has been identified for the 2021-22 programme. It is an area recognised as having poor housing and is within the lowest 20% SIMD areas with low levels of income leading inevitably to fuel poverty and ill health, initially 159 privately owned properties will be targeted. It is also intended to offer Solar Photovoltaic (PV) panels to those households identified as being in fuel poverty or extreme fuel poverty where a clear benefit will be achieved. This will be measured where the fabric first approach fails to achieve the desired EPC rating (C) or where the householder will be at home for the majority of the day. Depending on the uptake of the overall programme, houses where EWI was previously installed may be offered PV.
- 10.4 Local Authorities may have to provide evidence in support of the area/measures mix identified for programmes, including:
- Energy Saving Trust home analytics data
 - Local house condition survey information
 - Evidence from the Home Energy Efficiency Database (HEED)
 - Evidence from SIMD and Cavity Insulation Guarantee Agency
 - Evidence from Local Strategy and Community Planning strategies

- Other administrative data on subjects such as child poverty, school meals, benefits entitlements etc.

10.5 Over and above the EWI programme, it is planned to carry out an Internal Wall Insulation (IWI) programme for private homeowners living in pre 1919 tenements within the lowest SIMD data zones in the central of Greenock. This will assist low income householders suffering from fuel poverty to improve their energy efficiency. It will be a free scheme through ABS and ECO funding and will include a redecoration allowance. RSLs within these areas have been invited to join this programme.

Due to the Publicly Available Specification (PAS) 2035 on energy retrofit measures and SG ABS funding cap homeowners contributions could double, we are currently waiting on further instruction from the SG on moving forward.

11.0 STRATEGIC HOUSING PRIORITY AREAS

11.1 Members will be aware that it had been the services intention to bring the Eastern Gateway Study to Committee in the course of 2021. There remain some issues around the feasibility of some of the proposals particularly with regards to costings. We will have further discussions with the consultants on this element prior to bringing the report to Committee and discussing the implications with partners including RSLs and the Scottish Government.

11.2 The Central Greenock Study is out to tender and the Service will now begin work on the specification for the Central Port Glasgow Study.

12.0 IMPLICATIONS

12.1 Finance

There are no new financial implications arising from this report.

Financial Implications - One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Local House Condition Survey		2021-22	90	Repairs & Renewals Fund	
Affordable Housing Fund		2021-22	150		For contribution to one of acquisitions which would make a significant and material difference to the lives of those with specialist housing need.

Annually Recurring Costs/(savings)

Cost Centre	Budget Heading	With effect from	Annual net impact £000	Virement From	Other Comments
N/A					

12.2 **Legal**

None.

12.3 **Human Resources**

None.

12.4 **Equalities**

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

	YES (see attached appendix)
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.

(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

Repopulation

12.5 Better quality affordable housing should have a positive impact on repopulation.

13.0 CONSULTATIONS

13.1 None.

14.0 BACKGROUND PAPERS

14.1 None.

Inverclyde Acquisition Programme 2021/22: Process for securing stock for households with particular requirements where market value exceeds £100k

Suitable property identified by RSL or HSCP. Market value exceeds £100k

Details sent to Housing Strategy and tripartite agreement sought

If suitability agreed, Housing Strategy contact More Homes to request additional grant contribution

Housing Strategy seek approval from Interim Service Director, Environment & Economic Recovery, to release to release funds to an agreed maximum level believed necessary to secure the property taking into account the importance of the acquisition both to the proposed tenants but also in reducing spend in other areas.

If Interim Service Director approves, and More Homes agree to the higher grant contribution, RSL is provided with funding from Affordable Housing Fund to secure acquisition

Agreed funding reported to the Corporate Management Team

Annual update provided to Environment & Regeneration Committee on support afforded by the Affordable Housing Fund to the Acquisition Strategy

Annual Assurance Statement: Inverclyde Council

The purpose of this Annual Assurance Statement is to reassure the Scottish Housing Regulator, our tenants and other service users that Inverclyde Council complies with its regulatory and statutory obligations as set out in section 3 of the regulatory requirements. In areas where there is no (or part) material compliance we have indicated how we are planning to improve in those areas and the timeframe for improvement.

As a local authority we can confirm that we meet our statutory duties to prevent and alleviate homelessness, together with our duties regarding our legal obligations associated with housing and homelessness, equality and human rights and tenant and resident safety. As Inverclyde Council only has a limited housing stock, most of which are on secure tenancies, our tenants have a direct relationship with officers and the customer/landlord relationship must be considered within that context.

We can confirm that Inverclyde Council achieves all but the following standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services:

The homeless service is in a period of recovery from the pandemic and continues to work with all statutory agencies and within guidelines to ensure the needs of people threatened with or in a homeless situation have their needs assessed and met. This includes an number of focused areas of improvement and increased levels of partnership working with local RSL's , Third sector providers and HSCP partners, This includes a refreshed internal performance monitoring framework and team plan, linked to the Inverclyde RRTP, housing contribution statement and HSCP Strategic plan.

