

**A meeting of the Environment & Regeneration Committee will be held on Thursday 16 May 2024 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 15 May 2024 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.**

**Please note that this meeting will be live-streamed via YouTube with the exception of any business which is treated as exempt in terms of the Local Government (Scotland) Act 1973 as amended.**

**Further information relating to the recording and live-streaming of meetings can be found at the end of this notice.**

VICKY POLLOCK  
Interim Head of Legal & Democratic Services

**BUSINESS**

**\*\*Copy to follow**

1.	<b>Apologies, Substitutions and Declarations of Interest</b>	<b>Page</b>
<b>PERFORMANCE MANAGEMENT</b>		
2.	<b>2023/24 Environment &amp; Regeneration Revenue Budget Update</b> Report by Chief Financial Officer and Director, Environment & Regeneration	<b>p</b>
3.	<b>Environment &amp; Regeneration Capital Programme 2024/28 - Progress</b> Report by Director, Environment & Regeneration and Chief Financial Officer	<b>p</b>
4.	<b>Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 Annual Refresh and Performance Summary 2023/24</b> Report by Director, Environment & Regeneration	<b>p</b>
<b>NEW BUSINESS</b>		
5.	<b>Supplementary Planning Guidance – Short Term Lets</b> Report by Head of Service – Regeneration, Planning & Public Protection	<b>p</b>
6.	<b>Corporate Asset Management Strategy 2024 – 2028</b> Report by Director, Environment & Regeneration	<b>p</b>
7. **	<b>Roads Asset Management Strategy 2024 – 2029</b> Report by Director, Environment & Regeneration	<b>p</b>

8.	<b>Glasgow City Region – Electric Vehicle Charging Infrastructure Collaboration</b> Report by Director, Environment & Regeneration	p
9.	<b>Local Heat and Energy Efficiency Strategy and Delivery Plan</b> Report by Head of Physical Assets	p
10.	<b>Energy &amp; Climate Change – Net Zero Action Plan Annual Progress Review / Scottish National Adaptation Plan Consultation</b> Report by Head of Physical Assets	p
11.	<b>Play Area Spend Update 2024/25</b> Report by Head of Service – Regeneration, Planning & Public Protection	p
<b>ROUTINE DECISIONS AND ITEMS FOR NOTING</b>		
12.	<b>Contract Awards – 1 October 2023 to 31 March 2024</b> Report by Director, Environment & Regeneration	p
13.	<b>Property Asset Management Public Report – Remarketing of 80 Leven Road, Greenock; Results of public consultations at lower Kempock Street, Gourrock and Wateryetts Drive, Kilmacolm</b> Report by Director, Environment & Regeneration	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>		
<b>NEW BUSINESS</b>		
<b>ROUTINE DECISIONS AND ITEMS FOR NOTING</b>		
14.	<b>Property Asset Management Private Report – Proposed Disposal of land at Wateryetts Drive, Kilmacolm; Proposed lease of land at lower Kempock Street, Gourrock; update on former Tied Housing; Hillend Bowling Club – Renunciation of Lease</b> Report by Director, Environment & Regeneration making recommendations in respect of a number of property assets.	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

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Chief Financial Officer and Director of Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>FIN/26/24/AP/MT</b>
<b>Contact Officer:</b>	<b>Julie Ann Wilson</b>	<b>Contact No:</b>	<b>01475 712636</b>
<b>Subject:</b>	<b>2023/24 Environment &amp; Regeneration Revenue Budget Update</b>		

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## 1.0 PURPOSE AND SUMMARY

- 1.1  For Decision  For Information/Noting
- 1.2 The purpose of this report is to advise the Committee of the 2023/24 Environment & Regeneration Committee Revenue Budget projected position.
- 1.3 The revised 2023/24 Revenue Budget for the Environment & Regeneration Committee is £24,152,870, which excludes Earmarked Reserves. The latest projection is an overspend of £169,000 (0.70%) which is an increase in the overspend of £9,000 since the previous Committee. More details are provided in section 3 and the appendices.
- 1.4 The 2023/24 outturn along with any material movements from those included in the report will be reported to Committee after the summer recess.

## 2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Committee notes that the Committee's Revenue Budget is currently projected to overspend in 2023/24 by £169,000.
- 2.2 It is recommended that the Committee notes that the 2023/24 outturn will be reported to Committee after the summer recess.
- 2.3 It is recommended that the Committee approve the re-allocation of SPF underspend to support the projects noted in paragraph 3.6 of the report.

**Alan Puckrin**  
Chief Financial Officer

**Stuart Jamieson**  
Director Environment &  
Regeneration

### **3.0 BACKGROUND AND CONTEXT**

3.1 The revised 2023/24 budget for Environment and Regeneration Committee, excluding earmarked reserves, is £24,252,870. This is an increase of £1,647,630 from the approved budget, prior to transfers to earmarked reserves. Appendix 1 gives details of this budget movement.

3.2 Expenditure to date and projections are based on figures available at the date of submission of this report. It should however be noted that the 2023/24 accounts closedown is ongoing and final accruals and adjustments are not necessarily included, although where known they are reflected in the projection. The final outturn will be reported to Policy & Resources Committee in August and to this Committee after the summer recess and may differ from the current projection.

### **3.3 2023/24 PROJECTED OUT-TURN (£169,00 Overspend – 0.70%)**

The main reasons for the movement of £9,000 from the previous Committee are an increase in costs for emergency works, winter maintenance and central repairs, partly offset by an increase in turnover from delays in filling vacant posts and a decrease in the cost of residual waste disposal due to a decrease in tonnages.

The main variances contributing to the projected net overspend are listed below.

- a) Environmental services agency costs of £154,000 to cover food waste collection, short term transport needs, sickness, holidays, and delays in filling vacancies, partly offset by reduced overtime and turnover savings.
- b) Roads agency costs of £46,000 partly offset by turnover.
- c) A shortfall of £48,000 shortfall PCN income and £188,000 in parking income and due to less activity following reintroduction of charging post to Covid-19 pandemic. A budget pressure of £174,000 to address this matter has been approved from 2024/25. The parking income shortfall includes £25,000 for permit parking due to a delay in progressing the TRO.
- d) A projected net over recovery of £409,000 against the turnover target across the Directorate.
- e) A projected underspend in residual waste disposal of £119,000 due to a decrease in tonnages.
- f) A projected over spend of £90,000 in Roads due to an increase in flooding and emergency works.
- g) A projected over spend of £115,000 in central repairs due to an increase in works carried out.
- h) A projected over spend of £94,000 in winter maintenance due to an increase in activity. An additional £150,000 has been approved to be added to the winter maintenance earmarked reserve from 2024/25.

3.4 The Director is undertaking a review on the use of agency staff across the Directorate to ensure their use represents best value. This review is expected to be complete by Autumn 2024.

### **3.5 EARMARKED RESERVES**

Appendix 4 gives an update on the operational Earmarked Reserves, i.e. excluding strategic funding models. Spend to 31 March 2024 on these operational Earmarked Reserves prior to accruals being included is £1,981,000 (81.79% of projected spend).

### **3.6 SHARED PROSPERITY FUND PROGRAMME**

The SPF programme has recently concluded year 1 and has entered the final year of the programme. The Multiply element of the project has had delivery challenges in Inverclyde, which have also been experienced nationally. Within Multiply there has been a year 1 underspend of £236,098. While some can be carried over to allow existing Multiply projects to continue, it is recommended that some funds are re-profiled. It is recommended that a special intervention is created under SPF to provide business support through grants to businesses in West Blackhall Street and surrounds, who have been affected by the increased costs of doing business and by recent road works. This would be a business resilience support programme for small and medium sized local businesses within that area (£100,000 allocation). In addition, it is recommended that a project to support the development of a pilot project to tackle economic inactivity is also introduced in line with recent Taskforce 'asks' of the Scottish and UK Governments (£75,000 allocation). A report on the wider SPF programme will be brought back to a future E&R committee. Subject to approval, officers will develop the proposals, and create the appropriate business resilience criteria and progress grant awards.

#### 4.0 PROPOSALS

4.1 None.

#### 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendations are agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty			X
Children & Young People's Rights & Wellbeing			X
Environmental & Sustainability			X
Data Protection			X

#### 5.2 Finance

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					

#### 5.3 Legal/Risk

There are no legal implications arising from this report.

#### **5.4 Human Resources**

There are no HR implications arising from this report.

#### **5.5 Strategic**

There are no Strategic implications arising from this report.

### **6.0 CONSULTATION**

6.1 The figures in this report are based on the discussions with budget holders.

### **7.0 BACKGROUND PAPERS**

7.1 None.

**Environment & Regeneration Budget Movement - 2023/24**

Service	Approved Budget		Movements			Revised Budget
	2023/24 £000	Inflation £000	Virement £000	Supplementary Budgets £000	Transferred to EMR £000	2023/24 £000
Regeneration, Planning & Public Protection	6,325	271	(44)	195		6,747
Property Services	2,464	144	316			2,924
Roads	3,272	381	1			3,654
Environmental	10,296	708	(332)			10,672
Director	148	8				156
<b>Totals</b>	<b>22,505</b>	<b>1,512</b>	<b>(59)</b>	<b>195</b>	<b>0</b>	<b>24,153</b>

**Movement Details**

£000

**External Resources**

0

**Inflation**

Residual Waste	331,000
Electrical Power	250,410
Residual Waste	(167,790)
Pay Inflation	1,099,000
	<u>1,512,620</u>

**Virements**

Property Services Energy Team	58,220
Management restructure - Phase 2	61,000
Externally funded post inflation returned to contingency	(2,170)
Transfer 7 1/2 John Wood St to CLD	(120,000)
CCTV transferred from AMP	6,000
AMP remaining budget reallocation	(46,000)

**Address various pressures in Environmental Services:-**

Green waste disposal	39,000
Green waste permits income	42,000
Tipping income	(81,000)
Scrap metal income	(19,600)
Refuse Collection agency costs	19,600
Burial grounds cleaning	(3,430)
Burial grounds materials	3,430

Costs transferred to the Common Good	4,500
Central Repairs from Education	230,000
Commercial Waste	(192,880)
Cleaning recharge from facilities	24,040
Office accommodation	(30,000)
Property management allocation	(52,700)

(59,990)**Supplementary Budgets**

Employability redetermination	195,000
	<u>195,000</u>
	<u>1,647,630</u>



**ENVIRONMENT AND REGENERATION COMMITTEE****REVENUE BUDGET MONITORING REPORT****SUBJECTIVE ANALYSIS**

<b>Subjective Heading</b>	<b>Approved Budget 2023/24 £000</b>	<b>Revised Budget 2023/24 £000</b>	<b>Projected Out-turn 2023/24 £000</b>	<b>Projected Over/(Under) Spend £000</b>	<b>Percentage Variance %</b>
Employee Costs	17,061	18,559	18,090	(470)	-2.53%
Property Costs	4,438	4,445	4,657	212	4.77%
Supplies & Services	3,852	4,055	5,162	1,107	27.30%
Transport & Plant Costs	2,710	2,710	2,637	(73)	-2.69%
Administration Costs	461	480	834	354	73.66%
Payments to Other Bodies	7,012	7,234	7,128	(106)	-1.47%
Other Expenditure	2,056	1,903	1,908	5	0.26%
Income	(15,085)	(15,234)	(16,095)	(860)	5.65%
<b>TOTAL NET EXPENDITURE</b>	<b>22,505</b>	<b>24,153</b>	<b>24,322</b>	<b>169</b>	<b>0.70%</b>
Transfer to Earmarked Reserves *	0	0	0	0	0.00%
<b>TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES</b>	<b>22,505</b>	<b>24,153</b>	<b>24,322</b>	<b>169</b>	<b>0.70%</b>

**ENVIRONMENT AND REGENERATION COMMITTEE****REVENUE BUDGET MONITORING REPORT****OBJECTIVE ANALYSIS**

<b>Objective Heading</b>	<b>Approved Budget 2023/24 £000</b>	<b>Revised Budget 2023/24 £000</b>	<b>Projected Out-turn 2023/24 £000</b>	<b>Projected Over/(Under) Spend £000</b>	<b>Percentage Variance %</b>
Regeneration, Planning & Public Protection	6,325	6,747	6,366	(381)	-5.65%
Property Services	2,464	2,924	2,867	(57)	-1.95%
Roads Services	3,272	3,655	4,194	539	14.75%
Environmental Services	10,296	10,672	10,733	61	0.57%
Director	148	156	163	7	4.48%
<b>TOTAL NET EXPENDITURE</b>	<b>22,505</b>	<b>24,153</b>	<b>24,322</b>	<b>169</b>	<b>0.70%</b>
Transfer to Earmarked Reserves *	0	0	0	0	0.00%
<b>TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES</b>	<b>22,505</b>	<b>24,153</b>	<b>24,322</b>	<b>169</b>	<b>0.70%</b>

**ENVIRONMENT AND REGENERATION COMMITTEE****REVENUE BUDGET MONITORING REPORT****MATERIAL VARIANCES**

<u>Out Turn</u> <u>2022/23</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2023/24</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Mar-24</u> <u>£000</u>	<u>Projection</u> <u>2023/24</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
	<b>REGENERATION, PLANNING &amp; PUBLIC PROTECTION</b>							
2,766	Public Protection	Employee Costs	2,845	2,822	2,716	2,720	(125)	(4.39)%
718	Planning Overall	Employee Costs	923	915	871	878	(45)	(4.88)%
0	Regeneration	Employee Costs	49	49	0	0	(49)	(100.00)%
568	Admin	Employee Costs	675	669	506	444	(231)	(34.22)%
							<b>(450)</b>	
0	Planning other admin	Administration Costs	0	0	0	20	20	
							<b>20</b>	
(76)	PP- landlord registration income	income	(69)	(69)	(95)	(111)	(42)	60.87%
0	Regen - SG - Externally funded posts	Income	(85)	(85)	0	0	85	(100.00)%
							<b>43</b>	
	<b>PROPERTY SERVICES</b>							
962	BSU	Employee Costs	1,088	1,076	1,005	1,016	(72)	(6.62)%
862	Technical Services	Employee Costs	577	571	517	531	(46)	(7.97)%
293	Physical Assets	Employee Costs	589	583	427	462	(127)	(21.56)%
170	Central Repairs	Employee Costs	395	391	415	422	27	6.84%
							<b>(218)</b>	
35	Office Accommodation - Water	Property Costs	65	65	34	34	(31)	(47.69)%
12	Physical Assets - Pontoon Property Costs	Property Costs	0	0	20	20	20	
1,688	Central Repairs	Property Costs	1,396	1,396	1,192	1,511	115	8.24%
							<b>104</b>	
492	BSU - Direct Purchases	Supplies and Services	164	164	271	294	130	79.27%
385	BSU - Subcontractors	Supplies and Services	220	220	316	325	105	47.73%
							<b>235</b>	
88	Technical Services - Agency Costs	Administration Costs	0	0	66	74	74	
15	Physical Assets - External Consultants	Administration Costs	0	0	25	25	25	
							<b>74</b>	
(649)	BSU - Rech Int Public Buildings	Income	(810)	(810)	(1,043)	(1,232)	(422)	52.10%
(1,351)	BSU - Income Work won in Tender	Income	(603)	(603)	(382)	(382)	221	(36.65)%
	BSU - Recharges Internal Clients	Income	(145)	(145)	(97)	(240)	(95)	65.52%
							<b>(296)</b>	

**ENVIRONMENT AND REGENERATION COMMITTEE****REVENUE BUDGET MONITORING REPORT****MATERIAL VARIANCES**

<u>Out Turn</u> <u>2022/23</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2023/24</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Mar-24</u> <u>£000</u>	<u>Projection</u> <u>2023/24</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
	<b>ENVIRONMENTAL SERVICES</b>							
6,126	Env Services - Front Line	Employee Costs	6,586	6,514	6,388	6,476	(110)	(1.67)%
1,496	Env Services - Mangement	Employee Costs	1,462	1,446	1,534	1,554	92	6.29%
							<b>(18)</b>	
64	Env Services - Water	Property Costs	39	39	61	67	28	71.79%
28	Env Services - RTS - Pest Extermination	Property Costs	0	0	25	27	27	
							<b>28</b>	
204	Env Services - Vehicle Maintenance Sub-contractors	Supplies and Services	96	96	145	151	55	57.29%
							<b>55</b>	
430	Env Services - Overall - Fuel	Transport	381	381	314	353	(28)	(7.35)%
9	Env Services - Overall - External Hires	Transport	51	51	5	12	(39)	(76.47)%
							<b>(28)</b>	
157	Env Services - Overall - Agency Costs	Administration Costs	20	19	169	174	154	770.00%
							<b>154</b>	
19	Env Services - Waste Strategy - Food Waste	PTOB	57	57	20	21	(36)	(63.16)%
3,743	Env Services - Waste Strategy - Residual Waste Contact	PTOB	4,062	4,062	3,928	3,943	(119)	(2.93)%
							<b>(155)</b>	
(688)	Env Services - Crem - Cremations & book of remembrance	Income	(783)	(783)	(644)	(704)	79	(10.09)%
(365)	Env Services - Burial Grounds - Internments, lairs & foundations for headstones	Income	(359)	(359)	(405)	(423)	(64)	17.83%
(78)	Env Services - Street Scene /Grounds - minor income lines	Income	(74)	(74)	(36)	(42)	32	(43.24)%
(492)	Env Services - RTS- Scrap Metal & Tipping	Income	(429)	(429)	(458)	(489)	(60)	13.99%
							<b>(13)</b>	

