

## ENVIRONMENT & REGENERATION COMMITTEE – 28 OCTOBER 2021

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### Environment & Regeneration Committee

Thursday 28 October 2021 at 3pm

**Present:** Councillors Ahlfeld, Brooks, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, C McEleny, McKenzie and Nelson.

**Chair:** Councillor McCormick presided.

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

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

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

#### 437 **Apologies, Substitutions and Declarations of Interest**

437

No apologies for absence were intimated.

Declarations of interest were intimated as follows:-

Agenda Item 3 (Environment & Regeneration Capital Programme Progress and Property Related Items) – Councillor Curley

Agenda Item 5 (Greenhouse Gas Emission Reporting and Achieving Net-Zero) – Councillors Curley and Clocherty

Agenda Item 8 (Workforce Development Update) – Councillors Ahlfeld and Jackson

Agenda Item 9 (Housing Update) – Councillor Curley

Agenda Item 12 (Property Assets Management Report – Public Report) – Councillor Curley

Agenda Item 13 (Property Assets Management Report – Private Report) – Councillor Curley

Agenda Item 14 (Land Purchase / Ground Lease, Commercial Premises, Grieve Road, Greenock) – Councillor Curley

#### 438 **Environment & Regeneration 2021/22 Revenue & Capital Budget – Period 5 (31 August 2021)**

438

There was submitted a report by the Interim Service Director Corporate Services & Organisational Recovery and the Interim Service Director Environment & Economic Recovery advising the Committee of the position of the 2021/22 Revenue Budget position as at Period 5 to 31 August 2021.

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**Decided:**

- (1) that the current projected overspend for 2021/22 of £255,000 as at 31 August 2021 be noted;
- (2) that it be noted that the Interim Service Directors and Heads of Service will review areas where non-essential spend can be reduced in order to bring the Committee back on budget; and
- (3) that the current position of the 2021/24 Capital Programme and City Deal as detailed in the report and appendices be noted.

**439 Environment & Regeneration Capital Programme Progress and Property Related Items 439**

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

Councillor Curley declared a non-financial interest in this item as a Member of the Board of Inverclyde Leisure and as a member of Boglestone Community Association. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision-making process.

Councillor Nelson joined the meeting during consideration of this item of business.

Councillor C McEleny left the meeting during consideration of this item of business.

**Decided:**

- (1) that the current position of the 2021/24 Capital Programme and the progress on the specific projects detailed in the report be noted;
- (2) that it be agreed 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
- (3) that authority be delegated 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.

**440 Economic Regeneration Strategy 2021-2025 440**

There was submitted a report by the Interim Service Director Environment & Economic Recovery providing an update on the Inverclyde Economic Regeneration Strategy 2021-2025 Action Plan.

**Decided:** that the specific actions undertaken in relation to the Inverclyde Economic Regeneration Strategy Action Plan 2021-2025 as detailed in Appendix 1 of the report be noted.

**441 Greenhouse Gas Emission Reporting and Achieving Net-Zero 441**

There was submitted a report by the Interim Service Director Environment & Economic Recovery (1) informing 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; and (2) seeking approval of a Net Zero Strategy for the Council.

Councillors Clocherty and Curley declared a non-financial interest in this item as Members of the Board of Inverclyde Leisure. They also formed the view that the nature

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of their interests and of the item of business did not preclude their continued presence at the meeting or their participation in the decision-making process.

Councillor C McEleny returned to the meeting during discussion of this item.

**Decided:**

- (1) that the ongoing reduction of the Council's greenhouse gas emissions as detailed in Appendix 1 of the report be noted;
- (2) that (a) approval be given to the Net Zero Strategy as detailed in Appendix 2 of the report; and (b) that it be noted that an action plan will be developed and reported back to the Committee, setting out the detail of how the net zero target year of 2045 and interim target will be achieved, with financial implications; and
- (3) that it be agreed to amend the foreword of the Net Zero Strategy so that it includes the terminology 'climate crisis'.

### 442 General Update

442

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

**Decided:**

- (1) that the updates on (a) the Gourock – Dunoon Ferry; (b) External Organisations Governance; (c) Sustrans Funding (d) City Deal projects; and (e) Greenports as detailed in the report be noted; and
- (2) that 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 be noted.