Our Rapid Rehousing Transition Plan update was submitted to Scottish Government in July 2021 and will action any feedback given. The RRTP is overseen by a Steering Group, with the Rapid Rehousing Partnership Officer facilitating partnership work across a range of workstreams to ensure local implementation of the plan including implementation of the Housing First model.

There have been no breaches in the timeframe between October 2020 and October 2021.

All of Inverclyde Council's housing stock currently meets the Scottish Housing Quality Standard (SHQS) however, there are 4 houses which do not meet the requirements of the Energy Efficiency Standard for Social Housing (EESH). These houses require external wall insulation. All houses also require to have an Energy Performance Assessment carried out.

Inverclyde Council is engaged with River Clyde Homes regarding a potential transfer of its housing stock to the RSL. That includes arriving at agreed terms and conditions of transfer before engaging with the tenants. River Clyde Homes has carried out condition surveys on all the Council's housing stock and once agreed terms of transfer have been achieved, all affected tenants will be contacted to advise of the Council's proposals, the council will also provide for the tenants to be given access

to TPAS who will give support to the tenants and advise them of their rights. Finally assuming agreement is reached with RCH then a ballot will be carried out and if a majority of tenants agree to the transfer then it will go ahead.

The Council has three houses which are located within parks, two of which are not on Scottish Secure Tenancies and are therefore not affected by the legislation. At the present time the Council is considering its position regarding retaining ownership of the third park house.

Should River Clyde Homes be unable to achieve agreed terms and conditions for transfer of the houses then the Council will consider transfer of the houses to another local Registered Social Landlord.

The consultation cannot commence until such time as agreed terms and conditions of transfer have been agreed.

We confirm that we have utilised and considered appropriate evidence to give us this assurance. This Assurance Statement was formally approved by the Council's Environment & Regeneration Committee on 28th October 2021.

Cllr Michael McCormick
Convenor
Environment & Regeneration Committee
Inverclyde Council

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Head of Legal Services	Report No:	CM/LS/086/21
Contact Officer:	Anne Sinclair	Contact No:	01475 712710
Subject:	Information Relating to Pontoons in Inverclyde – Request by Councillor Brooks		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Council of a request received from Councillor Brooks in the following terms:
- 1.2 “This committee asks the Interim Service Director, Environment & Economic Recovery, to provide a report to the next meet of the Environment & Regeneration Committee detailing the;
- Capital expenditure costs of providing “Pontoons” at the East India Harbour, Greenock;
 - Any annual costs to maintain the pontoons in a safe and operational state;
 - The income, to March 2021, generated from the pontoons;
 - The management protocols/arrangements for service provided by the pontoons;
 - The insurance burden placed on the Council as a result of this service;
 - The occupancy of the facility since it was commissioned.”

2.0 RECOMMENDATION

- 2.1 That the Council considers the request by Councillor Brooks.

Anne Sinclair
Interim Head of Legal Services

Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Environment & Economic Recovery	Report No:	ENV020/21/SJ/GC
Contact Officer:	Stuart Jamieson	Contact No:	01475 715581
Subject:	Consultation re Proposed Lease of - Advertising Hoarding Site, 95 Dalrymple Street, Greenock		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek authority from the Committee for officers to commence a consultation in relation to a proposed lease of the advertising hoarding site at 95 Dalrymple Street, Greenock, being property forming part of the common good.

2.0 SUMMARY

- 2.1 Officers are in discussion with a prospective tenant regarding a proposed lease by them from the Council of the Advertising Hoarding site at 95 Dalrymple Street, Greenock. The subjects of the proposed lease form part of the common good of the former Burgh of Greenock.
- 2.2 In terms of the Community Empowerment (Scotland) Act 2015, a public consultation is required prior to the Council reaching a decision on the proposed lease. The form of consultation is set out in the body of this report.
- 2.3 This report seeks the Committee's authority for such a consultation.
- 2.4 The tenant is responsible for obtaining all Statutory consents in respect of the proposed use of the subjects.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1 Grants delegated authority to the Interim Service Director, Environment & Economic Recovery to progress a consultation in terms of the Community Empowerment (Scotland) Act 2015 in relation to the lease proposal set out in paragraph 5.1 of this report; and
- 3.2 Notes that a further report will be brought to a future meeting of the Committee on the outcome of the consultation.