**ENVIRONMENT AND REGENERATION COMMITTEE**

**REVENUE BUDGET MONITORING REPORT**

**MATERIAL VARIANCES**

<u>Out Turn</u> <u>2022/23</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2023/24</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Mar-24</u> <u>£000</u>	<u>Projection</u> <u>2023/24</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
	<b>ROADS</b>							
1,414	Roads Client	Employee Costs	1,333	1,318	1,503	1,517	93	6.98%
750	Roads Operations	Employee Costs	795	786	764	772	(23)	(2.89)%
							<b>93</b>	
66	Roads Client - Other Property Costs	Property Costs	45	45	75	75	30	66.67%
29	Roads Client Rates	Property Costs	46	46	24	24	(22)	(47.83)%
							<b>8</b>	
349	Roads Operations Unit - Subcontractors	Supplies and Services	227	227	200	200	(27)	(11.89)%
1115	Roads Operations Unit - Materials	Supplies and Services	894	894	980	988	94	10.51%
27	Roads Client - Emergency/ Misc	Supplies and Services	24	24	92	92	68	283.33%
23	Roads Parking - Basic Contract	Supplies and Services	51	51	29	31	(20)	(39.22)%
84	Roads Client - Flooding/ Drainage	Supplies and Services	56	56	100	78	22	39.29%
248	Roads Client - Winter Maintenance	Supplies and Services	228	228	322	322	94	41.23%
							<b>231</b>	
60	Roads Operations - Non Routine	Transport	24	24	62	62	38	158.33%
							<b>38</b>	
35	Roads Operations Unit Agency Costs	Administration Costs	0	0	37	46	46	
							<b>46</b>	
(78)	Roads Operations Unit -Non Client Involvement	Income	(26)	(26)	(62)	(82)	(56)	215.38%
(2,408)	Roads Operations Unit - Schedule of Rates	Income	(2,256)	(2,256)	(1,854)	(2,110)	146	(6.47)%
(670)	Roads Operation Unit - Recharges at Dayworks	Income	(455)	(455)	(501)	(501)	(46)	10.11%
(211)	Roads Parking - Income (PCNS)	Income	(231)	(231)	(180)	(183)	48	(20.78)%
(34)	Roads Parking - Sales, Fees and Charges	Income	(261)	(261)	(72)	(73)	188	(72.03)%
(394)	Roads Client - Sales, Fees and Charges	Income	(292)	(292)	(350)	(432)	(140)	47.95%
							<b>140</b>	
	<b>CORPORATE DIRECTOR</b>							
							0	
							<b>0</b>	
<b>Total Material Variances</b>							<b>91</b>	

## EARMARKED RESERVES POSITION STATEMENT

## COMMITTEE: Environment &amp; Regeneration

<u>Project</u>	<u>Total Funding</u>  <u>2023/24</u> <u>£000</u>	<u>Phased Budget</u>  <u>31/03/24</u>  <u>2023/24</u> <u>£000</u>	<u>Actual Spend</u>  <u>31/03/24</u>  <u>2023/24</u> <u>£000</u>	<u>Projected Spend</u>  <u>31/03/24</u>  <u>2023/24</u> <u>£000</u>	<u>Amount to be Earmarked for</u>  <u>2024/25</u> <u>&amp; Beyond</u>  <u>£000</u>	<u>Lead Officer Update</u>
Renewal of Clune Park Area	2,892	116	141	141	2,792	Spend to date relates to legal support and security costs. £500k added in 23/24 to create a contingency to fund potential CPO/purchase costs. Phasing of spend under review.
Winter Maintenance	68	68	68	68	0	Winter EMR now fully utilised with the continuation of Winter Operations to the end of the financial year. Agreed to add £150k additional funding in the 24/25 budget.
Repopulating/Promoting Inverclyde/ Group Action Plan	95	95	0	5	90	Proposals to be developed and reported to Policy & Resources Committee.
COVID - Jobs Recovery	2,427	2,427	1,140	1,275	1,152	Existing MA, Kickstart, graduate, Future Jobs, part contribution to new MA programme and apprentice wage subsidy programme.
Roads Assessments due to parking prohibitions contained in the Transport Scotland Act 2019.	23	23	16	23	0	Planned programme this financial year.
Covid Recovery - Business Development Interventions	724	724	81	91	633	A number of commitments exist towards Business Support Initiatives, ass approved at E&R August 2022, of the £342k currently uncommitted a write back of £150k was approved at Inverclyde Council 1st February 2024 with the remaining £192k approved at E&R March 2024 towards further business support interventions.
Local Plan Preparation	55	0	0	0	55	Smoothing EmR for local plan preparation to be utilised when required. £50k over recovery of Planning income approved to be allocated to LDP E&R March 2024.
Business Loans Scotland - SME Activities	230	0	0	0	230	Funding for SME activities 24/25
Shared Prosperity Fund/Projects	544	544	260	544	0	Will be spent in full.
LHEES Funding - 2022/23	75	75	75	75	0	Subject to on-going consultant procurement.
Employability Smoothing Reserve	400	0	200	200	200	Support to smooth the impact of the employability saving approved December 2022.
<b>Total Category C to E</b>	<b>7,533</b>	<b>4,138</b>	<b>1,981</b>	<b>2,422</b>	<b>5,152</b>	

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration and Chief Financial Officer</b>	<b>Report No:</b>	<b>ENV038/24/SJ</b>
<b>Contact Officer:</b>	<b>Stuart Jamieson</b>	<b>Contact No:</b>	<b>01475 712764</b>
<b>Subject:</b>	<b>Environment &amp; Regeneration Capital Programme 2024/28 - Progress</b>		

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## 1.0 PURPOSE AND SUMMARY

1.1  For Decision  For Information/Noting

1.2 The purpose of the report is to update the Committee in respect of the status of the projects within the 2024/28 Environment & Regeneration Capital Programme.

1.3 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.

1.4 The Environment & Regeneration capital budget is £55.807m with total projected spend on budget. The Committee is projecting to spend £14.660m after net advancement of £1.524m (11.60%) being reported. Slippage of £2.296m (23.79%) is being reported against the externally funded capital projects. Appendices 1-3 detail the Capital Programme.

## 2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee:

- notes the current position and the progress on the specific projects of the 2024/28 Capital Programme and externally funded projects as outlined in the report and appendices;
- notes the on-going work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from Core Property budget;
- notes the on-going work in respect of the further identification of projects relating to Net Zero and allocation of funds from the Net Zero Capital budget.

**Alan Puckrin**  
Chief Financial Officer

**Stuart Jamieson**  
Director Environment &  
Regeneration

### **3.0 BACKGROUND AND CONTEXT**

- 3.1 This report shows the current position of the approved Environment & Regeneration Capital programme reflecting the allocation of resources approved by Inverclyde Council on 29<sup>th</sup> February 2024.

#### **2023/26 Current Capital Position**

- 3.2 The Environment & Regeneration capital budget is £55.807m. The budget for 2023/24 is £13.156m, with spend to date of £11.904m equating to 90.62% of the approved budget (81.20% of the revised projection). The current projection is £55.807m which means total projected spend is on budget.
- 3.3 The Committee is projecting to spend £14.660m in 2023/24 with net advancement of £1.524m (11.60%) being reported. This is an increase of £0.532m (4.04%) from the previous reported advancement of £0.992m. Appendices 1-3 detail the capital programme.
- 3.4 Externally funded projects are not included in the above Committee figures, the City Deal budget is £25.250m with the Greenock Town Centre Levelling Up budget £21.586m. The current projection for 2023/24 is £7.354m with slippage of £2.296m linked to the progression of the Inverkip project as previously reported. Appendix 3 shows the financial position of the externally funded projects programme.

#### **Regeneration and Planning – Core Regeneration**

- 3.5 Town & Village Centres – West Blackhall Street: The first section of the project between Westburn and Nicholson Street is substantially complete, and works are progressing in section 2 between Nicholson Street and Argyll Street. The confirmation of the funding for Phase 2 of the project from Sustrans is currently still awaited. Officers have been in discussion with Sustrans and have agreement to re-use and re-lay the existing cobbles on West Blackhall Street.
- 3.6 Town & Village Centres - Jamaica Street Car Park: The installation and activation of the Electric Vehicle Charge Point which was delayed due to a Scottish Power connection have now been completed with meter installation and commissioning from EDF the energy provider also now complete. Back office arrangements are currently being implemented and EV chargers are anticipated to be operational by May 2024.
- 3.7 Comet Replica Replacement: Following the Comet Sub-Group decision to investigate and gather costs for a full-scale representation, the group continues to explore options for the project. As previously reported, samples and advice have been sought from a specialist materials Sculptor to assist the preparation of a potential outline tender specification. An alternate methodology using 3D printed technology is also being explored. The work to date will now allow a generic specification to be prepared for inclusion in a proposed Prior Information Notice (PIN) to further explore market options. It is also intended to widen the exercise beyond Public Contracts Scotland portal given the specialist nature of the project with other appropriate forums being investigated.
- 3.8 Place Based Funding – Customhouse Quay Clock Restoration: Works commenced end February 2024 and are progressing. Listed Building consent has now been received with final painting work ongoing. Clock repairs are in hand with completion expected mid-May.

- 3.9 Place Based Funding – Customhouse Quay Square: The project involves the continuation of the works previously undertaken to address the condition of cobbled roads around the square with this phase addressing the link between Customhouse Way and the Waverly berthing point. Contractor appointed with work commenced mid-April and progressing well along Brymner Street. North section projected to be complete ahead of Waverly first sailing from Greenock in May.
- 3.10 Place Based Funding – Gourrock Kiosk: Essential works were undertaken in 4<sup>th</sup> Quarter 2023 to allow the kiosk to be available for use over the festive period. Roofing works have recently been undertaken with the remaining refurbishment on-going and being scoped to align as far as possible with the available budget.

### **Environmental Services**

- 3.11 Cremator Replacement: Main contract works certified practically complete early February 24. Final account negotiations on-going with the contractor. Landscaping works to the Memorial Gardens, omitted from the main contract to facilitate the SGN gas main works, are on-going with tarmac completed over the weekend of 20-21 April ahead of planned inspectors visit.
- 3.12 Vehicle Replacement Programme (VRP): Approved VRP budget for 2023/24 was £695k, £620k of assets have been delivered. A further £95k of assets have been ordered but will not be delivered until 2024/25.
- 3.13 Play Areas: All play areas now completed with Upper Oronsay, Port Glasgow and Grieve Road, Greenock completed in February 2024.
- 3.14 Nature Restoration Fund: Major works at Coves Reservoir to plant trees/shrubs, thin woodlands and improve/create footpaths have been completed. Urban tree planting throughout Inverclyde has also taken place.
- 3.15 Parks, Cemeteries and Open Spaces Asset Management Programme: The programme of works including repairs to infrastructure (paths etc.) is now completed.
- 3.16 Former St Ninian's School Site: A second consultation event was carried out in March 2024 to refine and inform the design proposals to inform outline costs which are now awaited. Further consultation will be undertaken upon receipt of the cost estimates.

### **Property – Core Property Assets**

- 3.17 Core Property Provision Prioritisation: The Environment & Regeneration capital programme includes allocations for lifecycle and elemental replacement works across core operational properties in the form of the Core Property allocation. Projects are brought forward throughout the financial year as part of the on-going review and prioritisation based on the most recent property condition surveys. The latest 5 yearly external condition surveys were undertaken via Aecom between October and December 2019 with an annual review carried out by Property Services to provide an overall asset condition rating which is reported as part of a range of Statutory Performance Indicators. The next full external survey exercise is programmed for 3<sup>rd</sup> and 4<sup>th</sup> quarter 2024 subject to allocation of funding, the Committee is requested to note that the separate item on the agenda for this Committee on the refresh of the Council's Corporate Asset Management Strategy includes a recommendation that a bid for funding be submitted to the Policy & Resources Committee for an allocation from the remaining capital programme contingency.



- 3.18 Greenock Municipal Buildings - Greenock Town Hall Re-roofing: Site compound fully established in William Street. Access scaffold well advanced with roof canopy installation the next stage to progress. Small section of asbestos to be removed from Town hall attic space programmed for week commencing 22nd April.
- 3.19 Waterfront Leisure Complex Lifecycle Works: Previous reports to Committee have advised on the condition of the Waterfront Leisure Centre and specifically the Building Services installations, the majority of which are now over 20 years old and requiring replacement. The phased approach to this has seen the replacement of a number of the significant elements over the last few years such as the ice rink dehumidifiers, lift installations, main boiler plant, and most recently the fire/panic alarm systems and emergency lighting.

Chiller Replacement – Detail design work progressing to allow tender document preparation and issue. Scope will include an option for replacement of the plant serving the air handling systems in addition to that serving the ice rink and this will require an additional funding allocation from the Core Property budget subject to the outcome of a formal tender exercise. Chiller design will also incorporate the ability to utilise heat generated from the chillers in the pre-heating of water for the pool. Building warrant application submitted 17th April 2024 including all mechanical and electrical drawings for the replacement chillers required.

- 3.20 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 to establish condition and any current/future capital project works required. Officers continue to work with external specialist consultants on priority marine side remedial works at the Greenock Waterfront area (identified from the previous survey). Tenders have been returned with a formal acceptance issued and site programme anticipated to be late summer due to the requirement for Marine Scotland license for the works. The condition survey of the sea wall and defences at Gourrock Outdoor Pool was completed in early October and initial report received and with final options appraisal for remedial works now submitted and currently under review. The scope and location of additional surveys will continue to be assessed by Officers and will be undertaken over time in the context of available internal resources which are being prioritised on delivery of the wider capital programme.
- 3.21 Watt Institute DDA Works: 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. Building Control Points responded to with proposed additional fire escape refuge space to be formed.
- 3.22 New Ways of Working: An allocation of £200K was made available to progress alterations associated with the Delivering Differently change programme and the development and implementation of new modern ways of working within the Council. The expenditure to date has facilitated the mothballing of the James Watt Building from the end of March 2024. Further phases of work are being considered to facilitate the relocation of staff from the Ingelston Park building linked to the budget saving exercise. Property Services are currently working with HSCP on the re-use of the James Watt building and relocation of staff from Hector McNeil House associated with the Greenock Town Centre Levelling Up project.
- 3.23 Whinhill Golf Club: Re-rendering and painter works are currently on site and progressing with overall completion weather dependent. Slight improvement in weather has seen better progress on site with an anticipated completion end of April.

## **Property – Net Zero Action Plan**

- 3.24 Energy Use in Buildings – Watt Institute LED Upgrade: The project is being progressed through external grant funding by Museums Galleries Scotland ‘Capital Resilience Fund’ (£41K) and involves the replacement of high-level track lighting in the James Watt Hall complete with new LED luminaires and control gear. Tenders were returned in March and evaluated with formal acceptance pending receipt of listed building consent and building warrant which are expected imminently.
- 3.25 Energy Use in Buildings – Artificial Pitch LED Floodlighting: Funding support secured from Scottish Football Association (SFA) of up to £200k on a match funding basis addressing upgrade of floodlighting to LED at 6 leisure/community facilities and 4 school facilities. Match funding from a combination of Core Property (leisure sites) and Education Lifecycle (school sites). Tenders have now been returned and are being evaluated.
- 3.26 Energy Use in Buildings – Solar PV: 7.14kW (21 panels) of solar PV incorporated in Greenock Cut Visitors Centre mechanical services upgrade works as item 3.30 below.
- 3.27 Inverclyde Community Hub – Solar PV: The project for a new community hub being progressed through the Social Work Capital programme is included in the current Net Zero Action Plan as a project aligning with Action Plan item 2.4 which aspires to work towards Net Zero Public Sector Building Standards for any new or substantially refurbished building projects including targeting an improved energy performance in use. The Committee is requested to note the allocation of £150K Net Zero Capital funding as a contribution to the project to address an increased number of solar PV panels which will assist in achieving the energy targets.
- 3.28 Transport – Fleet Decarbonisation: The June 2023 Committee approved the replacement of the light commercial vehicles with ULEV and this workstream has commenced with four vehicles (£32K) in 2023/24. It is anticipated that a further fifteen (£167k) ULEVs will be introduced to the fleet during 2024/25 replacing existing internal combustion engine equivalents
- 3.29 Offsetting – Peatland Restoration: Funding support secured from Peatland Action Fund (£104k) for restoration of 140ha of peatland at Dowries Farm. Works commenced in January and were completed by the end of March 24.
- 3.30 Offsetting – Peatland Restoration: Funding support secured from Peatland Action Fund (£769k) for restoration of 790ha of peatland at Hardridge Farm (Duchal Moor). Works commenced in January and are programmed to be completed over three seasons/phases (Aug to Mar) with final completion projected by the end of March 26. Phase one works were completed by the end of March 24.

## **Property – Minor Works**

- 3.31 Greenock Cut Visitors Centre – Mechanical Services Upgrade: Works commenced in January and are nearing completion. Heat Recovery Unit (HRU) to be installed 22 April along with final connection of PV panels. Anticipated completion end of April.
- 3.32 Birkmyre Park Shelter – Restoration: Works completed to restore bench seating and plaque. Roofing works and rainwater goods complete. Vandal damage to newly renovated benches will require further remedial repair. CCTV upgrade being investigated.
- 3.33 Greenock Municipal Buildings – Carriageway Gate Restoration: Gates removed mid-January 24 and will be restored off site and returned in stages. Pedestrian gates delivered as complete and in store awaiting final adjustment to wall fixing detail. Cathcart Square gates expected towards end of April and Wallace Place gates expected in June.

- 3.34 Inverclyde Centre: In response to the identification of failing brickwork at the Inverclyde Centre, a structural survey and report was carried out confirming the need for emergency repairs. Specialists were appointed to arrange the necessary A8 lane closure along with the scaffold design to facilitate the works and protect the public. Affected brickwork in several locations has now been tied back and repointed, all to the satisfaction of the structural engineer. To avoid unsightly steel bracing straps to the front elevation, terracotta cladding panels have been applied to further contain the brickwork and provide an appropriate aesthetic. The full duration of the works on site was 4 weeks.