### 443 Waste Strategy Review

443

There was submitted a report by the Head of Shared Services advising of the Council's Waste Strategy and the relevant changes in regulations and practices that will impact on the Strategy in future years.

**Decided:**

- (1) that the content of the report and the proposed expression of interest bids by officers to the Recycling Improvement Fund over future years be noted;
- (2) that (a) the continuation of the current recycle processing arrangements be agreed; and (b) the one off and recurring financial impact of the in-house option be noted; and
- (3) that it be remitted to officers to arrange for the removal of the Materials Recycling Facility equipment and obtain the best value for any items sold.

### 444 Workforce Development Update

444

There was submitted a report by the Regeneration Manager providing (1) an update on the Council's services and contracts relating to Workforce Development; and (2) detail on the impact of COVID-19 on the economy, including an update on recent UK and Scottish Government announcements on employment support.

The Regeneration Manager advised the Committee of a typographical error in the report and, accordingly, at paragraph 2.4 the words "and Inverclyde Advice and Employment Rights" should be inserted after the reference to "Enable Scotland".

Councillors Ahlfeld and Jackson declared a non-financial interest in this item as members of the Inverclyde Community Development Trust. They also formed the view that the nature of their interests and of the item of business did not preclude their

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continued presence at the meeting or their participation in the decision making process. Councillor C McEleny left during consideration of this item of business.

**Decided:**

- (1) that the services offered by the Council in relation to Workforce Development be noted;
- (2) that the current contracted and in house service performances be noted; and
- (3) that it be remitted to officers to (a) undertake a tender exercise for the future provision of employability services; and (b) report back to the Committee on the outcome of the tender process.

**445 Housing Update**

**445**

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

Councillor Curley declared a non-financial interest in this item as a Member of the Board of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision-making process.

**Decided:**

- (1) that the contents of the report be noted;
- (2) that (a) the procurement of the Local House Condition Survey be agreed; (b) authority be delegated to the Interim Service Director Environment & Economic Recovery to accept the most economically advantageous tender; and (c) approval be given to the funding of the survey from the Housing Repairs & Renewals Fund at a cost of £90,000 subject to approval by the Policy & Resources Committee;
- (3) that (a) approval be given to the use of the Affordable Housing Fund where necessary and where funding allows to support any acquisitions to secure housing stock for households with particular requirements; and (b) authority be delegated to the Interim Service Director Environment & Economic Recovery to approve funding in consultation with the Chief Financial Officer; and
- (4) that approval be given to the Annual Assurance Statement for 2020-2021.

**446 Information Relating to pontoons in Inverclyde – Request by Councillor Brooks**

**446**

There was submitted a report by the Interim Head of Legal Services on a request by Councillor Brooks that the Interim Service Director Environment & Economic Recovery provide a report to the next meeting of the Committee on pontoons in Inverclyde.

**Decided:** that it be delegated to the Interim Service Director Environment & Economic Recovery to provide a report to the next meeting of the Committee detailing (a) capital expenditure costs of providing pontoons at East India Harbour; (b) any annual costs to maintain the pontoons in a safe and operational state; (c) the income, to March 2021, generated from the pontoons; (d) the management protocols/arrangements for service provided by the pontoons; (e) the insurance burden placed on the Council as a result of this service; and (f) the occupancy of the facility since it was commissioned.

**447 Consultation re Proposed Lease of – Advertising Hoarding Site, 95 Dalrymple Street, Greenock**

**447**

There was submitted a report by the Interim Service Director Environment & Economic Recovery seeking authority for officers to commence a consultation in relation to a proposed lease of the advertising hoarding site at 95 Dalrymple Street, Greenock.

**Decided:**

- (1) that authority be delegated 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 as detailed in paragraph 5.1 of the report; and
- (2) that it be noted that a further report will be brought to a future meeting of the Committee detailing the outcome of the consultation.