4.0 BACKGROUND

- 4.1 In terms of S.104 of the Community Empowerment (Scotland) Act 2015 (the 2015 Act), before taking any decision to dispose of, or change the use of, common good property the Council local authority must carry out a consultation, in that it must:
- publish details about the proposed disposal or, as the case may be, the use to which the authority proposes to put the property as;
 - invite responses on that proposal; and
 - have regard to those responses in reaching a decision on the proposal.
- 4.2 A number of such consultations have previously been carried out by the Council. In line with the requirement of the 2015 Act and the Council's established practices such a consultation involves:
- notice of the proposal being placed at the property in question, on the Council website, in the Municipal Buildings Contact Centre, and in local libraries;
 - intimation being sent to any community group known by officers to have an interest in the property in question; and
 - Intimation being sent to any active community council in whose area the property sits.
- Guidance would be sought from Community Learning and Development colleagues on the community groups who should be advised. For a lease of the type proposed in this report, namely an at market rent lease in normal FRI terms of property in the Commercial and Industrial portfolio, officers would limit intimation to community councils to that required under the 2015 Act, namely to the community council for the area in which the property sits. The consultation must remain open for responses for a minimum period of 8 weeks.
- 4.3 The advertising hoarding site at 95 Dalrymple Street, Greenock] (the Property) is shown outlined on the plan at Appendix 1. The Property is part of the common good of the former Burgh of Greenock.
- 4.4 Officers are in discussion with a prospective tenant in relation to the Property. The proposed lease, the terms of which are detailed later in this report, would constitute a disposal of common good land for the purposes of the 2015 Act, and as consultation is therefore required.
- 4.5 As the proposed lease is for a period in excess of 5 years, it is not a matter Officers can deal with in terms of delegated powers under the Scheme of Delegation, and this lease proposal would in any event be brought to the Committee for approval. It is therefore appropriate that authority of the Committee also be sought for the initial consultation process.

5.0 PROPOSALS

- 5.1 Officers are presently in discussion with Bowman Rebecchi Limited in relation to their leasing of the Property:
- for use for the installation and thereafter operation of a digital advertising billboard at the Property;
 - for a period of 10 years;
 - at an agreed market rental, subject to regular rent reviews; and
 - otherwise, on standard full repairing and insuring terms.
- 5.2 The site at Dalrymple Street was previously suitable for use as a double advertising hoarding site. However due to hoarding visibility issues caused by a specimen of Caucasian Lime tree which has a semi- pendulous habit with the branches arising relatively high on the main trunk, the site capacity was reduced to single hoarding in 2018 following early termination of the previous tenants lease. The site has been vacant ever since. This proposed lease would maximise the income potential of the site particularly given the aforementioned reduced hoarding capacity.
- 5.3 If the recommendations in this report are approved, officers will progress a consultation in the form outlined above, and will thereafter bring a report to a future meeting of the Committee

detailing the outcome of and any responses to the consultation and seeking a decision on the proposed lease.

6.0 IMPLICATIONS

6.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

6.2 Legal

As the lease proposal constitutes a disposal in of common good property, a consultation of the type for which authority is sought is required in terms of the Community Empowerment (Scotland) Act 2015, and the Council must have regard to any responses to that consultation when reaching a decision on the proposed lease.

6.3 Human Resources

None.

6.4 Equalities

Equalities

(a) 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

(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.
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X	NO
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(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

6.5 Repopulation

None.