### **Property – Statutory Duty Works**

- 3.35 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 which requires to be enlarged to meet current standards. Works started on site early January with lift installation, cladding and builders work complete, with the exception of stair balustrade panels. Confirmation of commission date for lift awaited, projected full completion early to mid-May.

### **Roads Service – Core Programme**

- 3.36 Cycling, Walking & Safer Streets:

Officers are awaiting the final drawings to be submitted from the external consultant for the schemes below

- Tarbet Street to Battery Park;
- A8 Douglas Rae Rd to Bogston.
- Port Glasgow train station to Coronation Park;
- A78 to Lynedoch Street;
- Branchton to Greenock town centre;
- Inverkip to Branchton;
- Gourock A770 Albert Road.

- 3.37 Spaces for People: The Consultant has completed the design for the proposed design improvements to the existing cycle route between Battery Park and Laird Street and Officers are in discussion with Sustrans regarding funding this project.

- 3.38 Sustrans:

- The detailed design of the N75 cycle route through Kingston Dock along Anderston Street and along Glasgow Road is complete.
- Phase 1 of the feasibility study to create an active travel link from Inverkip to Largs, is complete. Phase 2 will progress once funding is confirmed.
- Officers secured £350k funding to upgrade the cycle route from Lady Octavia to Dubbs Road. These works are now also complete.

- 3.39 SPT: Officers are progressing the following:

- Speed reduction in Town Centres – are installed in Kilmacolm, Greenock, Port Glasgow and Gourock. Inverkip and Wemyss Bay have been held up due to objections. The public hearing was held on the 17th April 2024 and we await the report.
- Quality Bus Corridor - Existing bus shelter improvement works are complete.

- 3.40 Road Safety Improvement Fund: Works to erect improved junction signage as part of traffic calming measures at Union Street and Nelson Street are complete.
- 3.41 Kirn Drive Passing Places: Detailed design of the proposed scheme is on-going.
- 3.42 Participatory Budget: The two additional footway patching schemes programmed for delivery in 2023/24 have now been completed.
- 3.43 Inverclyde Traffic Study: The Consultant is continuing with the high-level study throughout Inverclyde which is due to be completed in August 2024.
- 3.44 Dunrod Road: Officers are currently progressing on-site investigation and site survey prior to detailed design.

### **Roads Service – Roads Asset Management Plan (RAMP)**

- 3.45 Carriageways:
- 2023/24: Thirteen programmed carriageway resurfacing schemes are complete with seventeen large patching schemes also complete;
  - 2024/25: Resurfacing and large patching schemes are currently being designed and programmed as per the March 2024 RAMP Report.
- 3.46 Footways:
- 2023/24: Nine programmed footway resurfacing schemes are complete with three large patching schemes also complete;
  - 2024/25: Footway resurfacing, and footway patching schemes are currently being designed and programmed as per the March 2024 RAMP Report..
- 3.47 Structures: Minor bridge repair work and principal inspections are on-going. Minor works to Drumfrochar Road Rail bridge to prevent wheel loading on the footway has been approved by Network Rail and will start on site in June 2024.
- 3.48 Street Lighting: The street lighting column replacement contract for 2023/24 is complete with the design and procurement of the column replacement contract for 2024/25 ongoing.

### **Externally Funded**

- 3.49 Inverkip: The detail design is currently being progressed with further on-site investigatory works planned for May 2024. As the design progresses a detailed cost for the construction will be further developed to inform the Final Business Case.
- 3.50 Inchgreen: The Joint Venture Board continues to meet on a regular basis. The City Deal works are complete both from a works and financial perspective. An all member site visit has taken place. Multiple enquiries for end users of the site are being developed including exchanges of Heads of Terms.
- 3.51 Greenock Town Centre Levelling Up: The project continues to progress with regular meetings both internally and externally with stakeholders and partners. The appointment for project management has been made. Discussions with the main contractor are underway. Monitoring returns and engagement with UK Government officials take place on a cyclical basis.

#### 4.0 PROPOSALS

4.1 The Committee are asked to note the progress on projects and note that relevant reports will be brought back for Committee consideration as and when required.

#### 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

<b>SUBJECT</b>	<b>YES</b>	<b>NO</b>
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children & Young People's Rights & Wellbeing		X
Environmental & Sustainability		X

#### 5.2 Finance

One off Costs

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

Annually Recurring Costs/ (Savings)

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

#### 5.3 Legal/Risk

N/A.

#### 5.4 Human Resources

N/A.

#### 5.5 Strategic

N/A.

## **6.0 CONSULTATION**

6.1 This report has been prepared following consultation with the Head of Physical Assets and Finance Services.

## **7.0 BACKGROUND PAPERS**

7.1 None.

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/23</u>	<u>Approved Budget 2023/24</u>	<u>Revised Est 2023/24</u>	<u>Actual to 29/02/2024</u>	<u>Est 2024/25</u>	<u>Est 2025/26</u>	<u>Future Years</u>
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Environmental, Regeneration &amp; Planning</b>								
<b>Regeneration and Planning</b>								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,435	97	27	0	98	400	0
Central Gourrock	150	130	20	20		0	0	0
T&VC - West Blackhall Street	3,472	125	1,150	1,850		997	500	0
T&VC - Other	1,202	59	776	327	16	316	500	0
T&VC - Complete on site	39	-	5	5		34	0	0
Comet Replacement	541	-	0	21	18	20	500	0
Place Based Funding	1,666	675	991	591	303	400	0	0
Community Business Fund	25	-	0	25		0	0	0
<b>Core Regeneration Total</b>	<b>9,055</b>	<b>2,424</b>	<b>3,039</b>	<b>2,866</b>	<b>337</b>	<b>1,865</b>	<b>1,900</b>	<b>0</b>
<u>Public Protection:</u>								
Scheme of Assistance	3,198	672	914	830	854	840	856	0
Clune Park Regeneration	2,000	888	362	362	796	0	250	500
<b>Public Protection Total</b>	<b>5,198</b>	<b>1,560</b>	<b>1,276</b>	<b>1,192</b>	<b>1,650</b>	<b>840</b>	<b>1,106</b>	<b>500</b>
<b>Regeneration Services Total</b>								
	<b>14,253</b>	<b>3,984</b>	<b>4,315</b>	<b>4,058</b>	<b>1,987</b>	<b>2,705</b>	<b>3,006</b>	<b>500</b>
<b>Environmental Services</b>								
Cemetery Development	1,560	1,444	24	24	0	0	92	0
Cremator Replacement	2,238	789	1,125	1,273	1273	152	24	0
Zero Waste Fund	210	21	99	99	21	45	45	0
Vehicles Replacement Programme	3,603		695	695	620	1,129	1,779	0
Murdieston/Thom Dam Area	25	25	0	0	17	0	0	0
Play Area Strategy	954	324	246	372	224	208	50	0
Play Areas complete on Site	30		30	30		0	0	0
Barr's Brae Steps	40	-	40	40		0	0	0
Nature Restoration Fund	465		391	391	311	74	0	0
Park, Cemeteries & Open Spaces AMP	559		159	159	133	200	200	0
Former St Ninians School Site	195	33	2	2	5	160	0	0
<b>Environmental Services</b>	<b>9,879</b>	<b>2,636</b>	<b>2,811</b>	<b>3,085</b>	<b>2,604</b>	<b>1,968</b>	<b>2,190</b>	<b>0</b>
<b>Environmental, Regeneration &amp; Planning Total</b>								
	<b>24,132</b>	<b>6,620</b>	<b>7,126</b>	<b>7,143</b>	<b>4,591</b>	<b>4,673</b>	<b>5,196</b>	<b>500</b>

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8
	Est Total Cost	Actual to 31/3/23	Approved Budget 2023/24	Revised Est 2023/24	Actual to 29/02/2024	Est 2024/25	Est 2025/26	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Property Assets</b>								
<u>Core Property Assets</u>								
General Provision	4,028	-	0	0	0	450	3,578	0
Additional Covid pressure allowance - Gen	72	0	29	14	14	15	43	0
Feasibility Studies	270	164	20	40	35	16	50	0
Greenock Municipal Buildings - Window R	548	515	0	30	30	0	3	0
Greenock Municipal Buildings - Air Handlin	100	14	36	0	0	36	50	0
Waterfront Leisure Centre Lifecycle Works	1,857	1,288	20	160	160	286	123	0
Various Garages/Stores Replacement	120	11	0	0	0	9	100	0
Sea Walls/Retaining Walls	100	43	27	27	26	15	15	0
Coastal Change Adaptions	202	0	150	0	0	100	102	0
Watt Institute - Risk/DDA Works	252	31	114	5	9	160	56	0
Watt Institute - LED Lighting	41	-	0	2	2	39	0	0
New Ways of Working	200	140	0	32	32	0	28	0
Depot Demolitions - Balance	56	0	5	0	0	16	40	0
Kirn Drive Civic Amenity Site	407	173	0	0	0	0	234	0
AMP Complete on site	0				0			
Whinhill Golf Club - External Fabric Works	140	0	77	35	15	100	5	0
Greenock Town Hall Roofing, Ventilation &	2,175	63	0	316	316	1,289	507	0
Net Zero	3,613	0	417	488	169	500	2,625	0
Vehicle Replacement Programme - Ultra L	373	0	103	32	0	192	149	0
Minor Works	680	0	524	680	677	0	0	0
Statutory Duty Works	365	0	265	265	194	100	0	0
Capital Works on Former Tied Houses	600	267	0	8	1	0	200	125
Complete on Site Allocation	462	0	76	109	82	53	300	0
<b>Core Property Assets Total</b>	<b>16,661</b>	<b>2,709</b>	<b>1,863</b>	<b>2,243</b>	<b>1,762</b>	<b>3,376</b>	<b>8,208</b>	<b>125</b>
<b>Property Assets Total</b>	<b>16,661</b>	<b>2,709</b>	<b>1,863</b>	<b>2,243</b>	<b>1,762</b>	<b>3,376</b>	<b>8,208</b>	<b>125</b>
<b>Roads &amp; Environmental Services</b>								
<u>Roads</u>								
<u>Core Programme</u>								
Cycling, Walking & Safer Streets	865		520	520	137	345	0	0
Sustrans	445		195	445	715	0	0	0
SPT	790		790	790	1519	0	0	0
Road Safety Improvement Fund	114	-	114	114		0	0	0
Flooding Strategy - Future Schemes	1,432	665	167	417	370	100	250	0
Kirn Drive Passing Places	200	8	35	35		0	157	0
Roads & Footways (Participatory Budgetin	250	205	45	45		0	0	0
Feasibility Studies	90	12	78	78	37	0	0	0
Complete on Site	8	-	8	8		0	0	0
Inverkip - City Deal Council Contribution	300	-	0	0		0	300	0
Dunrod Road	1,500	-	0	0		500	1,000	0
<b>Roads - Core Total</b>	<b>5,994</b>	<b>890</b>	<b>1,952</b>	<b>2,452</b>	<b>2,778</b>	<b>945</b>	<b>1,707</b>	<b>0</b>
<u>Roads Asset Management Plan</u>								
Carriageways	5,469		1,478	1,733	1592	1,605	1,911	220
Footways	700		26	230	250	170	300	0
Structures	564		114	114	137	175	275	0
Lighting	779		129	179	172	225	375	0
Other Assets	512		112	174	295	163	175	0
Staff Costs	931		271	327	327	274	330	0
Internally funded element of City Deal Proj	65		65	65	0	0	0	0
<b>Roads Asset Management Plan Total</b>	<b>9,020</b>	<b>0</b>	<b>2,195</b>	<b>2,822</b>	<b>2,773</b>	<b>2,612</b>	<b>3,366</b>	<b>220</b>
<b>Roads Total</b>	<b>15,014</b>	<b>890</b>	<b>4,147</b>	<b>5,274</b>	<b>5,551</b>	<b>3,557</b>	<b>5,073</b>	<b>220</b>
<b>PROPERTY TOTAL</b>	<b>31,675</b>	<b>3,599</b>	<b>6,010</b>	<b>7,517</b>	<b>7,313</b>	<b>6,933</b>	<b>13,281</b>	<b>345</b>



Classification : Official.

COMMITTEE: ENVIRONMENT & REGENERATION

<u>Project Name</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
	<u>Est Total Cost</u>	<u>Actual to 31/3/23</u>	<u>Approved Budget 2023/24</u>	<u>Revised Est 2023/24</u>	<u>Actual to 29/02/2024</u>	<u>Est 2024/25</u>	<u>Est 2025/26</u>	<u>Future Years</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>
<b><u>Externally Funded Projects</u></b>								
<b><u>City Deal</u></b>								
Greenock Ocean Terminal - Total	12,273	11,561	129	660	634	52	-	-
Inverkip	3,250	23	3,227	100	0	3,127	0	0
Inchgreen	9,727	4,709	4,718	5,018	2,727	0	0	0
<b><u>City Deal Total</u></b>	<b>25,250</b>	<b>16,293</b>	<b>8,074</b>	<b>5,778</b>	<b>3,361</b>	<b>3,179</b>	<b>0</b>	<b>0</b>
<b><u>Levelling Up Fund</u></b>								
Levelling up Fund Contribution	19,390	49	476	476	0	7,500	11,365	0
Oak Mall	1,000	0	1,000	1,000	0	0	0	0
Inverclyde Council	1,196	0	100	100	0	300	796	0
Greenock Town Centre	21,586	49	1,576	1,576	0	7,800	12,161	0
<b><u>Levelling Up Fund Total</u></b>	<b>21,586</b>	<b>49</b>	<b>1,576</b>	<b>1,576</b>	<b>0</b>	<b>7,800</b>	<b>12,161</b>	<b>0</b>
<b><u>Externally Funded Projects Total</u></b>	<b>46,836</b>	<b>16,342</b>	<b>9,650</b>	<b>7,354</b>	<b>3,361</b>	<b>10,979</b>	<b>12,161</b>	<b>0</b>

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>E+R/24/05/02/SJ/KM</b>
<b>Contact Officer:</b>	<b>Stuart Jamieson</b>	<b>Contact No:</b>	<b>01475 712146</b>
<b>Subject:</b>	<b>Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 Annual Refresh and Performance Summary 2023/24</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 The purpose of this report is present the Committee with the refreshed Environment and Regeneration Committee Delivery and Improvement Plan, which contains new or revised improvement actions requiring approval.
- 1.3 The Committee received a comprehensive report providing an update on the progress made in delivering the Committee Plan 2023/26 at its last meeting on 14<sup>th</sup> March 2024. For completeness, this report includes a summary of the overall progress that was achieved in delivering the Committee Plan, as at the end of year one (2023/24).

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee:
- Note the progress made in delivering the Environment and Regeneration Committee Delivery and Improvement Plan during 2023/24.
  - Approve the refreshed Environment and Regeneration Committee Delivery and Improvement Plan, which will be implemented from 2024/25 onwards.

**Stuart Jamieson**  
**Director,**  
**Environment and Regeneration**

**3.0 BACKGROUND AND CONTEXT**

3.1 Committee Delivery and Improvement Plans 2023/26 (referred to as Committee Plans) are a key component of the Council’s refreshed strategic planning and performance management framework. The Committee Plan enables scrutiny of:

- Strategic activity within the Committee remit; and
- How the Committee is helping to deliver the Council Plan outcomes;

3.2 The Environment and Regeneration Committee Plan 2023/26 was approved on 4<sup>th</sup> May 2023. Committee Plans have also been approved by the Education and Communities Committee and the Policy and Resources Committee.

3.3 Now entering the second year of its three-year term, the Committee Plan has been reviewed and refreshed to ensure that actions that continue to be priorities for the Directorate carry forward to the next planning year; actions that have been delivered are closed off and new opportunities, challenges and responsibilities are captured.

**3.4 ENVIRONMENT AND REGENERATION COMMITTEE PLAN 2023/26: PERFORMANCE SUMMARY 2023/24**

3.5 The Committee Plan 2023/26 contains an action plan with 15 high level actions, each underpinned by a number of sub-actions.

3.6 This Committee has previously considered two performance reports in relation to the delivery of the Environment and Regeneration Committee Plan in year one, the most recent of which was presented at the last meeting, on 14<sup>th</sup> March 2024. Details of the status of each action, i.e. complete, on track or slippage, along with a performance narrative was provided within that report. The latest KPI performance data was also provided.

3.7 As the first year of implementation is now complete, a summary of the status of the 15 high level actions at the end of 2023/24 is provided below for the attention of the Committee.

<b>March 2024</b>	<b>Complete</b>	<b>On track / ongoing</b>	<b>Slippage</b>
	<b>3</b>	<b>5</b>	<b>7</b>

Complete

Actions that are fully complete i.e. all associated sub-actions were delivered in year one, are as follows:

- The Local Housing Strategy has been approved by this Committee and delivery groups established.
- The preparatory work to inform the development of a Local Heat and Energy Efficiency Strategy has been carried out.
- The procurement exercise, in preparation for the biodegradable landfill waste ban has been concluded and a contract is in place.

These actions will be removed from Delivery and Improvement Plan going forward.

## Ongoing

The following actions were scheduled for delivery beyond 2023/24. As these are ongoing, each has been updated and rolled forward into the refreshed Committee Plan.

- The Inverclyde socio-economic Taskforce;
- The delivery of placemaking projects, which now includes the Towns Fund;
- Increase in the levels of biodiversity and improve carbon sequestration;
- The development of a Local Development Plan;
- The regeneration of Clune Park.