**448 Property Assets Management – Public Report**

448

There was submitted a report by the Interim Service Director Corporate Services & Organisational Recovery (1) seeking 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, Gourrock; (2) seeking authority to exchange ownership of two areas of land at Fancy Farm Tenant's Hall and Graham Street, Greenock; (3) seeking authority to carry out a public open space consultation for land at Park Farm, Port Glasgow; and (4) providing an update on the current position relating to the proposed transfer of Council houses to River Clyde Homes.

Councillor Curley declared a non-financial interest in this item as a Member of the Board of River Clyde Homes. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision-making process.

**Decided:**

- (1) that authority be delegated to the Interim Service Director Corporate Services & Organisational Recovery to terminate the current lease between Inverclyde Council and the 6<sup>th</sup> Renfrew & Inverclyde Scout Group for the land and hall at Drumshantie Road, Gourrock as detailed in Appendix 1 of the report;
- (2) that authority be delegated to the Interim Service Director Corporate Services & Organisational Recovery to transfer ownership of the Council owned car parking spaces at Graham Street, Greenock to Oak Tree Housing Association in return for land at the Fancy Farm Tenant's Hall, as detailed in Appendix 2a and 2b of the report, for no consideration and otherwise on terms and conditions agreeable to the Interim Head of Legal Services and the Interim Service Director Corporate Services & Organisational Recovery;
- (3) that authority be delegated to the Interim Service Director Corporate Services & Organisational Recovery to carry out an Open Space Consultation for the area of land detailed in Appendix 3 of the report, 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 the Committee on the results of that consultation together with any necessary proposals for sale; and
- (4) that it be noted that (a) River Clyde Homes has completed the conditions surveys for all Council houses; and (b) the recent communication by River Clyde Homes stating that it will be unable to progress the transfer at this time due to internal resource pressures and as such this will affect the timescales previously reported regarding the proposed transfer; and (c) Committee considered the transfer of Council Houses to another Registered Social Landlord.

**It was agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 as amended, that the public and press be excluded from the meeting during consideration of the following items on the grounds that the business involved the likely disclosure of exempt information as defined in the respective**

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paragraphs of Part I of Schedule 7(A) of the Act as are set opposite each item.

Item	Paragraph(s)
<b>Property Assets Management – Private Report</b>	<b>2, 6 &amp; 9</b>
<b>Land Purchase / Ground Lease, Commercial Premises, Grieve Road, Greenock</b>	<b>6, 8 &amp; 9</b>
<b>Renunciation of Lease, Broomhill Way, Greenock</b>	<b>2, 3, 6 &amp; 9</b>
<b>Residual Waste Contract Update</b>	<b>6, 8, 9 &amp; 12</b>

**449 Property Assets Management Report – Private Report 449**

There was submitted a report by the Interim Service Director Corporate Services & Organisational Recovery making recommendations in respect of a number of property assets.

Councillor Curley declared a financial interest in this matter as a share-holder and member of an organisation referred to in the report and left the meeting during consideration of recommendations 3.2, 3.3 and 3.4 of the report.

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

**450 Land Purchase / Ground Lease, Commercial Premises, Grieve Road, Greenock 450**

There was submitted a report by the Interim Service Director Environment & Economic Recovery seeking approval for officers to (1) proceed with the purchase of land at Grieve Road, Greenock; and (2) conclude missives for a ground lease of the land, all as detailed in the appendix.

Councillor Curley declared a non-financial interest in this item as a Member of the Board of an organisation referred to in the report. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision-making process.

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

**451 Renunciation of Lease, Broomhill Way, Greenock 451**

There was submitted a report by the Interim Service Director Environment & Economic Recovery seeking approval to (1) grant a new lease of premises for a commercial premises at Broomhill Way, Greenock; and (2) accept the renunciation of the lease by the existing tenant to facilitate the proposal.

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

**The Convenor being of the opinion that the undernoted report by the Interim Service Director Environment & Economic Recovery was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow the actions recommended, if approved, to be progressed at the earliest opportunity. This was agreed unanimously.**

**452 Residual Waste Contract Update****452**

There was submitted a report by Interim Service Director Environment & Economic Recovery providing an update on developments with the Residual Waste Contract. Following consideration, the Committee agreed to the actions recommended, all as detailed in the Appendix.