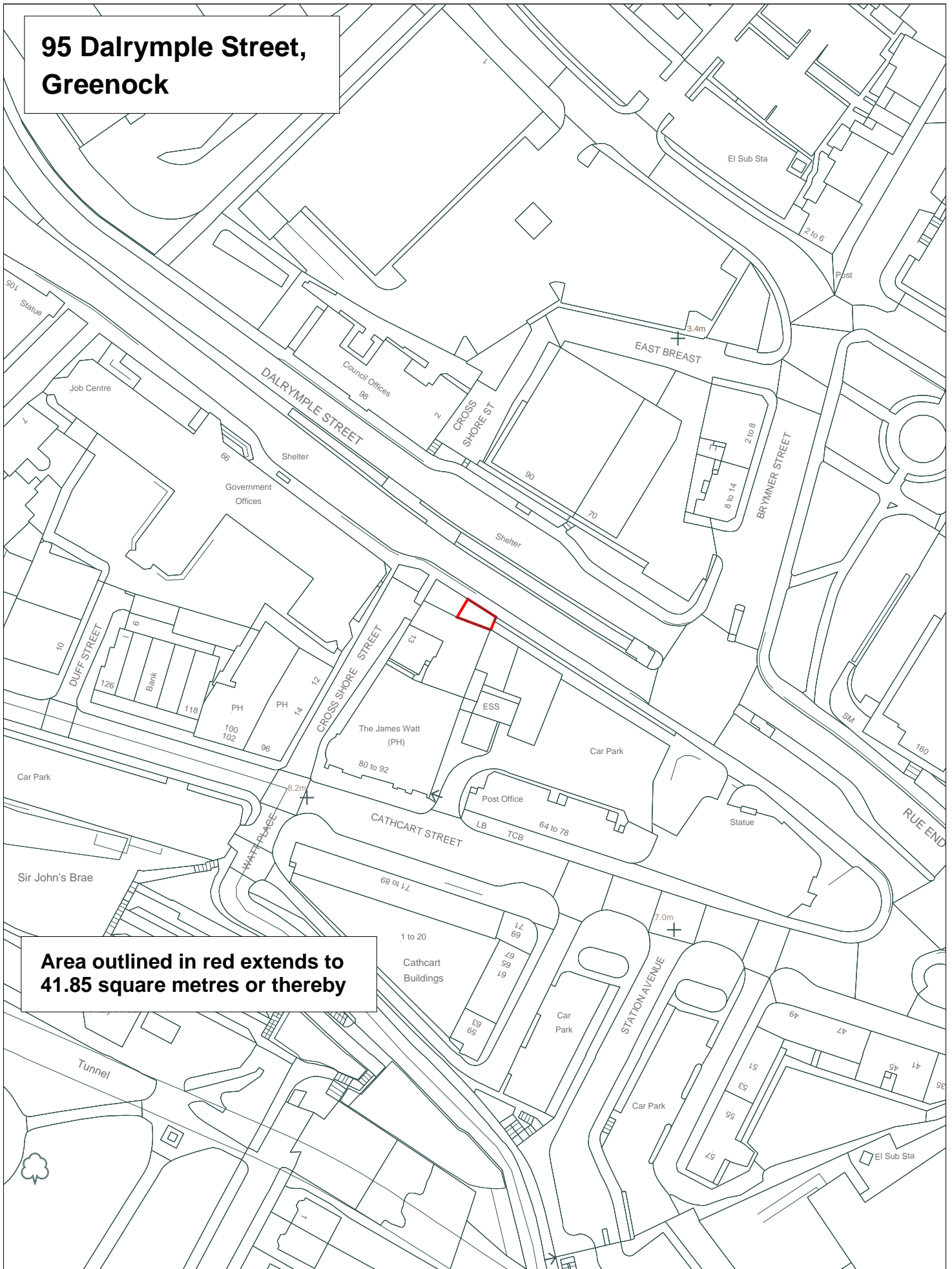
7.0 CONSULTATIONS

7.1 The Interim Head of Legal Services and the Chief Financial Officer have been consulted on the terms of this report.

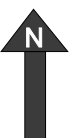
8.0 BACKGROUND PAPERS

8.1 None.

**95 Dalrymple Street,
Greenock**



**Area outlined in red extends to
41.85 square metres or thereby**



Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Corporate Services & Organisational Recovery	Report No:	ENV024/21/SJ/EM
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 terminate the current lease between the Council and the Trustees of 6th Renfrew & Inverclyde Scout Group for the land and building at, Drumshantie Road, Gourock, which is presently running on tacit relocation. The extent of the current lease is shown outlined on the plan attached at **Appendix 1**.
- 1.2 Seek authority to exchange ownership of two areas of land; the first being land at Fancy Farm Tenant's Hall which is owned by Oak Tree Housing Association (OTHA) and which amounts to 106.57sqm. and the second which is Council owned land at Graham Street, Greenock and which amounts in total to 104.16sqm. Both areas of land are outlined on the plans at **Appendix 2a and 2b**.
- 1.3 Seek authority to carry out a public open space consultation for land at:
 - Park Farm, Port Glasgow

The area of land is outlined on the plan attached at **Appendix 3**. The consultation is required to obtain and consider the views of the community on the proposal for this site, all as detailed in the body of the report; thereafter a report will be brought back to this Committee on the results of that consultation.

- 1.4 Update Committee on the current position relating to the proposed transfer of tenant's houses to River Clyde Homes (RCH).

2.0 SUMMARY

Renunciation of Scout Lease – Drumshantie Road, Gourock

- 2.1 The 6th Renfrew & Inverclyde Scout Group currently lease the land and hall at Drumshantie Road, Gourock. The lease is currently running on tacit relocation, however the scouts have confirmed that they now wish to terminate this lease as they are about to take a new 25 year lease of the Kirn Drive Tenant's Hall, due to commence on the 1st November 2021.

Excambion – land at Fancy Farm Tenant's Hall and Graham Street, Greenock

- 2.2 The Council owns the Fancy Farm Tenant's Hall and Committee has given authority to place the site of the hall on the market for sale, however, there is a strip of land along the frontage of the site which is owned by OTHA, this strip is shown hatched on the plan at **Appendix 2a**. Recently OTHA requested that land in the ownership of Inverclyde Council, at Graham Street Greenock, be transferred to it as the land is laid out as parking bays and has been used by the

houses opposite since they were first built. Both can be considered corrective conveyancing.

Public Consultation – Park Farm, Port Glasgow

- 2.3 The Council owns land at Park Farm, Port Glasgow, this land is maintained as open space by the Council's environmental service. A local shop owner has requested permission to acquire some of this land, which is located directly to the rear of his current shop. Should Committee be agreeable to selling the land in question then an open space consultation will be required prior to any sale to obtain the views of the local community.