In addition, an update on the Net Zero Strategy, which is an ongoing action within the Committee Plan, appears separately on the agenda for this meeting.

## Slippage

Actions where completion by the original due date was not achieved in 2023/24 are:

- The refresh and review of the Economic Strategy 2021/25;
- A range of placemaking projects progressed during the year, however slippage occurred with the Inverkip project.
- The establishment of a programme of Housing led regeneration; although complete in part following the approval of a Central Greenock Housing Study, slippage occurred in the delivery of the Port Glasgow Housing Study;
- The development of Workforce Plans for the Directorate;
- The development of an implementation plan associated with the Pavement Parking Prohibitions, introduced by the Transport Scotland Act; however funding remains an issue;
- The review and refresh of the Corporate Asset Management Strategy; and
- The development of a Roads Asset Management Strategy.

These actions have been carried forward into year two, with new deadlines set.

3.8 An 'action tracker' is provided in Appendix 1 to ensure that the Committee has full oversight of the changes that have been made to the refreshed action plan.

### 3.9 KPI performance 2023/24

The most recent performance data for all the Committee Plan KPIs is provided within the refreshed Plan. The Committee is asked to note that data is still being verified for a small number of KPIs.

3.10 Areas where the performance target was achieved in the previous year include:

- The percentage of household waste that was recycled increased (n.b. data subject to verification by SEPA); and
- The number of trees planted during the year.

3.11 Performance for a number of measures fell below target but remained within a 5% tolerance level (amber status). This includes:

- The percentage of the Inverclyde road network that requires maintenance treatment;

- The number of tonnes of waste sent to landfill; and
- The percentage of building warrants assessed within 20 days.

3.12 A number of KPIs have a red status, i.e. performance in the year fell 5% or more below target. This includes some measures where the data is published at a national level. Whilst the direction of travel and performance against comparator authorities is monitored for such measures, performance is influenced by a range of factors, many of which are outwith the Council's control. KPIs with a red status include:

- The employment rate for 16-64 year olds, which fell in 2023 and was below the Glasgow City Region average.
- The three-year business survival rate (2019/22) also decreased and was below the Glasgow City Region average; however it is important to note that the three year period covered spans the height of the pandemic.

In relation to service performance:

- The percentage of street lighting repairs carried out within the target timescale decreased between 2022/23 and 2023/24 and
- Planning applications decided in under 2 months also fell below target, although performance improved compared to the previous year.

### **3.12 ENVIRONMENT AND REGENERATION COMMITTEE PLAN ANNUAL REFRESH**

3.13 The Committee Plans are subject to annual review to ensure that the improvement actions remain relevant and reflect any emerging challenges or legislation that will impact on the Directorate during the remaining term of the Plan. The refreshed Environment and Regeneration Committee Plan is attached as Appendix 2.

3.14 The focus of the Committee Plan continues to be on the areas of strategic importance that support the achievement of Council Plan 2023/28 outcomes. All actions and delivery timescales have been updated to reflect the current position as the Plan enters its second year. Performance in key areas will continue to be monitored and reported to the Committee.

3.15 In particular, the attention of the Committee is drawn to the inclusion of two new actions within the Plan:

- Following completion of the action relating to the development and approval for a new Local Housing Strategy in year one, a new action has been added relating to the Local Housing Strategy implementation in year two.
- The development of costed Asset Management Strategies.

3.16 The Committee Plan Risk Register has also been reviewed and is included within the refreshed Committee Plan. Updates against the areas of highest risk will continue to be provided on a six-monthly basis.

3.17 The refreshed Plan includes, for the first time, details of Council policies that fall within the remit of this Committee and the date of the next planned review. This follows a review of the Council's Policy Framework which was approved by the Policy and Resources Committee at its meeting on 26<sup>th</sup> March 2024.

3.18 Progress in the delivery of the Committee Plan will continue to be reported to every second meeting of this Committee. The Committee will also continue to receive a number of annual reports on a range of thematic work related to its remit.

#### 4.0 PROPOSALS

4.1 The Committee is asked to note the progress that has been achieved in delivering the Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 in its first year.

4.2 The Committee is asked to approve the refreshed Committee Plan, which will be implemented in year 2 (2024/25).

#### 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)	X	
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

#### 5.2 Finance

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					

#### 5.3 Legal/Risk

There are no legal implications associated with this report, whilst the key Committee risks are highlighted within the full Committee Plan 2023/26.

#### **5.4 Human Resources**

There are no human resources implications associated with this report.

#### **5.5 Strategic**

The Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 directly supports the Council Plan 2023/28 is aligned to the delivery of the Council Plan outcomes.





### **6.0 CONSULTATION**

6.1 None.

### **7.0 BACKGROUND PAPERS**






7.1 None.

## Appendix 1: Delivery and Improvement Plan Action Tracker 2023/24 to 2024/25



Ref	Original Action	Overall status 31/03/24	Original key deliverables	Original Due Date	Revised due date	Annual Refresh 2024/25: Key points
CMTE/ EVR001	Refresh the Economic Strategy 2021/25 and develop a new Economic Development Strategy	 Slippage	<p>Carry out a review of the current Economic Development Strategy.</p> <p>Set Strategy Development Plan</p> <ul style="list-style-type: none"> <li>• Review of existing economic climate</li> <li>• Engagement with key stakeholders e.g. businesses and local groups</li> <li>• Identify priority themes</li> </ul> <p>Development of an action plan for the Economic Development Strategy 2025/28 with partners.</p>	31/03/24  31/03/24  31/03/25	31/08/24  31/08/24  No change	No change except to delivery timescales to reflect the previous slippage - carried forward to 2024/25.
CMTE/ EVR002	Development and delivery of Taskforce Action Plan	 Ongoing	Agree the Taskforce Action Plan, including assigning action plan ownership to key partners including skills, premises, business development and housing.	31/03/26	TBC	Action and delivery timescales have been updated to reflect the current position.
CMTE/ EVR003	Support regeneration and economic growth via the delivery of key placemaking projects.	 Slippage	<p>Submission and approval of Inverkip Outline Business Case and final Business Case following Committee approval.</p> <p>Approval of funding being awarded for project delivery of West Blackhall Street and procurement of contractor to construct project.</p> <p>Implementation of the Levelling Up Project.</p>	31/05/25  Complete  31/03/26	30/06/24    No change	<p>Reference to West Blackhall Street has been removed as now complete.</p> <p>Inverkip final business case due date revised to reflect slippage.</p> <p>New action added Towns Fund.</p>
CMTE/ EVR004	Development of a Local Housing Strategy 2023/28 which sets out how the Council and its partners	 Complete	The LHS 2023/28 Action Plans and timetable are agreed.	Complete		Complete and has been removed from the Action Plan. A new action & timescales,







## Appendix 1: Delivery and Improvement Plan Action Tracker 2023/24 to 2024/25

Ref	Original Action	Overall status 31/03/24	Original key deliverables	Original Due Date	Revised due date	Annual Refresh 2024/25: Key points
	will address housing issues over the next 5 years.					focusing on the implementation of the LHS added.
CMTE/ EVR005	Development of a feasibility and implementation plan associated with Pavement Parking Prohibitions, introduced by the Transport Scotland Act. The ability to enforce the Act comes into effect from December 2023	 Slippage	Completion of detailed assessments of the road network throughout Inverclyde determined by levels of available funding.	31/03/24	31/03/25	Updated to reflect the current position, and that delivery is dependent on appropriate funding. Focus in year 2 is on the development of proposals, followed by implementation.
CMTE / EVR006	Increase the levels of biodiversity and improve carbon sequestration capture	 Ongoing	Identification of suitable grounds for tree and naturalised planting.  Develop a Peatland Restoration Plan, in partnership with GCV Green Network detailing appropriate projects to be taken forward, which is approved by Committee.	31/03/26  31/03/26	No change  No change	Updated to reflect the current position, including implementation of the Peatland Restoration Plan and the development of additional SG bids.
CMTE / EVR007	Set out the Council's spatial planning policy in line with statutory requirements.	 Ongoing	Develop a new Local Development Plan.	31/03/26	No change	No change.
CMTE / EVR008	Establish a programme of housing led regeneration in central Greenock and Port Glasgow.	 Slippage	Central Greenock Housing Study submitted to Committee for approval.  Approval of brief for central Port Glasgow Housing Regeneration Strategy.	Complete  30/09/23	-  30/11/24	The Greenock Housing Study previously reported as complete. Action removed.  The Port Glasgow Housing Study has been rolled forward with a revised timescale.
CMTE / EVR009	Progress with the physical regeneration of the Clune Park area.	 Ongoing	Delivery of an updated masterplan for Clune Park.  Planning consent (in principle) for the Clune Park development.	Complete  30/04/24	-  30/04/25	Masterplan previously approved. Delivery due dates have been revised to reflect the current position.

## Appendix 1: Delivery and Improvement Plan Action Tracker 2023/24 to 2024/25

Ref	Original Action	Overall status 31/03/24	Original key deliverables	Original Due Date	Revised due date	Annual Refresh 2024/25: Key points
			<p>Partner dialogue with RSL provider.</p> <p>Legal issues fully investigated.</p>	01/05/25	No change	
CMTE / EVR010	Development of a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan to improve energy efficiency and heat decarbonisation in all buildings in Inverclyde	 Complete	<p>Carry out a review of national policies and targets to inform the LHEES.</p> <p>Quality assurance of the core datasets for use in the tools and models contained in the LHEES methodology.</p> <p>Data analysis to support identification of initial strategic zones and delivery areas</p> <p>Building level assessment.</p> <p>Finalisation of delivery areas.</p>	Complete	-	Previously reported as complete. Removed from the Action Plan.
CMTE / EVR011	Progress workstreams to support the achievement of the Net Zero target by 2045.	 Ongoing	<p>Ongoing implementation of the Net Zero Strategy and Action Plan 2022/27 focusing on a wide range of workstreams that will deliver energy efficiency improvements and carbon emission reductions.</p> <p>Develop a 12-month procurement programme for EV vehicle purchases in line with SG target for zero emission timeline for 2025 and present report to Committee.</p> <p>Develop Fleet EV charging infrastructure in depots and other council buildings.</p>	31/03/26	No change	<p>Procurement programme previously reported to this Committee as complete. Removed from Action Plan.</p> <p>No change to remaining sub-actions.</p>

## Appendix 1: Delivery and Improvement Plan Action Tracker 2023/24 to 2024/25

Ref	Original Action	Overall status 31/03/24	Original key deliverables	Original Due Date	Revised due date	Annual Refresh 2024/25: Key points
CMTE / EVR012	Develop a robust procurement strategy and route to market to meet the biodegradable landfill waste ban coming into force December 2025. Contract requires to be in place by this date	 Complete	Identify long term waste contractor procurement route and report to Environment & Regeneration Committee.  Assessment of market testing and analysis.  Procurement exercise undertaken and concluded.	Complete	-	Previously reported as complete. Removed from the Action Plan.
CMTE/ EVR013	Development of a Roads Asset Management Strategy (RAMS) that will shape the Roads Asset Management Plan	 Slippage	Development of a Roads Asset Management Strategy	31/03/24	30/09/24	This action has been included in the refreshed Action Plan.  Revised delivery timescales have been set to reflect the previous slippage.
CMTE / EVR014	Improve workforce / succession planning processes and address the skills gap arising from an ageing workforce.	 Slippage	Identify the future skills gap within the Services, in key areas.  Develop a training action plan for apprentices and graduates	31/03/24	31/05/24	No change except to delivery timescales which reflect the previous slippage.
CMTE/ EVR015	Refresh and review the Corporate Asset Management Strategy	 Slippage	Ongoing process of mapping and assessing the condition of sea walls, defences and slipways.  Continued expansion in the number and type of term contracts from planned / preventative maintenance and compliance activity.  Continued targeted lifecycle investment across the estate based on asset condition surveys.	31/03/24	31/05/26	The original Corporate Asset Management Strategy action has been expanded to ensure that Best Value continues to be delivered. Focus in year 2 is on costed Asset Management Strategies, with an overall due date of 31/05/26.

# Environment and Regeneration

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COMMITTEE DELIVERY AND IMPROVEMENT PLAN 2023/26

ANNUAL REFRESH 2024/25

## Environment and Regeneration Committee Delivery and Improvement Plan 2023/26

In April 2023, Inverclyde Council committed to the delivery of a new, ambitious Council Plan 2023/28. The Council Plan established a number of priorities for the Council.

### Theme 1: PEOPLE

- Our young people have the best start in life through high quality support and education;
- Gaps in outcomes linked to poverty are reduced;
- People are supported to improve their health and wellbeing;
- More people will be in employment, with fair pay and conditions; and
- Our most vulnerable families and residents are safeguarded and supported.

### Theme 2: PLACE

- Our communities are thriving, growing and sustainable
- Our strategic housing function is robust;
- Our economy and skills base are developed;
- We have a sufficient supply of business premises; and
- Our natural environment is protected.

### Theme 3: PERFORMANCE

- High quality and innovative services are provided, giving value for money; and
- Our employees are supported and developed.

## Annual Refresh 2024/25

This Committee Delivery and Improvement Plan 2023/26 was developed following an assessment of how the Directorate could support the delivery of Council Plan priorities and the achievement of Best Value. Now entering the second year of its three-year term, the Plan has been reviewed and refreshed to ensure that actions that continue to be priorities for the Directorate carry forward to the next planning year; actions that have been delivered are closed off and new opportunities, challenges and responsibilities are captured.

## Directorate Overview

This Plan encompasses a diverse range of services that work together and in partnership to deliver better outcomes for the residents of Inverclyde. The key functions of the Directorate include:

Regeneration, Planning and Public Protection	Economic Development, Regeneration, Business Development, Employability, Planning Policy, Building Standards, More Choices More Chances, Public Health, Housing, Environmental and Social Protection, Trading Standards, Parking Management
Property Services	Asset Management & Property Estates, Procurement, Building Services, Energy and Climate Change, Property Management, Technical Services and Capital Programme Management
Roads and Environmental Shared Services	Roads Repairs & Maintenance, Traffic Management, Street Lighting, Waste Strategy and Waste Management, Grounds Maintenance, Street Cleaning, Vehicle and Fleet Management, Flood Prevention, Burial Grounds

The Delivery and Improvement Plan shows how the Directorate will help to deliver the Council Plan priorities through the implementation of the following workstreams:

## Delivery and Improvement Plan

### PEOPLE

	What will be delivered?	How will this be delivered?	Due Date	What difference will it make?	Alignment to Council Plan
1	<p><u>Economic Strategy</u></p> <p>Refresh the Economic Strategy 2021/25 and develop the Economic Development Strategy 2025/28</p>	<p>Review the current Economic Development Strategy.</p> <p>Set strategy development plan</p> <ul style="list-style-type: none"> <li>Review of existing economic climate</li> <li>Engagement with key stakeholders e.g., businesses, local groups</li> <li>Identify priority themes</li> </ul> <p>Development of action plan with partners.</p> <p><b>Lead Officer:</b> Head of Regeneration, Planning and Public Protection</p>	<p>31/08/24</p> <p>31/08/24</p> <p>31/03/25</p>	<p>The business base will have grown and be more diverse.</p> <p>The capacity to accommodate private sector jobs is increased.</p> <p>The regeneration of strategic employment sites and town centres is accelerated.</p> <p>The economic renewal of the most disadvantaged areas of Inverclyde is progressed.</p>	<p>More people will be in employment, with fair pay and conditions</p>
2	<p><u>Taskforce</u></p> <p>Agree the next steps for the Inverclyde Socio-Economic Taskforce.</p>	<p>Carry out a review of the future remit of the Taskforce.</p> <p><b>Lead Officer:</b> Head of Regeneration, Planning and Public Protection</p>	<p>30/09/24</p>	<p>Social and economic outcomes are improved.</p>	<p>More people will be in employment, with fair pay and conditions</p>

## PLACE

	What will be delivered?	How will this be delivered?	Due Date	What difference will it make?	Alignment to Council Plan
3	<p><u>Placemaking projects</u></p> <p>Local regeneration and economic growth will be supported via the delivery of the key placemaking projects</p>	<p>Submission of the Inverkip Final Business Case, following Committee approval.</p> <p>Implementation of the Levelling Up Project.</p> <p>Towns Fund: Establishment of a Towns Fund Board.</p> <p><b>Lead Officer:</b> Head of Regeneration, Planning and Public Protection</p>	<p>30/06/24</p> <p>31/03/26</p> <p>30/06/24</p>	<p>Development of Inverkip site for housing and commercial use</p> <p>Support the sustainability of our town centres.</p>	<p>Our economy and skills base are developed</p>
4	<p><u>Local Housing Strategy (NEW)</u></p> <p>Implementation of the Local Housing Strategy 2023/28.</p>	<p>Annual review of the LHS 2023/28 and report to the Committee in the October / November cycle.</p> <p>Maintain and monitor the progress of the LHS Outcome Delivery Groups in delivering the 4 Strategy outcomes.</p> <p><b>Lead Officer:</b> Head of Regeneration, Planning and Public Protection</p>	<p>31/04/24</p> <p>Ongoing throughout Strategy term</p>	<p>Local housing provision is enhanced and housing needs better met.</p>	<p>Our strategic housing function is robust</p>
5	<p><u>Pavement Parking Prohibitions</u></p> <p>Development of an implementation plan reflecting the implications of Pavement Parking Prohibitions introduced by the Transport Scotland Act 2019.</p>	<p>Development of proposal(s)</p> <p>Implementation of the Pavement Parking regulations.</p> <p><b>Lead Officer:</b> Head of Physical Assets</p>	<p>30/09/24</p> <p>31/03/25</p>	<p>Pavements are safer and more accessible and statutory regulations are enforced.</p>	<p>Our communities are thriving, growing and sustainable.</p>

	What will be delivered?	How will this be delivered?	Due Date	What difference will it make?	Alignment to Council Plan
6	<p><u>Biodiversity</u></p> <p>Increase the levels of biodiversity and improve carbon sequestration capture.</p>	<p>Identification of suitable grounds for tree and naturalised planting.</p> <p>Additional bids to SG Restoration Fund will be developed and submitted. Implementation will be dependent on level of funding attained.</p> <p>Implement the remainder of the Peatland Restoration Plan in partnership with GCV Green Network.</p> <p><b>Lead Officer:</b> Head of Physical Assets</p>	31/03/26	<p>1000 additional trees planted in Inverclyde</p> <p>Transition from annual bedding to naturalised planting</p>	Our natural environment is protected
7	<p><u>Local Development Plan</u></p> <p>A strategy will be in place which sets out the Council's spatial planning policy.</p>	<p>Development of a new Local Development Plan.</p> <p><b>Lead Officer:</b> Head of Regeneration, Planning and Public Protection</p>	31/03/26	The Council will have established policies setting out its spatial planning requirements which will prevent challenge.	Our communities are thriving, growing and sustainable
8	<p><u>Housing led regeneration</u></p> <p>A programme of housing-led regeneration will be established for Port Glasgow.</p>	<p>Approval of a brief for the Port Glasgow Study.</p> <p><b>Lead Officer:</b> Head of Regeneration, Planning and Public Protection</p>	30/11/24	The creation of sustainable communities in these areas is supported.	Our communities are thriving, growing and sustainable
9	<p><u>Clune Park</u></p> <p>The physical regeneration of the Clune Park area.</p>	<p>Planning consent in principle for the Clune Park development.</p> <p>Continuation of partner dialogue with RSL provider.</p>	<p>30/04/25</p> <p>30/04/25</p>	The overall social and physical regeneration of the area is promoted.	Our communities are thriving, growing and sustainable



What will be delivered?	How will this be delivered?	Due Date	What difference will it make?	Alignment to Council Plan
	<p>Legal issues fully investigated.</p> <p><b>Lead Officer:</b> Head of Regeneration, Planning and Public Protection</p>	01/04/25		
<p>10 <u>Net Zero</u></p> <p>Further progress will be made towards achievement of the Net Zero target by 2045.</p>	<p>Ongoing implementation of the Net Zero Strategy and Action Plan 2022/27 focusing on a wide range of workstreams that will deliver energy efficiency improvements and carbon emission reductions.</p> <p>The transition to an Electric Vehicle Fleet in line with SG target for zero emission timeline for 2025:</p> <ul style="list-style-type: none"> <li>• Development of Fleet EV charging infrastructure in depots and other council buildings</li> </ul> <p><b>Lead Officer:</b> Head of Physical Assets</p>	31/03/26	<p>Direct greenhouse gas emissions from the Council's operations are reduced; sustainability and equality across Inverclyde is improved.</p> <p>The Council's carbon emissions are reduced, contributing towards the achievement of Net Zero.</p> <p>Reduction in diesel usage by over 100,000 litres/annum and 286,000 kg of CO2 emissions.</p>	Our natural environment is protected

## PERFORMANCE

	What will be delivered?	How will this be delivered?	Due Date	What difference will it make?	Alignment to Council Plan
11	<p><u>Roads Asset Management Strategy</u></p> <p>The development of the Roads Asset Management Strategy</p>	<p>Development of a new Strategy that will shape the Roads Asset Management Plan (RAMP).</p> <p>Report to Committee to consider recommendations made in Strategy in relation to investment required in the road network.</p> <p>Implementation of Annual Delivery Plans.</p> <p><b>Lead Officer:</b> Head of Physical Assets</p>	30/09/24	Performance in relation to roads will continue to be maintained.	High quality and innovative services are provided, giving value for money
12	<p><u>Workforce Planning</u></p> <p>Processes for workforce / succession planning will be improved and the skills gap arising from an ageing workforce addressed.</p>	<p>Identify the future skills gap within the Services, in key areas. Report to CMT.</p> <p>Develop a training action plan for apprentices / graduates.</p> <p><b>Lead Officer:</b> All Heads of Service</p>	31/05/24	<p>The future workforce continues to meet the needs of the service.</p> <p>Increase number of apprentices/graduates employed and retained</p>	Our employees are supported and developed
13	<p><u>Asset Management Strategies (incorporates former Corporate Asset Management Strategy action)</u></p> <p>The usage and management of Council assets will be optimised and support increased efficiency and effectiveness.</p>	<p>The Asset Management Strategies will be reviewed and refreshed to reflect current requirements:</p> <p><b>Lead Officer:</b> Head of Physical Assets</p>	31/05/26	Efficiency savings, long- term financial and service benefits are realised.	High quality and innovative services are provided, giving value for money

## Environment and Regeneration Annual Report Schedule

The following reports will be submitted to this Committee on an annual basis:

- Annual Procurement Report
- Economic Regeneration Strategy
- Planning Annual Performance Framework
- Building Standards Verification Annual Report
- Net Zero Action Plan Performance Report
- Commercial and Industrial Property Portfolio
- Local Employability Action Plan
- Roads Asset Management Plan
- Strategic Housing Investment Plan
- Local Housing Strategy




## Environment and Regeneration Policy / Strategy Review Register










<b>Name of Policy / Strategy</b>	<b>Lead Officer</b>	<b>Service Area</b>	<b>Date of next planned review</b>
Corporate Asset Management Strategy 2019/22	Head of Physical Assets	Physical Assets	31/03/24
Roads Asset Management Strategy 2018/23	Service Manager	Roads	Ongoing by March 2024
Winter Maintenance Policy, Procedures & Resources 2023/24	Service Manager	Physical Assets	September 2024 – reviewed annually
Local Housing Strategy	Service Manager	Public Protection	October 2024
Net Zero Strategy 2021/2045	Head of Physical Assets	Physical Assets	No planned review, managed via Action Plan(s)
Procurement Strategy 2022/25	Service Manager	Procurement	Annual Procurement Reporting with new strategy due late 2025.
Traffic Calming Policy	Service Manager	Roads	N/K
Local Development Plan	Service Manager	Planning & Building Standards	April 2026
Economic Regeneration Strategy	Service Manager	Environment & Regeneration	2026
Business Continuity Policy	Service Manager	Public Protection	2026
Local Heat and Energy Efficiency Strategy (LHEES)	Head of Physical Assets	Physical Assets	December 2028










## Environment and Regeneration Key Performance Indicators


The Directorate will monitor the performance of these key performance indicators over the lifetime of the Plan. Depending on the data source, new performance data will be provided to the Committee within the performance reports as it becomes available. In the case of national data, this is likely to be annually, however service performance data will be presented to the Committee more frequently.





The latest performance data for reporting year 2023/24 is provided below where data is available.

Key Performance Measures	Performance				Latest status	Target 2024/25	Comment	Frequency of reporting
	2020/21	2021/22	2022/23	2023/24				
Employment rate in Inverclyde (16-64 year olds) (Source NOMIS)	<b>2020</b> 68.2%	<b>2021</b> 75.1%	<b>2022</b> 76.3%	<b>2023</b> 68.4%		To meet or exceed GCR	The equivalent Glasgow City Region figure in 2023 is 72.9%. This data is sourced from the Annual Population Survey.	Annual
Employment rate of 16-24 year olds in Inverclyde (Source NOMIS)	<b>2020</b> 52.4%	<b>2021</b> 54%	<b>2022</b> 58.7%	<b>No data</b>	-	To meet or exceed GCR	2023 data for Inverclyde not available due to the estimate falling below the reliability threshold. This data is sourced from the Annual Population Survey.	Annual
Rate of Business Gateway start-ups per 10,000 population (LGBF)	26.9	29.6	25.4	19.8*	LGBF data due end Nov	To meet or exceed Family Group ave	*Indicative figure subject to final checks. 155 new businesses in 23/24 compared to 196 the previous year. Performance has also been affected by the population estimates used in the 23/24 calculation being higher in previous years.	Annual
The percentage of household waste that is recycled (LGBF)	37.1%	48.5%	47%	48%**		45%	2022/23 Scottish average: 43.3% Family Group average: 49.3% **Indicative data which will be subject to verification by SEPA and so may change.	Annual
CO <sub>2</sub> emissions area wide; emissions within scope of LA per capita (in tonnes). (LGBF)	3.76t	4.0t	2022 data due July 2024	2023 data due July 2025		4	2021/22: Scottish average: 4.57t Family Group average: 4.36t	Annual

Key Performance Measures	Performance				Latest status	Target 2024/25	Comment	Frequency of reporting
	2020/21	2021/22	2022/23	2023/24				
Proportion of internal floor area of operational buildings in satisfactory condition)	87.8%	92.6%	93.3%	Due July 2024		93.5%	2022/23: Scottish average: 86.1% Family Group average: 89.2%	Annual
Proportion of operational buildings that are suitable for their current use	92.4%	92.4%	94.1%	Due July 2024		94.5%	2022/23: Scottish average: 86.1% Family Group average: 89.2%	Annual
The % of the Inverclyde road network that requires maintenance treatment	35.3%	32.7%	31.2%	33.2%		32%		Annual
Procurement Capability Improvement Plan (PCIP) performance score	Postponed due to Covid-19	N/A	N/A	Developing 5 Improving 6			11 areas were assessed at the last audit, 5 areas were assessed as developing and 6 areas are improving.	Every 2 years
Business Survival rate (3 year average)	2017/20 58.1%	2018/21 59%	2019/22 52.4%	2020/23 data due Nov 2024		60%	Glasgow City Region, 56.2% (2019/22)	Annual
Gross weekly full time earnings, by workplace (median earnings in pounds for employees working in Inverclyde)	2020 £677.40	2021 £690.40	2022 £630.70	2023 £638.30		To meet or exceed the GCR average	Glasgow City Region, £669.60 (2023)	Annual
% school leavers in a positive destination approx. 9 months after leaving school year	<b>2020</b> 90.2%	<b>2021</b> 91.7%	<b>2022</b> 91.9%	Due June 2024		92%	2021/22 data published in June 2023. Scottish figure in 2021/22 was 93.5%	Annual
Employment rate (16-64 year olds) by gender: Inverclyde females Inverclyde males	<b>2020</b> 67.4% 69%	<b>2021</b> 78.8% 70.9%	<b>2022</b> 77.7% 74.6%	<b>2023</b> 69.8% 66.9%	 	To meet or exceed the GCR average	2023 Employment Rate Glasgow City Region females – 70.1% Glasgow City Region males – 75.9%	Annual
Hectares of compromised peatland restored	0	0	0	Dowries 150Ha Hardridge 333Ha		Dowries: 154ha, Hardridge: 790ha	Targets referred to are the end of project targets.	Annual

Key Performance Measures	Performance				Latest status	Target 2024/25	Comment	Frequency of reporting
	2020/21	2021/22	2022/23	2023/24				
Category 1 Potholes – Percentage made safe/repair within 24 hours of identification	100%	100%	92%	100%*		92%	Performance figure for the year, as at the end of Q3. <b>Status may change depending on final figure.</b>	Quarterly
Category 2 potholes that were made safe within 7 days of identification.	98.9%	94%	90%	69.35%*		90%	Performance figure for the year, as at the end of Q3. <b>Status may change depending on final figure.</b>	Quarterly
The percentage of street lighting repairs carried out within 7 days	89%	96.4%	92%	86.6%		92%		Quarterly
The percentage of all planning applications decided in under 2 months	71.3%	66%	38.6%	49%		72%	Service performance affected by post vacancies.	Quarterly
Percentage of householder planning applications decided in under 2 months	76.6%	67.9%	41.2%	46.7%		76%	Service performance affected by post vacancies.	Quarterly
% of all building warrants assessed within 20 working days	93.7%	92.24%	92.9%	94.4%		95%		Quarterly
Number of employability clients supported by the Council that gained a full or partial qualification in the reporting year	182	363	326	411*		400	* Performance figure for the year, as at the end of Q3. 2023/24 data still being collected. <b>Status may change based on final figure</b>	Quarterly
Number of unemployed people that have progressed to employment from participation in council funded /operated employability activities	233	459	467	320**		420	** Performance figure for the year, as at the end of Q3. 2023/24 data still being collected. <b>Status may change based on final figure</b>	Quarterly
Waste sent to landfill (tonnes)	<b>2020</b> *** 29,362t	<b>2021</b> 27,318t	<b>2022</b> 25,775t	<b>2023</b> 25,757t		25,000t	***Performance affected by Covid. Data is reported by calendar year.	Quarterly

Key Performance Measures	Performance				Latest status	Target 2024/25	Comment	Frequency of reporting
	2020/21	2021/22	2022/23	2023/24				
Number of trees planted	Not reported	Not reported	Not reported	11,760		500	The target is that an overall total of 13,000 trees will have been planted by the end of the next financial year.	Quarterly

PI Status	
	Performance is adrift of target by 5% or more
	Performance is below target, but is within a set tolerance level (between 0%-5%)
	Performance is at target level or higher
	Performance is being monitored but no target has been set (data only PI)



## Environment and Regeneration Risk Management

Risk management is an integral part of corporate governance and sound management. The effective identification, assessment and management of risk is key to helping Inverclyde Council be successful in delivering its objectives, whilst protecting the interests of their stakeholders.

The highest risks to the Committee were reviewed in April 2024 and are presented below:

Risk No	*Description of RISK Concern (x,y,z)	IMPACT Rating (A)	L'HOOD Rating (B)	Quartile	Risk Score (A*B)	Change in Score	Current Controls	Who is Responsible? (name or title)	Additional Controls/Mitigating Actions & Time Frames with End Dates	Review Date
1	<p><b>Financial Risk</b></p> <ul style="list-style-type: none"> <li>- Due to a combination of inflationary pressures, reduction in turnover and the use of windfall savings in prior years, it is anticipated that in 2024/25 it will be challenging for the Committee to remain within its Revenue Budget.</li> <li>- In the event an overspend is projected then, in line with the Council's Governance requirements, the Committee will need to take action to reduce the overspend in-year and this would likely impact on service levels, delays in filling vacancies and delivery of aspects of the Committee and Service Plans</li> </ul>	4	4	1	16	No Change	<ul style="list-style-type: none"> <li>- Detailed budget exercise with a process for identifying future pressures.</li> <li>- Inflation contingency which can be accessed to fund some non-pay Inflation pressures</li> <li>- Monthly budget monitoring attended by Heads of Service and key budget Holders.</li> <li>- Bi-monthly reporting and review of employee costs and key budget lines by CMT and regular review by DMTs</li> <li>- Opportunities for virement and reprioritisation of spend</li> </ul>	Director	Early identification and consideration by DMT of how any overspends could be addressed with timely consideration at CMT, Committee and Trades Unions.	Oct-24

Risk No	*Description of RISK Concern (x,y,z)	IMPACT Rating (A)	L'HOOD Rating (B)	Quartile	Risk Score (A*B)	Change in Score	Current Controls	Who is Responsible? (name or title)	Additional Controls/Mitigating Actions & Time Frames with End Dates	Review Date
2	<b>People Risk</b> - Capacity to provide services to the community and to other council services in the face of current and ongoing cuts to budgets: - Recruitment and retention of suitably qualified and experienced staff	4	4	1	16	No change	<ul style="list-style-type: none"> <li>- Developing a programme of Grow our Own whilst making Inverclyde an attractive place to work.</li> <li>- Use of graduate training schemes.</li> <li>- Use of modern apprenticeship training schemes.</li> </ul>	Director / Heads of Service	<ul style="list-style-type: none"> <li>- Refreshed recruitment process</li> <li>- High quality support to staff through HR policies and line management support outlined in the People and Organisational Development Strategy</li> <li>- Reductions in the use of temporary posts</li> <li>- Incentives to support commitment to employee development</li> </ul>	Oct-24
3	<b>Governance risk:</b> The risk that external organisations, contractors fail.	4	3	3	12	No change	<ul style="list-style-type: none"> <li>- Regular Financial governance reviews and report on its effectiveness.</li> <li>- Major partnership board presence;</li> <li>- Regular meetings formal and informal; Papers; Briefings</li> <li>- Annual reports to relevant Strategic Committee</li> <li>- Annual Review reported to Committee</li> <li>- Financial checks reviewed as part of review of Governance review.</li> </ul>	Heads of Service	<ul style="list-style-type: none"> <li>- Regular reporting to Committee</li> <li>- Regular discussion at SMTs</li> <li>- Highlight concerns at an early stage to CMT and relevant Directors.</li> </ul>	Oct-24

Risk No	*Description of RISK Concern (x,y,z)	IMPACT Rating (A)	L'HOOD Rating (B)	Quartile	Risk Score (A*B)	Change in Score	Current Controls	Who is Responsible? (name or title)	Additional Controls/Mitigating Actions & Time Frames with End Dates	Review Date
4	<b>Reputational Risk:</b> The decisions of the Planning Board or Local Review Body expose the Council to judicial review	4	3	3	12	No change	- Senior officers support to the planning board and advice given to the Local Review Body	Director	- Appropriate training	Oct-24

## Legend

**Red - Very High Risk, score between 16-25: Requires Active Management**

High impact/high likelihood: risk requires active management to manage down and maintain exposure at an acceptable level.

**Amber - High Risk score between 10-15: Contingency Plans**

A robust contingency plan may suffice together with early warning mechanisms to detect any deviation from plan.

**Yellow – Medium Risk, score between 5 – 9: Good Housekeeping**

May require some risk mitigation to reduce likelihood if this can be done cost effectively, but good housekeeping to ensure the impact remains low should be adequate. Reassess frequently to ensure conditions remain the same.