Proposed Transfer of Council Houses to River Clyde Homes

- 2.4 The proposed transfer of the Council's remaining housing stock was last brought before this Committee in June 2021 at which time it was reported that RCH had agreed to carry out condition surveys on the houses with a view to agreeing terms and conditions for a potential transfer of ownership. This report seeks to update Committee on the current position as regards RCH.

3.0 RECOMMENDATIONS

It is recommended that the Committee:-

Renunciation of Scout Lease – Drumshantie Road, Gourock

- 3.1 Grants delegated authority to the Interim Service Director, Corporate Services and Organisational Recovery to terminate the current lease between Inverclyde Council and the 6th Renfrew & Inverclyde Scout Group for the land and hall at Drumshantie Road, Gourock, all as shown on the plan attached at **Appendix 1**.

Excambion – land at Fancy Farm Tenant's Hall and Graham Street, Greenock

- 3.2 Grants delegated authority to the Interim Service Director, Corporate Services and Organisational Recovery, to transfer ownership of the car parking spaces at Graham Street Greenock to OTHA, in return for land at the FFTH being transferred from OTHA to the Council, both areas are as shown on the plans at **Appendix 2a and 2b**, for no consideration and otherwise on terms and conditions agreeable to the Interim Head of Legal Services and the Interim Service Director, Corporate Services and Organisational Recovery.

Public Consultation – Park Farm, Port Glasgow

- 3.3 Grants delegated authority to the Interim Service Director, Corporate Services and Organisational Recovery to carry out an Open Space Consultation for the area of land, outlined in **Appendix 3**, to obtain and consider the views of the community on the proposed sale of this land to the adjacent shop owner; and thereafter to bring a report back to this Committee on the results of that consultation together with any necessary proposals for sale.

Proposed Transfer of Council Houses to River Clyde Homes

- 3.4 Notes that RCH has completed the condition surveys for all Council houses, and also notes the recent communication by RCH stating that it will be unable to progress the transfer at this time due to internal resource pressures. As such this will affect the timescales previously reported regarding the proposed transfer and Committee is asked to consider whether a transfer to another Registered Social Landlord (RSL) should now be considered.

Alan Puckrin
Interim Service Director,
Corporate Services & Organisational Recovery

4.0 BACKGROUND

Renunciation of Scout Lease – Drumshantie Road, Gourock

- 4.1 The scouts have retained a presence at Drumshantie Road, Gourock since 1969, their current lease being for 25 years from 28th July 1992 and this is currently running on year to year by tacit relocation. The scouts have been in discussions with the Council regarding taking a new 25year lease of the Kirn Drive Tenant's Hall and this is due to commence on the 1st Nov 2021.
- 4.2 Committee authority to lease the Kirn Drive Tenant's Hall to the scouts was obtained in June 2021. Additionally Committee authority to remove the Kirn Drive Hall from the Inverclyde Leisure Licence was obtained in Sept 2021. This report now seeks authority to renounce the lease of the Drumshantie Road hall with effect from 31st October 2021, with no penalty being paid, to allow the scouts to move seamlessly into the Kirn Drive hall.
- 4.3 Once the Drumshantie Road hall is vacated a further report on its future use will be brought before this Committee for consideration.

Excambion – land at Fancy Farm Tenant's Hall and Graham Street, Greenock

- 4.4 The FFTH was declared surplus by this Committee in March 2019 when authority was given to place the hall on the market once all alterations to the Grieve Road Community Hall had completed and all classes had relocated. The works at Grieve Rd have completed and the Fancy Farm hall is now vacant pending demolition.
- 4.5 A title check was carried out on the Fancy Farm site prior to marketing when it was discovered that a strip along the frontage was not owned by the Council. On further investigation it was confirmed that this land is owned by OTHA.
- 4.6 OTHA have recently approached council officers to request that land in the Council's ownership be transferred to OTHA as it is land currently being used by their tenants for parking at Graham Street, Greenock.
- 4.7 It would appear that title to the two areas of land was not correctly conveyed at the original transfer of ownership/sale and this report seeks authority to correct these anomalies by way of corrective conveyancing.

Public Consultation – Park Farm, Port Glasgow

- 4.8 Officers recently received a request by agents representing the shop owner at Park Farm Post Office to sell a piece of land to the rear of their client's shop, so that he could extend his shop premises. The area which the agent has requested be sold is shown on the plan at **Appendix 3**.
- 4.9 The land at Park Farm is public open space and is maintained by the Council's environmental services. Officers in environmental services have confirmed that the land requested for sale is not required by them and if necessary could be sold off.
- 4.10 Prior to taking forward any negotiation for sale, as the land under consideration is public open space, an open space consultation is required to obtain and consider the views of the local community and this report seeks authority to carry out said consultation, following which the results of same will be brought back to this Committee for consideration, along with any proposed terms for disposal.

Proposed Transfer of Council Houses to River Clyde Homes

- 4.11 Reports on the proposed transfer of council houses to RCH has been brought before this Committee on a number of occasions, the last being June 2021 at which time it was reported that RCH was carrying out Condition reports on the Council's stock with a view to considering appropriate terms and conditions for a proposed transfer. Although RCH have confirmed they have completed the surveys, the reports have still to be forwarded to the Council.

- 4.12 Recently RCH has advised council officers that they do not have the staff resources available at this time to consider the transfer as they are prioritising RCH high risk activity. They have indicated that they will not be able to achieve the Dec 2021 deadline for transfer as they would be unable to support a ballot at this time.
- 4.13 At the start of this process other Registered Social Landlords were asked if they would be interested in acquiring the council's stock but only one other confirmed that it would be interested.
- 4.14 As terms and conditions have not yet been issued to the tenants, the legal timeframe for any transfer has not yet started and Committee is asked to note the position.

5.0 **IMPLICATIONS**

5.1 **Finance**

One off Costs / (Savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs / (Savings)

Cost Centre	Budget Heading	With Effect From	Annual Net Impact	Virement From	Other Comments
Rent	00970-000-61000	01/11/2021	£750		The difference in rent will be met within existing budgets.

5.2 **Legal Services**

Should the recommendations in this report be approved by the Committee:

- Recommendation 3.1 – Legal officers will enter discussion with the tenant's agents to draft and execute the necessary documentation to implement the same;
- Recommendation 3.2 – Legal officers will enter discussion with the OTHA's agents to agree and conclude missives and subsequently execute the necessary documentation to implement the same;
- Recommendation 3.3 – as the proposed disposal involves land comprising open space, then in terms of in terms of Section 27(2A) of the Town and Country Planning (Scotland) Act 1959, the Council must carry out a consultation and consider any objections to the proposed disposal; and
- Recommendation 3.4 – no legal implications.

5.3 **Human Resources**

There are no Human Resources implications arising from this report.

5.4 **Equalities**

Equalities

- (a) 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
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(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

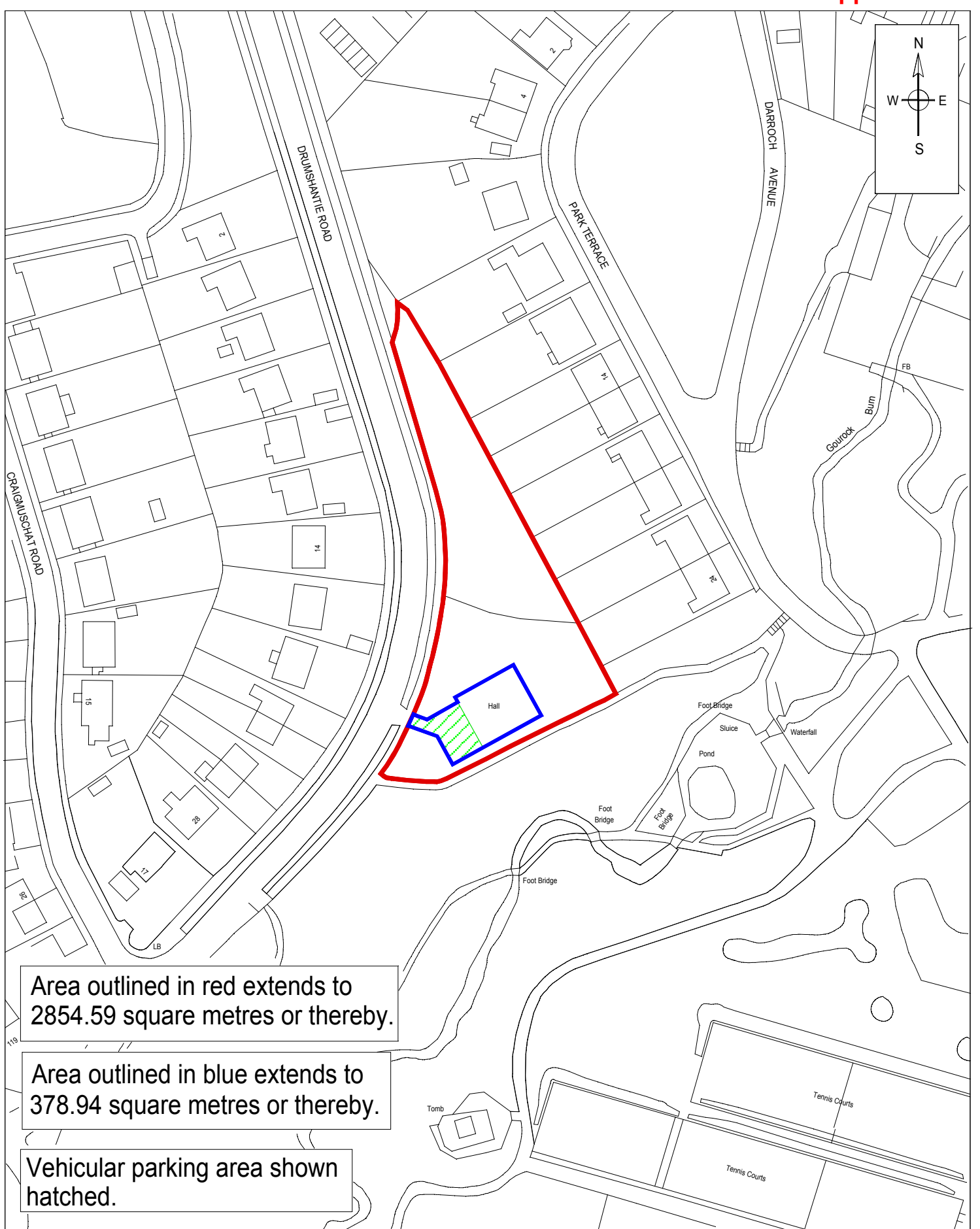
There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