**Green – Low Risk, score between 1-4: Review Periodically**

Risks are unlikely to require mitigating actions, but status should be reviewed frequently to ensure conditions have not changed.

## Monitoring and Reporting

Inverclyde Council is committed to ensuring that accountability, transparency and openness is embedded throughout the organisation and in our public performance reporting.

Progress on the delivery of this Plan is monitored using the Council's performance management system, Pentana, which monitors Actions, KPIs and Risks. Progress reports will continue to be presented to every second Committee meeting for scrutiny and published on the Council's website.

These reports and a range of other performance information is published here:  
<https://www.inverclyde.gov.uk/council-and-government/performance>

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Head of Service – Regeneration, Planning and Public Protection</b>	<b>Report No:</b>	<b>ENV033/24/NM</b>
<b>Contact Officer:</b>	<b>Neale McIlvanney</b>	<b>Contact No:</b>	<b>01475 712402</b>
<b>Subject:</b>	<b>Supplementary Planning Guidance – Short Term Lets</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 The report seeks approval of supplementary planning guidance in relation to planning applications for short term lets.
- 1.3 The policy sets out the relevant development plan policies for assessing applications for short-term lets and provides additional guidance on the acceptability of applications for short-term lets.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that Committee approves the supplementary planning guidance policy on short term lets attached as Appendix 1 as a basis for supporting the determination of applications for planning permission for short-term lets.

**Neale McIlvanney**  
**Head of Service**  
**Regeneration, Planning and Public Protection**

### **3.0 BACKGROUND AND CONTEXT**

- 3.1 National Planning Framework 4 defines a short-term let as a dwellinghouse (a residential house or flat) for rental by persons other than the owner for short periods and for financial or other remuneration. This includes properties advertised as being available for holiday let, although can apply to other situations, such as short-term accommodation for workers. In most cases, to utilise a property as a short-term let will require planning permission for change of use.
- 3.2 As with any planning application, the assessment of planning applications for short-term lets requires to be determined against policies set out in the development plan – which comprises of National Planning Framework 4 and the Inverclyde adopted Local Development Plan. The Local Development Plan sets out the strategy, policies and proposals for the use of land and buildings within Inverclyde. The policies within the development plan are generally supportive of short-term lets, recognising they can add choice and variety to the housing stock and provide economic and tourism benefits. The development plan policies typically support short-term lets where the economic benefit outweighs the loss of a residential dwelling, and the property is appropriately situated in terms of accessibility to amenities and transport links and compliance with other relevant policies.
- 3.3 The proposed supplementary planning guidance emphasises the development plan as the primary decision-making policy framework for applications for short-term lets. It also provides guidance to assist the assessment of applications by providing additional clarity on amenity considerations and instances where short-term lets are more or less likely to be suitable. In particular, the policy seeks to support applications in accessible locations (e.g. town centres or other accessible urban locations) and where there is a positive regeneration outcome. It also seeks to provide guidance where there may be an over-provision or concentration of short-term lets that harms the amenity of the locality (e.g. street of flat block) or would give rise to conflict between uses (e.g. with industrial uses or specific residential uses).
- 3.4 It is estimated there are around 100 short-term let operators in Inverclyde. Therefore, at present, the number of short-term lets is negligible and there is no evidence of over-concentration in any location, however the guidance will assist to ensure that the cumulative impact of any future applications does not compromise the character and amenity of any particular location.
- 3.5 Licensing and planning procedures related to short-term lets are separate and operators of prospective short-term lets will require to ensure they fulfil the obligations of both procedures, independently, where applicable. To provide clarity on this, the supplementary guidance signposts to Council procedures and guidance related to licence requirements and notes that considerations related to the licence process are not material planning considerations and planning decisions shouldn't be taken on matters other than material planning grounds, including licensing. This will assist to ensure planning decisions are taken on material planning grounds. The licensing procedures of the Council similarly cross-reference planning procedures as being separate.
- 3.6 In conclusion, the supplementary guidance will assist to support the assessment of applications against the provisions of the development plan.

### **4.0 PROPOSALS**

- 4.1 It is proposed that members approve the Short-Term Lets supplementary guidance policy as a basis for supporting planning application assessments.

## 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

## 5.2 Finance

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					

## 5.3 Legal/Risk

The report sets out that licensing and planning procedure related to short-term lets are separate, and signposting is built into the processes to ensure operators are aware of all requirements.

## 5.4 Human Resources

N/A

## 5.5 Strategic

The supplementary guidance will be considered to support the assessment process of planning applications. The Local Development Plan and National Planning Framework 4 form the Council's Development Plan to determine planning applications and provide advice on development proposals including short-term let applications.

## 5.6 Equalities, Fairer Scotland Duty & Children/Young People

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

X	YES – Assessed as relevant and an EqIA is required and will be made available on the council website: <a href="https://www.inverclyde.gov.uk/council-and-government/equality-impact-assessments">https://www.inverclyde.gov.uk/council-and-government/equality-impact-assessments</a>
	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, assessed as not relevant and no EqIA 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 – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: The proposal relates to land use and change of use of existing properties and is not predicted to have any impact on Fairer Scotland Duty provision.

(c) Children and Young People

Has a Children’s Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

**5.7 Environmental/Sustainability**

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

**5.8 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

## **6.0 CONSULTATION**

6.1 None.

## **7.0 BACKGROUND PAPERS**

7.1 Appendix 1: Short-Term Let Supplementary Guidance

## **Planning Policy Supplementary Guidance – Short Term Lets**

### **1.0 Introduction**

Visitors to Inverclyde for business, tourism or recreation are a major economic driver, and short-term lets can play an important part in the visitor economy.

The short-term letting of a residential property can bring economic benefits both to the host and the local area.

It is also recognised that short term lets can also provide benefit to the choice and variety of housing options on the market by providing short terms solutions for emergency housing needs and those moving between properties as well as providing support for accommodation for workers, to reduce travel requirements.

As with all applications for planning permission, the acceptability of any short-term let application will require to be balanced against the amenity impact of the proposals.

This supplementary planning guidance sets out the basis for determining planning applications for short-term lets. It should be noted that the licensing of a Short Term Let is a separate matter and enquiries about licensing should be directed to: [Licensing.Section@inverclyde.gov.uk](mailto:Licensing.Section@inverclyde.gov.uk)

### **2.0 Short Term Let Definition and Procedural Guidance**

The definition of short-term let is provided in National Planning Framework 4 defines a short term let as;

*“The use of a dwellinghouse (a residential house or flat) for rental by persons other than the owner for short periods and for financial or other remuneration. Typically includes properties advertised as being available for holiday let, although can apply to other situations.”*

[Scottish Government Circular 1/2023: Short-Term Lets and Planning](#) provides national guidance on the regulations and procedural matters related to short-term lets.

### **3.0 Short Term Let Categories**

Short term lets may take various forms and be used by occupants for different purposes. Some short term lets may operate based on variable letting/sharing arrangements.

#### **3.1 Type of Short-Term Let**

- i. Secondary letting – The letting of property where you do not normally live, for example a second home that is let to guests.
- ii. Home letting – Using all or part of your own home for short-term lets, whilst you are absent. An example of this could be whilst you are on holiday.
- iii. Home sharing – Using all or part of your own home for short-term lets, whilst you are there.
- iv. Home letting and home sharing – Operating short-term lets from your own home while you are living there and for periods when you are absent.

#### **3.2 Examples of Short-Term Let Premises**

Whilst the majority of short-term let's will be operated from a dwellinghouse or flat, there are other alternative types of premises which could operate as a short-term let.

This may include:

- Bed and Breakfast/Guest House
- Boat (if static and not used for transportation)
- Boathouse or Lighthouse
- Sharing your home for a short period
- Letting out a second home for a short period
- Cabins/Lodges/Chalets/Cottages/Farmhouse
- Castle
- Holiday Caravan or Glamping Pod (if on an unlicensed site)
- Self-catering unit/Holiday let
- Serviced Apartment
- Tent/Tipi/Wigwam/Treehouse/Yurt/Shepherd Hut

For the purposes of determining planning applications for short-term lets, the assessment of impact will focus on the details provided within the planning application and impact of the proposals on the amenity of the location. Further information on the assessment process is set out in this guidance.

#### **4.0 Planning and Policy Context**

##### **4.1 When is Planning Permission required?**

Circular 1/2023 sets out that a change of use to a short-term let constitutes development for which planning permission is required. Circular 1/2023 states that a material change of use of a dwellinghouse, whether to use for the purposes of short-term letting or other uses, is development under section 26 of the 1997 Town and Country Planning (Scotland) Act and requires planning permission. There are limited instances where the change of use is so minor that the dwelling remains a dwelling, and therefore no application for planning permission is required, however this can be clarified by contacting the planning service.

##### **4.2 National Planning Framework 4 (NPF4)**

National Planning Framework 4 (NPF4) forms part of the statutory development plan against which planning applications are determined. Policy 30 on Tourism sets out at paragraph (e) that:

*Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:*

- (i) an unacceptable impact on local amenity or the character of a neighbourhood or area; or*
- (ii) the loss of residential accommodation where such loss is not outweighed by demonstrable local benefits.*

As with all policies in development plans, this policy should be considered in terms of the wider policy objectives and should be balanced against other policies that might be material to any particular case.

##### **4.3 Local Development Plan**

Applications for short-term lets will be considered against the policies of both the adopted Local Development Plan 2019 and the proposed Local Development Plan 2021 as a material consideration. Determination of any application will consider all policies within the Development Plan, including those providing guidance on amenity and infrastructure impact. A short-term let

application is likely to require specific consideration against appropriate policies such as Managing Impact on Development on the Transport Network (Policy 11), Residential Areas (Policy 20) and Tourism Development (Policy 27).

#### **4.4 Short Term Let Control Areas**

Further guidance on Control Areas is set out in Circular 1/2023, however, Inverclyde Council does not currently implement any Control Area Regulations because there is a low prevalence of short-term let activity operating in this local authority area and the purpose of control areas is to help manage high concentrations of secondary letting.

#### **4.5 Other Statutory Consents and Permissions**

Whilst it is acknowledged that where the formation of a short-term let may require approval from other statutory bodies (e.g. notably Licensing) the provision of a separate statutory approval is not a material planning consideration. It should also be noted that the potential for nuisance to be caused by anti-social behaviour or noise nuisance is not a material consideration as part of the planning process. Inverclyde Council's licensing guidance relating to short-term lets and the Council's Short Term Let Licensing Policy Statement can be viewed on the Council [website](#).

#### **5.0 Planning Considerations**

In determining a planning application against the provisions of the Development Plan, the assessment of planning applications will consider the following matters.

##### **5.1 Proposal Location**

Is the proposal located in an area which forms part of;

- A town centre where there is likely to be little or no impact on the amenities or character of the area.
- A predominantly residential area, which is otherwise well served by amenities or has suitable accessibility.
- An area where there is an over-concentration of short-term lets in any specific locality – for example, where the majority or all of the dwellings in a particular location operate as short-term lets which is detrimental to the amenity of the area or nearby properties.
- Short-term lets should generally remain less than 20% of the total number of properties in a given block of flats, and less than 10% of dwellinghouses per street.
- An area where the location has a specific level of amenity located where a short-term let may disturb the amenity of other particularly sensitive uses, such as retirement flatted blocks or other residential and educational institutions.
- An area where there is a concentration of a particular type of use that is incompatible with short-term lets and residential use – for example areas of concentrated industry where noise, traffic or odours may conflict with short-term let uses or where there are health and safety issues.

##### **5.2 Empty Homes and Derelict Property**

- Does the formation of the short-term let provide a new use / repurposing of a building which has previously been empty or derelict, contributing to regeneration of the local area?

### **5.3 Economic Factors**

- Will the use of the premises as a short-term let contribute to economic growth in relation to tourism, commercial or industrial businesses in the Inverclyde area?

Non-material planning considerations, such as property values, right to views and assumptions related to likelihood of anti-social behaviour are not legitimate planning grounds for determining planning applications and should not inform the determination of planning applications for short term lets. Circular 1/2023 states that only those material planning considerations that apply to that particular application can be considered in determining whether it is approved or not.

### **6.0 Conclusion**

The provision of short-term lets may present economic benefits for property owners, local businesses and the local economy. Short-term lets exist in many different forms of accommodation and serve many different purposes to their users, including accommodation for business, tourism or a short-term housing accommodation. However, it is recognised that it is important to assess the impact of the proposal on the amenity of the area proposed to determine the acceptability at the location proposed.

In relation to the determination of applications for planning permission, planning policy and material considerations should be followed in determining the decisions for any such applications and the development plan provides the framework for determining planning applications. This guide provides additional information on the considerations that will be part of the assessment of any application against the Development Plan.

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV040/24/EM</b>
<b>Contact Officer:</b>	<b>Eddie Montgomery</b>	<b>Contact No:</b>	<b>01475 714800</b>
<b>Subject:</b>	<b>Corporate Asset Management Strategy 2024 – 2028</b>		

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## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is to update the Committee on the progress in respect of the refresh of the Council's Corporate Asset Management Strategy.

1.3 The Council implemented Asset Management Planning and published its first Corporate Asset Management Strategy in March 2009 which set out the Council's Strategy for managing and modernising its Assets. The fourth Corporate Asset Management Strategy (appended) is intended for the period 2024 to 2028.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that the Committee:

- approve the 2024-2028 Corporate Asset Management Strategy;
- note the proposal to review and refresh the individual asset sub-groups to develop longer term costed asset plans;
- approve the progression of the refresh of the 5 year external condition surveys of all property assets and agree that it be remitted to the Policy and Resources Committee seeking approval of £0.200m from the 2023/26 Capital Programme contingency.

**Eddie Montgomery**  
**Head of Physical Assets**

### **3.0 BACKGROUND**

- 3.1 The Council implemented Asset Management Planning and published its first Corporate Asset Management Strategy in March 2009 which focused mainly on land and buildings and set out the Council's Strategy for managing and modernising its Property Assets. The second Corporate Asset Management Strategy, as approved by the September 2016 Environment & Regeneration Committee, covered the period 2016 to 2018 and provided an updated position on all asset strands including the Asset Management planning framework addressing the various asset sub-groups beyond land and buildings. The strategy was further refreshed and reported to the October 2020 Environment & Regeneration Committee to cover the period 2019 – 2022.
- 3.2 The current Environment and Regeneration Committee Delivery Improvement Plan 2023/26 includes an Action to refresh the 2019/22 Corporate Asset Management Strategy to reflect the current position and the progression of the supporting Asset Management plans across the various asset sub-groups.

#### **Proposed Corporate Asset Management Strategy 2024 - 2028**

- 3.3 Since the original 2009 Corporate Asset Management Strategy there has been significant change and improvement in terms of Council structure, service delivery and the advancement / completion of strategic asset management plans. The previous editions of the Corporate Asset Strategy reflected the following key developments:
- The phased Modernisation/Transformation programme and changes to the Corporate Structure.
  - The framework of Corporate Planning strategic documents.
  - The formulation of Asset Management Plans for key corporate asset sub-groups and the financial strategies that underpinned them.
  - The establishment of Improvement Plans and utilisation for self-evaluation through the Strategic Planning and Performance Management Framework.
- 3.4 The fourth edition of the Corporate Asset Management Strategy reviews and updates all of the elements above and links with the best value elements of performance management and demonstrating continuous improvement in the delivery of services. The format of the document remains broadly as in the previous editions which reinforced/demonstrated the approach to achievement of corporate objectives through a strategic approach to Asset Management and the links with the Council's strategic outcomes.

#### **Action Plan and Asset Plan Review**

- 3.5 The significant programmes of work and change taken forward across the majority of asset categories over the last 15 years were supported by costed Asset Plans and involved the allocation of accompanying resources. The improvements across the asset base were achieved by significant increases in resource allocation, asset rationalisation, investing in new assets, delivering new facilities or comprehensively refurbishing existing facilities. The current available resources as outlined in the approved 2024/28 Capital Programme mean that the focus of the 2024-2028 Corporate Asset Management Strategy will predominantly be on rationalising and reducing the number of operational assets that the council holds. The individual asset plans covering the same period will also require to identify the priorities for investment of the available limited capital resources to ensure as far as possible that the overall asset performance indicators are maintained at or near the current levels.

- 3.6 In the medium term all asset plans will require to be refreshed and as far as possible include fully costed 5-10 year plans to support the asset infrastructure elected members wish to maintain. This will require investment in both external and internal resources and thereafter the strong likelihood a significant increase in capital investment levels with the resultant prioritisation within the overall Council Budget.
- 3.7 As a starting point for this activity there is a need to refresh the 5 yearly externally procured Property Asset condition surveys which were last completed in 4<sup>th</sup> Quarter 2019. The assessment of asset condition is fundamental to assessing risks / liabilities to the Council and establishing investment needs and priorities. Externally procured elemental condition surveys for property (based on Scottish Government Guidance) are undertaken on a 5-year rolling programme with an annual review carried out by Property Services. The surveys also provide an indication of the backlog maintenance and priorities for investment over a ten-year projection.

#### 4.0 PROPOSALS

- 4.1 Subject to Committee approval of the strategy Officers will progress the associated Action Plan.
- 4.2 The Committee is requested to note that a review and refresh of all asset sub-groups is required in the medium term to reflect as far as possible a 5-10 year costed plan for asset / infrastructure investment and that an assessment of the resources required for this will be required with a report to be brought back to a future meeting of the Committee.
- 4.3 The Committee is requested to approve the progression of the refresh of the 5 yearly property asset condition surveys to support and inform this activity with funding sought from the Capital Programme Contingency held by the Policy and Resources Committee.

#### 5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendations are agreed:

<b>SUBJECT</b>	<b>YES</b>	<b>NO</b>
Financial	x	
Legal/Risk	x	
Human Resources	x	
Strategic (Partnership Plan/Council Plan)	x	
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		x
Environmental & Sustainability	x	
Data Protection		x



## 5.2 Finance

### One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Capital Programme	Contingency	2024/25	200		External Condition Surveys - Capital contingency, requires P&R Committee approval.

### Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
n/a	-	-	-	-	-

## 5.3 Legal/Risk

Current investment levels across many of the asset sub-groups do not fully address the risk of asset failure that could lead to a loss of service.

## 5.4 Human Resources

The asset sub-group review and refresh will require investment in external and internal resources as there is limited internal officer capacity at present linked to previous downsizing and the reducing capital programme.

## 5.5 Strategic

The activity within the various asset plans contributes to and aligns with the Council Plan and strategic objectives.

## 5.6 Equalities and Fairer Scotland Duty

### (a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(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?

Report will be prepared after the detailed design is completed.

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

(c) Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.7 **Environmental/Sustainability**

Summarise any environmental / climate change impacts which relate to this report.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.8 **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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

## **6.0 CONSULTATION**

- 6.1 The Corporate Management Team has been consulted.
- 6.2 All relevant officers connected with delivery of the asset management plan sub-groups within the Strategy have also been consulted.

## **7.0 BACKGROUND PAPERS**

- 7.1 None.

# Corporate Asset Management Strategy 2024–2028

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<b>Rev</b>	<b>Status</b>	<b>Originator</b>	<b>Approved</b>	<b>Date</b>
2.0	Draft	E. Montgomery	S. Jamieson / CMT	25 April 2024

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## 1 Foreword

Clearly defined strategies are vital to effective Asset Management and the performance of Inverclyde Council.

The vision is that the Corporate Asset Management Strategy will provide a modern, efficient and sustainable asset portfolio that fully meets the needs of existing and future service users and employees.

The Corporate Asset Management Strategy:

- Delivers a corporate and coordinated approach to asset management;
- Provides clear arrangements for the management of assets;
- Regularly measures the performance of assets;
- Comments on the deliverability of Asset Management Plans within the context of projected capital and revenue resources; and
- Ensures a fully documented process for the prioritisation of capital investment.

The 2024/28 Corporate Asset Management Strategy reflects the capital investment levels over the same period approved by the Council on 29 February 2024. The Strategy outlines the Council's approach to Asset Management and how this supports and contributes to the delivery of the strategic priorities in the Inverclyde Alliance Partnership Plan 2023/33 and the Inverclyde Council Plan 2023/28, as well as the delivery of the shared wellbeing outcomes to ensure that all our residents are Safe, Healthy, Achieving, Nurtured, Active, Respected and Responsible and Included.

Over the last fifteen years the Council has undertaken a significant amount of work on Asset Management Planning. The first Asset Management Plan related to the School Estate (SEMP) which resulted in an ambitious and comprehensive new build and upgrade programme for the full School Estate. Thereafter asset plans were created in respect of the main leisure facilities, the roads assets, office and depot assets, ICT assets, and open space assets. Most of the increased levels of investment has now come to an end and officers recognise the need to refresh many of the Asset Management Plans over the next year or two which will require one-off funding. All Asset Management Plans are linked to The Council's Vision and Priorities via the Committee Delivery and Improvement Plans (CDIPs) with delivery reported throughout the year both as part of the CDIPs but also via cyclical Capital Programme updates.

One of the most significant challenges for the Council over the life of the plan will be the continued delivery of high quality services with a reduced budget. The Council is also committed to working collaboratively with other Councils, public bodies, and partners to achieve more effective use of combined assets.

The Corporate Asset Management Strategy is a live document, subject to continuous challenge and review, which provides a framework for the efficient management of the Councils core assets.

## 2 Executive Summary

The effective use of Council assets is a key priority for Inverclyde and the Council aims to deliver on the following actions in its implementation of the Corporate Asset Management Strategy:

- Corporate Asset Management Strategy reviewed through the Corporate Management Team;
- the continuing development of a corporate approach to the use, management and procurement of assets;
- ensuring a strong organisational framework for future asset management plans with clear links to the Council's Committee Delivery and Improvement Plan process;
- use of relevant data to monitor and report in performance in support of continuous improvement and to challenge the existing use of, need for, and performance of assets;
- identification of efficiency gains through the strategic management of assets;
- ensuring that relevant information is communicated effectively to all stakeholders;
- promoting new ways of working and incentives for the more efficient use of assets and energy including aligning with local and National Net Zero targets.

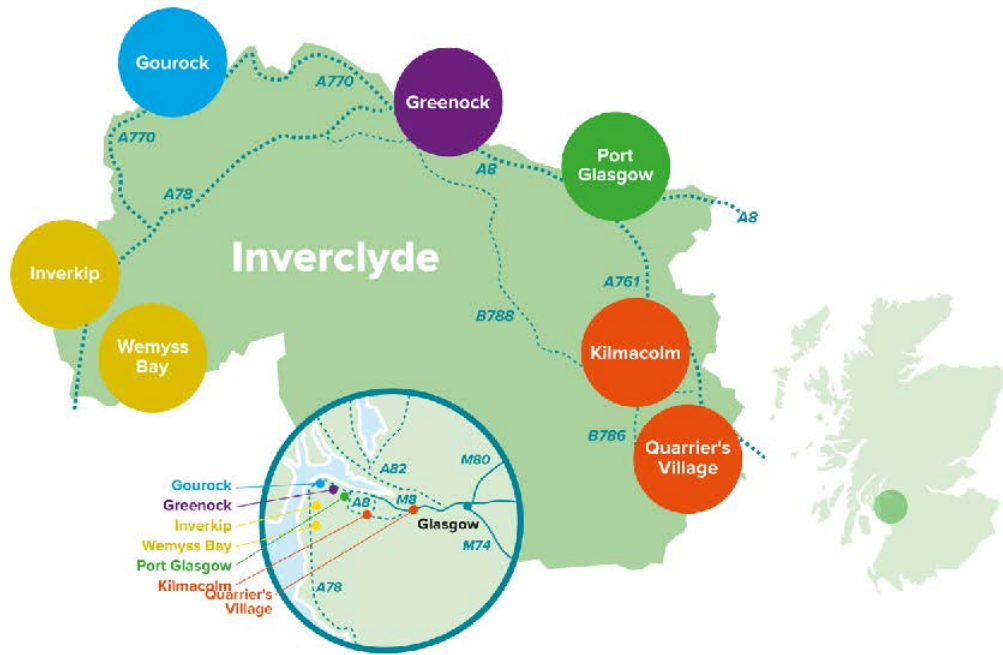
During the recent Budget process, the Corporate Management Team frequently highlighted that the reduced availability of resources, combined with the current inflationary price pressures, will present significant challenges in maintaining and developing all assets. Asset planning across the majority of the asset categories will require to be refreshed during the lifespan of this strategy and this is expected to require a step change in the level of investment in the medium/longer term whilst also encompassing a fundamental review of many of the assets held by the Council. The current financial constraints limit what can be achieved in terms of improving or sustaining the existing asset base with the associated increasing risk of asset failures that could lead to loss of service. The CMT recognise this is not a desirable or sustainable approach.

The significant programmes of work and change taken forward across the majority of asset categories over the last 15 years were supported by costed Asset Plans and involved the allocation of accompanying resources. The improvements across the asset base were achieved by significant increases in resource allocation, asset rationalisation, investing in new assets, delivering new facilities or comprehensively refurbishing existing facilities. The current available resources as outlined in the approved 2024/28 Capital Programme mean that the focus of the 2024-2028 Corporate Asset Management Strategy will predominantly be on rationalising and reducing the number of operational assets that the council holds. The individual asset plans covering the same period will also require to identify the priorities for investment of the available limited capital resources to ensure as far as possible that the overall asset performance indicators are maintained at or near the current levels.

In the medium term all asset plans will require to be refreshed and include fully costed plans to support the asset infrastructure elected members wish to maintain. This will require upfront investment in both external and internal resources and thereafter the strong likelihood a significant increase in capital investment levels with the resultant prioritisation within the overall Council Budget.

### 3 Corporate Planning

Corporate planning in Inverclyde is conducted under the overarching framework of the Inverclyde Alliance Partnership Plan 2023/33<sup>1</sup> and the Inverclyde Council Plan 2023/28<sup>2</sup>, which set out the vision, themes and high-level outcomes of the Council and its partners for the area.



#### 3.1 Committee Delivery and Improvement Plans

The Council has adopted a model with three Delivery and Improvement Plans aligned to Committees along with Service Delivery and Improvement Plans. The current Committee Delivery and Improvement Plans<sup>3</sup> cover the period 2023/26 and capture:

- Actions derived from the Council Plan strategic priorities, cascaded to individual Directorates / services;
- Corporate self-evaluation improvement actions;
- Priorities relating to areas of strategic service delivery;
- Improvement actions from External Audit Reports;
- Improvement actions arising from Service Review; and
- Key Performance Indicators linked to the delivery of the actions.

<sup>1</sup> Inverclyde Alliance Partnership Plan ([link](#))

<sup>2</sup> Inverclyde Council Plan ([link](#))

<sup>3</sup> Education and Communities Committee Delivery and Improvement Plan ([link](#)); Environment and Regeneration Committee Delivery and Improvement Plan ([link](#)); Policy and Resources Committee Delivery and Improvement Plan ([link](#))



Although on a 3-year rolling plan, the delivery and improvement actions are refreshed on an annual basis with performance reports to the Corporate Management Team prior to every second Committee meeting.

### **3.2 Asset Management Planning**

The Council has implemented Asset Management Planning and published its first Corporate Asset Management Strategy in March 2009 which set out the Council's Strategy for managing and modernising its Assets. This is the fourth revision of the Strategy and is intended for the period 2024 to 2028.

Over the last 15 years the Council has undertaken a significant amount of work on Asset Management Planning (AMP) and has used a combination of internal expertise and external peer review in the development of several AMPs. Once created, the AMPs are embedded within the Council's Committee Delivery and Improvement Plans (CDIPs) and ensure the Capital Programme formulation process has a strong alignment between the Council Plan priorities and capital investment decisions.

### **3.3 Capital Strategy**

The production of a Capital Strategy<sup>4</sup> which is reviewed annually is a requirement of the CIPFA Prudential Code. The document requires to be considered along with the Treasury Strategy and thereafter approved by the Inverclyde Council. It is viewed as being one of the key strategic financial documents along with the Council's Financial Strategy<sup>5</sup> which help govern the strategic direction for the Council's financial planning.

The Council traditionally approves a rolling three-year Capital Programme each budget cycle. The February 2024 budget saw the approval of a 4-year Capital Programme covering 2024/28 which takes the programme to the end of the current Council. Annual capital budget allocations are provided for investment in the core assets identified via the Asset Management Plans with these allocations intended to maintain the existing assets to acceptable standards.

The Capital Strategy emphasises the need for the Council to take a long-term view when taking decisions around Capital investment and specifically to ensure that investment plans are appropriate and financially sustainable in the longer term.

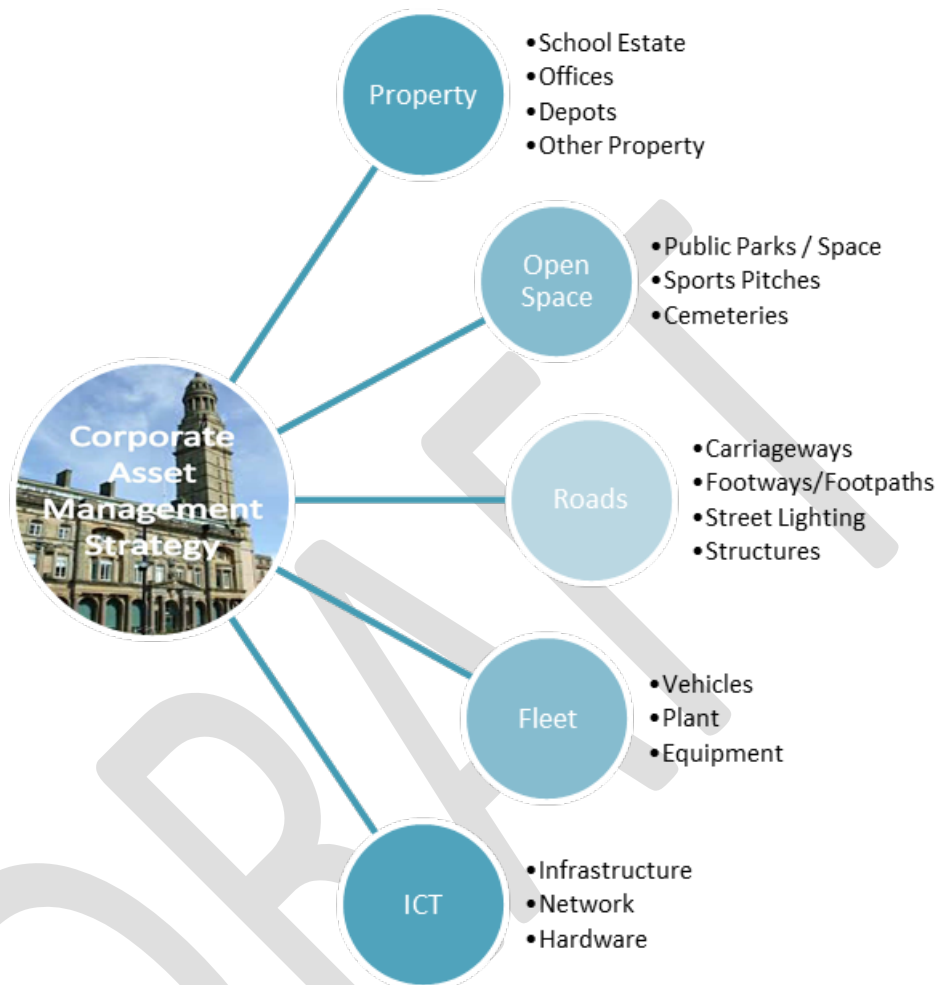
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<sup>4</sup> Capital Strategy 2024-2034 and Treasury Management Strategy Statement & Annual Investment Strategy 2024/25-2027/28 ([link](#))

<sup>5</sup> Financial Strategy 2023-2033 ([link](#))

## 4 Introduction to Asset Management Planning

In accordance with the CIPFA “Guide to Asset Management and Capital Planning in Local Authorities” the Council has prepared asset plans under five main sub-groups:



### 4.1 Governance and Leadership

The Director Environment and Regeneration has overall responsibility for the on-going development and implementation of the Corporate Asset Management Strategy. Support is provided by the Lead Officers from the Services responsible for the implementation of the individual asset plans for each asset category.

The need to manage assets as a corporate resource is key to ensure that decisions to rationalise, invest in, and/or acquire assets to achieve high-level outcomes are considered corporately. This will also ensure that resources are targeted to support effective and efficient service delivery.

## 4.2 Operational Asset Management

**Compliance:** Statutory compliance and regulatory codes of practice are an area of priority for the Council in terms of management of its core assets. This area is supported by a number of Council Policies designed to address the safety and wellbeing of Council staff, service users and visitors / customers:

Compliance	
Asset Category	Activity
Property	Management of Asbestos <sup>6</sup> ; Water Safety & Hygiene <sup>7</sup> ; Fire Risk and Procedures <sup>8</sup> ; Electrical & Portable Appliance Testing (PAT); Gas Safety; Accessibility (Equality Act/DDA compliance).
Open Space	Assets maintained as 'fit for purpose' and comply with health & safety / environmental regulations.
Roads	Roads and recorded assets will be inspected and maintained to ensure compliance with the Roads (Scotland) Act 1984 and to provide a safe public road network.
Fleet	Fleet assets maintained to Driver Vehicle Standards Agency (DVSA) standard. Comply with terms of Council's Operator License.
ICT	ICT assets maintained to comply with Public Sector Network (PSN) regulations, the Scottish Government Public Sector Action Plan on Cyber Resilience, and the requirements of the Scottish Wide Area Network. Although each has a unique accreditation process there are areas where the audit requirement is mirrored across each organisation. The Council has also completed the Audit process for 2023/24.