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

7.0 BACKGROUND PAPERS

7.1 None.



Scouts HQ, Drumshantie Road, Gourrock

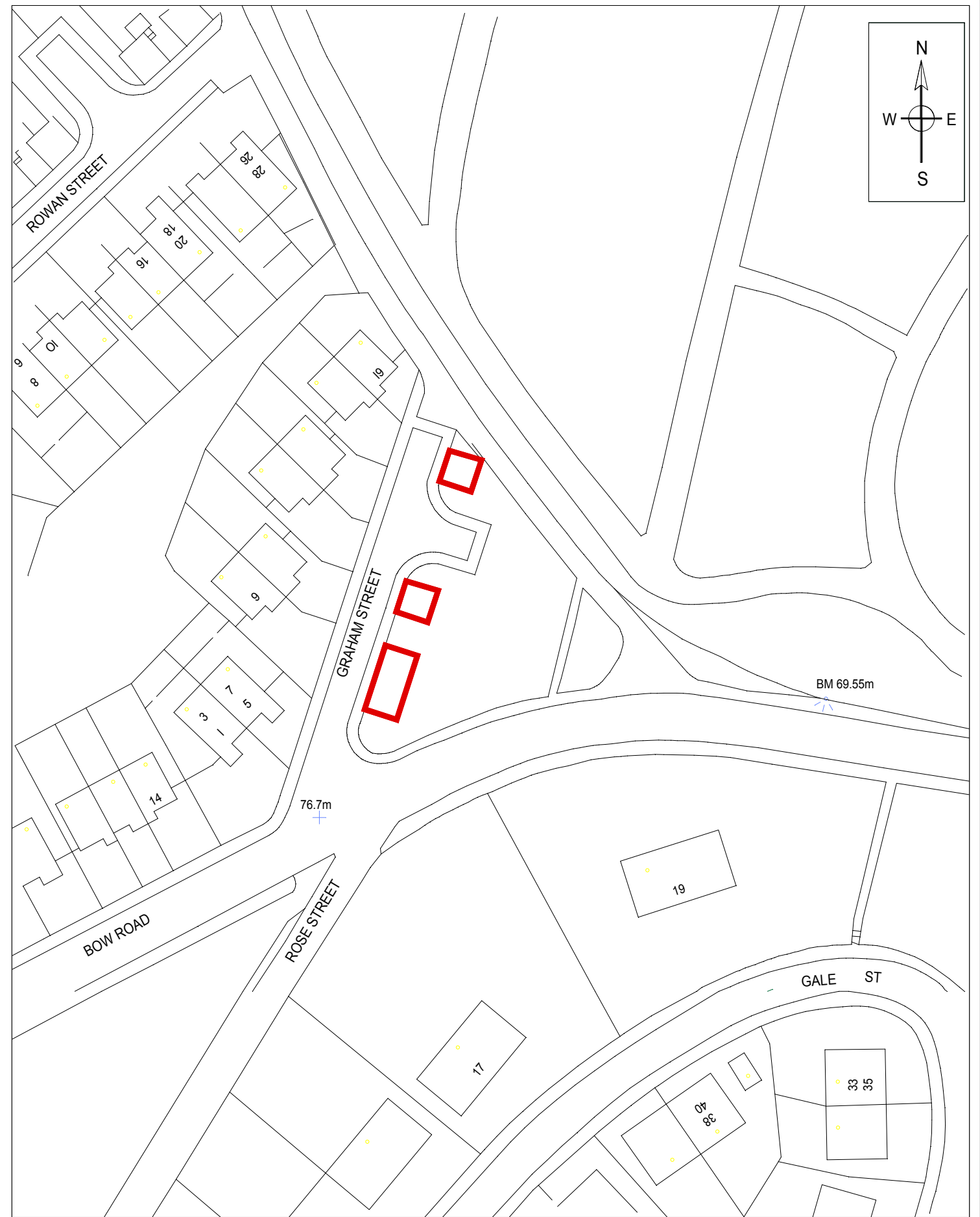
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DRAWN BY:

DATE 27/09/2017

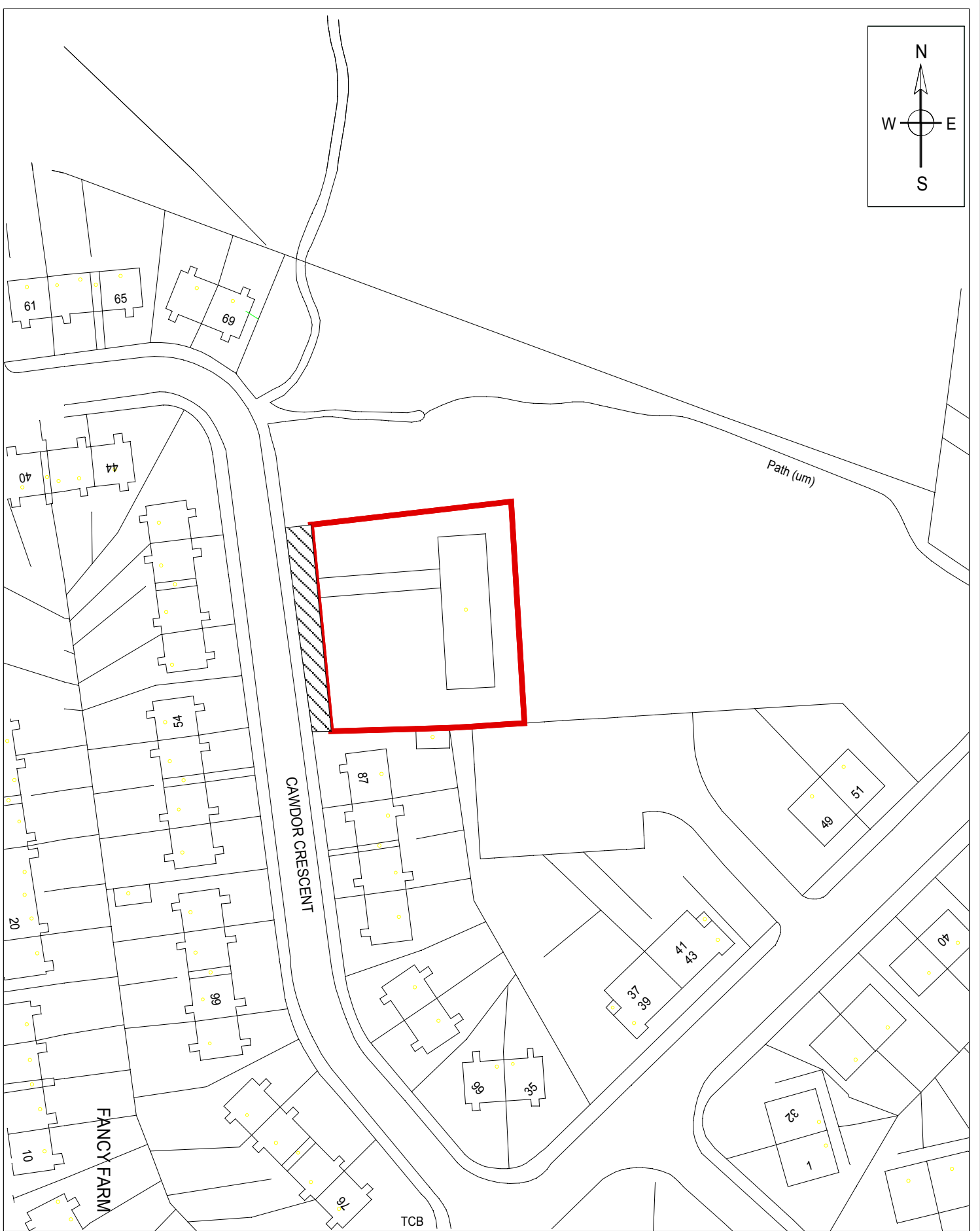
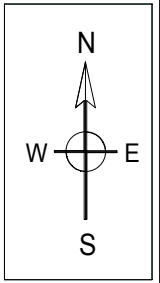
Originating Group:

Drawing No. Scouts HQ Lease
Drumshantie Road
Gourrock - 2



SCALE: 1:750		DRAWN BY:		DATE: 28/09/2021	
Originating Group:			Drawing No. Graham St, Greenock Land for transfer		

THIS PLAN IS INDICATIVE ONLY.



SCALE: 1:750		DRAWN BY:		DATE: 01/10/2021	
Originating Group:				Drawing No. Fancy Farm Comm. Hall	

THIS PLAN IS INDICATIVE ONLY.