<sup>6</sup> Fire Risk Assessment and Fire Safety Policy ([link](#))

<sup>7</sup> Water Quality Management Policy ([link](#))

<sup>8</sup> Control of Asbestos Policy ([link](#))

### 4.3 Asset Data

**Performance Data:** The management of data and its accuracy/availability is crucial to effective Asset Management allowing informed decisions to be made based on asset performance. The main indicators used in Asset Management are outlined below:

Performance	
Asset Category	Activity
Property	<p><b>Condition:</b> fundamental to assessing risks / liabilities to the Council and establishing investment needs and priorities. Externally procured elemental condition surveys for property (based on Scottish Government Guidance<sup>9</sup>) are undertaken on a 5-year rolling programme with an annual review carried out by Property Services. The surveys also provide an indication of the backlog maintenance and priorities for investment over a ten-year projection.</p> <p><b>Suitability:</b> refers to how well the asset supports Service delivery and is suited to its current use. Surveys completed for all properties (taking into account the views of service users) and are reviewed annually. Format varies, detailed guidance<sup>10</sup> is available for the School Estate.</p> <p><b>Sufficiency:</b> utilisation or capacity, concerns the demand for / sustainability of an asset and its use now and in the future in terms of supporting Service delivery. Critical in identifying under-utilised assets for alternative proposals / potential disposal. Also highlights where there may be a risk of over-utilising assets and assists in forward planning.</p> <p><b>Running Costs:</b> cost of operating a given asset and relates to rates, energy/utility, and maintenance costs. Can also be extended to include soft facilities management costs such as cleaning, caretaking/janitorial etc.</p> <p><b>Value:</b> recorded for statutory accounting requirements and insurance purposes (i.e. market value of assets / replacement costs).</p>
Open Space	<p><b>Condition:</b> open space assets will be maintained to a satisfactory or better condition to fulfil the needs of local communities.</p> <p><b>LGBF:</b> Percentage of adults satisfied with parks and open spaces.</p>
Roads	<p><b>Road Condition Indicator (RCI):</b> relates to the maintenance categorisation of roads and the percentages of roads that should be considered for maintenance treatment.</p>

<sup>9</sup> The Condition Core Fact ([link](#))

<sup>10</sup> The Suitability Core Fact ([link](#))

Fleet	<p><b>Operator Compliance Risk Score (OCRS):</b> system based on data collected by the Driver and Vehicle Standards Agency (DVSA) over a 3-year rolling period including: MOTs; roadside inspections; desk-based ('remote') assessments; site visits from DVSA. Inverclyde is currently rated in Band Green (low risk).</p>
ICT	<p><b>Refresh Programme:</b> ICT assets are of a good standard and work efficiently and effectively. All desktop assets and server assets are supported and maintained to a high standard.</p> <p><b>Service Desk:</b> Service level attainment target reporting. Society For Innovation Technology and Modernisation (SOCITM) benchmarking.</p>

**Performance Management:** Performance management and reporting is integral to the delivery of Best Value and forms the cornerstone of all proposed service activity. The Council's Performance Management Framework<sup>11</sup> (PMF) core purpose is to drive continuous improvement and deliver improved outcomes. The Committee Delivery and Improvement Plans include a core set of performance indicators (PIs) that are focused on Directorate improvement actions. Statutory and Key Performance indicators already exist for the majority of service areas such as those submitted for the Council's properties reflecting core condition and suitability and as part of the School Estate Core Facts collection. In addition, the council produces an annual report on the progress it is making on the delivery of its Council Plan organisational priorities.

The Council also utilises the Local Government Benchmarking Framework (LGBF)<sup>12</sup> indicators which have been adopted by all 32 of Scotland's local authorities to assist in focusing on efficiency, effectiveness and outcomes allowing authorities to benchmark performance across a range of indicators. A dashboard refresh was carried out in February 2024, and benchmarking data for Inverclyde Council is now available for a total of 82 of the 102 measures within the framework.

<sup>11</sup> Inverclyde Council Performance Management Framework ([link](#))

<sup>12</sup> LGBF Inverclyde Performance Data and links ([link](#))

## 5 Approach to Asset Management

The overarching Corporate Asset Management Strategy incorporates a variety of asset categories, each of which are supported by individual asset management plans. All Asset Management Plans are linked to the Committee Delivery and Improvement Plans (CDIPs) with delivery regularly reported throughout the year as part of cyclical Capital Programme updates.

Asset Management Plans take into account the number, type and condition of the assets to which the plan relates and thereafter looks ahead to future investment needs with associated financial implications to be factored into future years Capital Programmes. Delivery of an Asset Management Plan may require decisions from elected Members regarding a whole estate investment approach which will potentially identify assets which the Council should no longer retain. This will lead to investment in fewer assets but to a higher quality. This has certainly been the case in respect of schools, offices, and depots where the Council's property footprint has reduced considerably over the last 15 years, with the sums saved from assets no longer in existence reinvested in the remaining assets resulting in a significantly improved estate.

### 5.1 Property

Inverclyde Council owns a diverse property portfolio which supports a wide range of services containing approximately 492 assets covering both land and buildings. The portfolio is divided into:

- **Operational property** – properties which are used directly to support delivery of services;
- **Non-Operational property** – properties which are retained to support economic development and to aid in generating revenue income.

The total fair value of the Council's freehold/heritable interests as at 31st March 2023 is £485.5m. Once Public Private Partnership (PPP) Assets and managed Properties are included, the value increases to £580.5m. This figure assumes (in many cases) that the Council will continue to use the individual property for its own purposes; it does not necessarily represent the overall market value of the Council's asset base. As at 31st March 2024 the Council owned 148 operational property assets which are represented in the table attached as Appendix 1.

#### 5.1.1 Learning Estate

The Council has invested in excess of £270m on its school estate over the life of the School Estate Management Plan. The rationalisation of the estate was completed by the end of 2013. Over the period of the programme there has been a net reduction of 12 primary schools (from 32 to 20) and a net reduction of 2 secondary schools (from 8 to 6) with 2 of the remaining 6 secondary schools co-located within a shared community campus.

Significant progress has been made since 2004 in addressing the number of Condition category C (Poor) and D (Bad) rated schools from 7 Secondary Schools and 21 Primary Schools at the start of the programme to all schools across all sectors rated A (Good) or B (Satisfactory) by 2016. In terms of Suitability there has also been significant progress made in ratings through the programme of comprehensive refurbishment and new build.

The plan prior to the COVID-19 lockdown would have seen all major projects completed in 2020 reflecting the approval of the acceleration of the School Estate Management Plan agreed as part of the budget setting process in March 2016. The St Mary's Primary School project was completed in October 2020 with completion of the final project at Gourrock Primary School in December 2022 delayed due to the impact of a combination of the insolvency of the main contractor and COVID-19. The demolition of the last remaining decant facility, the former Sacred Heart Primary School, was completed in June 2022.

Additional expenditure was approved in March 2016 to address works required to improve asset condition and suitability across the stand-alone facilities within the Early Years estate. The Council funded elements of the Early Years estate plan were completed with the final project to refurbish Hillend Children's Centre operational as of October 2021.

The increase in entitlement to early learning and childcare from 600 hours to 1140 hours required substantial levels of investment in workforce and infrastructure to support the expansion. All core 1140 hours expansion projects were completed and operational as of November 2021.

The Scottish Government has previously confirmed capital funding allocations to support the phased expansion of free school meals to primary school children to be used to support initial investment in school infrastructure, including school catering and dining. The Education & Communities Committee approved the early adoption of Universal Free School Meals in Primary Schools across Inverclyde from August 2023. A programme of works across fourteen primary schools was delivered during June 2023 and over the summer holiday period to support the implementation.

The Education Capital programme includes a lifecycle fund designed to address maintaining the condition and suitability of the revitalised estate. The fund allocation is currently £3m per annum. The lifecycle works address the on-going requirement for investment in the estate to maintain the overall condition of the assets at a good/satisfactory level. The allocation of this funding is based on annual review of the externally procured condition surveys and physical inspection of the various properties by the Council's Property Service. The most recent external condition surveys were undertaken via Aecom during 4th Quarter 2019 and are due for renewal in 2024. These surveys and Property Services assessment inform the allocation of future lifecycle funding across the estate and this is becoming increasingly important, particularly for the properties that were included early in the original programme.

The Council also has a Public Private Partnership contract covering four schools (2 secondary and 2 primary) which is operated through a Special Purpose Vehicle (SPV) and Facilities Management Provider. The regular maintenance and lifecycle requirement of those assets are addressed through the contract which extends to 2040 when the assets will be handed back to the Council.

A wider Learning Estate Review and strategy is now required to address the next 10+ years and future of the Learning Estate. Work has commenced on this in respect of roll projection analysis and assessment of the possible impacts of the new Local Development Plan and potential new housing provision. The strategy will require to consider the Condition of the estate from external surveys and Property Services reviews. A full review of all suitability surveys was completed in conjunction with Education Services and Heads of each establishment and this information was reflected in the 2021 Core Facts return. The strategy will also consider the 2021/28 Education Services Digital Learning Strategy. Energy efficiency and the implications of the Inverclyde Net Zero Strategy and associated 2022/27 Action Plan including the continued focus on adoption of a Net Zero Public Sector Buildings Standard and imminent legislation such as the Heat in Buildings Bill, will all have to be considered as far as practicable in future asset strategies.

The Council has undertaken a comprehensive assessment of its estate to identify the presence of Reinforced Aerated Autoclaved Concrete (RAAC). It has been confirmed that one school (St Michael's Primary School in Port Glasgow) has RAAC present and in line with industry guidance, a management strategy has been implemented. Options for permanent remediation are currently being investigated and will represent a funding pressure in the context of the available limited capital funding resources available for estate lifecycle investment.

### 5.1.2 Offices

The Council's Office rationalisation proposals included the development of a Customer Service Centre within Greenock Municipal Buildings designed to transform the way the Council communicates with its customers. The programme was part of a wider programme to modernise the Council's operations and working practices which included initiatives such as mobile and flexible working, electronic document management (EDRMS) and greater use of technology. The Offices Asset Management Plan (AMP) was taken forward on the premise that fewer desks than employees would be provided with the final projects within the Offices AMP completed in Autumn/Winter 2017. The Office Rationalisation programme resulted in a reduction of circa 40% of occupied floor space and circa 28% in terms of desk numbers with an increased potential desk space ratio through more efficient use of space across the same number of retained properties.

With the completion of the Office rationalisation programme, the majority of the Council's Operational Office space is now contained within the Greenock Municipal Buildings Campus. This is comprised of the main Municipal Buildings (including the refurbished/renovated former District Court offices), the Wallace Place Building, the James Watt Building and Hector McNeil House. Property Services had undertaken studies across the Campus at the end of 2019, both internally and through external specialist space planning consultants, with a view to identifying where possibilities exist for more efficient use of space and to address improvements where existing space is less suitable for current use and/or in poorer condition. The challenges posed by COVID-19 necessitated a shift to different agile working delivery models including increased flexible, mobile and homeworking arrangements. As part of the COVID-19 Organisational Recovery Plan the Council reviewed its agile working and other key policies resulting in the development of a Hybrid Working Strategy which has now been embedded within a new Flexible Working Policy following the completion of a 12 month pilot. As part of the Council's Delivering Differently Programme, a New Ways of Working project has also been established to examine the changes to the ways offices are being used within and out with the Campus including changes in the use of technology and the potential for increased use of Electronic Document Management processes. The previously completed space studies are being revisited as part of this work stream to assess the potential property / ICT investment implications connected with new ways of working. This workstream has involved the mothballing of the James Watt building from early 2023/24 facilitated through minor works undertaken across various assets to enable the relocation of staff. The potential reduction in employees from savings exercises plus the announcement of the successful Levelling-up Funding bid which will result in the demolition of the Hector McNeil House building are also key considerations in the New Ways of Working Project.

The future maintenance and lifecycle requirements of this element of the Council's estate strategy are contained / addressed within the Operational Properties portfolio and the allowances for statutory and planned maintenance / lifecycle works funded from the annual £2.4m General Property Service capital allocation monitored through the Environment & Regeneration Committee.



### 5.1.3 Depots

The Council's Depot rationalisation has involved the centralisation of Grounds, Waste and Transport at Pottery Street in Greenock with a Gourrock Civic Amenity site and the Building Service Unit (BSU) workshop at Devol in Port Glasgow. The original Depot Asset Management Plan budget of £13m was reduced by £2.8m through a review of phasing and scope with the development of the masterplan and a refinement of the strategy / proposals. The majority of projects were completed by mid-2019 incorporating the phased works at Pottery Street including the salt barn, civic amenity site, vehicle maintenance facility / offices, fuel and vehicle wash facilities, and the refurbishment of the corner depot building / offices. The fleet maintenance facility opened in 2017 incorporates a Class IV, V and VII MOT test facility allowing more maintenance and testing to be carried out in-house. The site also incorporates a fully automated under chassis vehicle wash which became operational in 2019 ensuring the fleet assets are maintained to a high standard whilst complying with the latest Health and Safety requirements. A new bunkered fuel facility with integrated fuel management system has also been incorporated into the Fleet Maintenance Facility providing real time fuel usage information and increasing the Councils contingency in times of fuel shortages with generator back-up project completed in 2022 to support civil contingency planning and service resilience.

The final element of the Depot AMP involving the Gourrock Civic Amenity facility has been partially completed with the existing Kirn Drive Civic Amenity facility closed at the end of January 2022 and temporarily relocated to Craigmuschat Quarry. The demolition of the existing Kirn Drive Depot building and removal of fuel tanks was completed in June 2022. The future provision in Gourrock has been considered as part of recent budget setting processes and has not taken forward as a saving, with a requirement to now review the temporary provision at Craigmuschat.

### 5.1.4 Leisure Estate

The Council undertook a review of its key Leisure Sites prior to 2009 which included reports covering a review of strategic sites and a pitches strategy, with a view to modernisation and reconfiguration of leisure provision within Inverclyde. Consultation was also undertaken with sportscotland who allocated £1m in facilities grants, part funding specific projects at Parklea and Ravenscraig. A planned investment profile was presented to Committee in September 2009 with an initial implementation timescale of August 2012. Following the implementation of the original Leisure Strategy above, a number of further projects were taken forward (Ravenscraig Activity Centre / Inverclyde Indoor Bowling / Lady Octavia Sports Centre / Boglestone Community Centre) through joint Council / Inverclyde Leisure funded projects.

In 2018 the Council agreed to allocate £0.12m annually to supplement the funding in the Leisure Repairs and Renewals Fund to meet the life cycle costs associated with the large 3G Pitch estate. The on-going requirements for major maintenance and lifecycle replacement of sports pitches across the Leisure Estate are addressed through the Leisure Pitches Strategy Asset Management Plan<sup>13</sup> and capital allocations monitored through the Education & Communities Committee. Condition surveys were undertaken via external specialists in late 2019 across the Leisure and School Estate pitches to inform a review of the Asset Management Plans and lifecycle replacement allowances. This information together with data on individual pitches hours of use from Inverclyde Leisure formed the basis of a revised asset plan which was approved by the September 2020 Education & Communities Committee. A programme of rejuvenation and carpet replacement works commenced in 4th Quarter 2020 with 5 full size leisure pitch and 5 school estate pitch/MUGA carpet replacements completed to date including minor rejuvenation works at Inverkip Community Hub and carpet replacement of 5-a-side carpets at Lady Octavia Sports Centre.

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<sup>13</sup> Artificial Sports Pitches Lifecycle Plan ([link](#))

The major maintenance and lifecycle replacement requirements of the buildings for the Leisure Estate remains with the Council and this element of the Council's estate strategy is addressed within the Operational Properties portfolio and the allowances for statutory and planned maintenance / lifecycle works funded from the annual £2.4m General Property Service capital allocation monitored through the Environment & Regeneration Committee. Minor day to day maintenance and 'consumables' are the responsibility of Inverclyde Leisure in accordance with the Service Level Agreement which regulates access, standards of maintenance and division of responsibilities. The allocations through this fund will be vital in the coming years to address significant elemental renewal of ageing assets.

As part of the Council's Delivering Differently Programme, the Council and Inverclyde Leisure completed a strategic review<sup>14</sup> of all indoor, outdoor and community leisure facilities in Inverclyde. This activity was aligned with the 2023/25 Budget recognising the Inverclyde Leisure business model pressures such as shortfalls in income, increases in utilities, and other inflationary pressures such as pay. A report was submitted to the November 2022 Education and Communities Committee outlining proposals to reduce the funding pressure addressing a potential major reduction in the Inverclyde Leisure managed estate. The proposals were subject to public consultation and were considered as part of the previous budget setting process, however, no decisions in respect of a reduction in Leisure estate assets have been taken at this time.

### 5.1.5 Health & Social Care Partnership

In addition to the regular review of HSCP properties to identify opportunities for reconfiguration of services that support co-location, work has been undertaken across the NHS Greater Glasgow & Clyde area to develop a Primary Care Property Strategy which seeks to better understand the current utilisation of property and its suitability for existing and future service provision. This strategy will assist with future business cases and inform board infrastructure investment decisions.

A number of shared service offices were addressed as part of the Offices Asset Management plan and consolidation within the Hector McNeil House building completed in 2014. Two further major HSCP projects were delivered with Scottish Government funding support, the Adult and Older People Complex Care Beds facility (Orchard View) opened in summer 2017, and the Greenock Health and Care Centre became operational in March 2021.

Further asset areas were addressed via the phased re-provisioning of Inverclyde's Children's Residential Services with one unit (Kylemore) completed in March 2013, a further unit (Cardross 'the View') completed in January 2018, and the final unit (Crosshill) completed in October 2022 following delays experienced through a combination of the insolvency of the original main contractor and COVID-19.

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<sup>14</sup> Inverclyde Leisure Strategic Asset Review ([link](#))

The Strategic Review of Services for Adults with Learning Disabilities in Inverclyde was signed off by the Integration Joint Board in December 2016. As part of the Service redesign, a number of properties historically used by the service were decommissioned and flats at Lynedoch Street and Hope Street vacated and released back to the relevant Registered Social Landlords. Golf Road was vacated in June 2018 and the McPherson Centre decommissioned in September 2018 with full integration into the Fitzgerald Centre following work within the Fitzgerald Centre to upgrade personal care facilities, storage and sensory areas undertaken over summer 2018. The longer-term plan remains for a new Inverclyde Community Hub with business case approved in February 2020. The progression of the project has been delayed through COVID and has also involved the approval of additional funding and a fundamental review of the design proposals to address the overall affordability of the project including the adoption of a low carbon design approach with the support of external grant funding through the Low Carbon Fund / Vacant and Derelict Land Investment Programme (VDLIP). The final re-tender exercise is due to be completed at the end of 1st Quarter 2024.

The homelessness service has implemented a change programme to drive forward a full-service redesign in response to recommendations made by The Homelessness and Rough Sleeping Action Group which includes the development of a Rapid Rehousing Transition Plan (RRTP). The rebranding of the service as a Housing Options and Homelessness Advice Service was a major milestone with the cross-sector partnership and early intervention involved in this approach fundamental to reducing the need for temporary accommodation by preventing homelessness. A review of the estate and accommodation requirements are an integral part of the ongoing change programme / service redesign.

Other specific property issues remain for Health & Social Care around the future of the Centre for Independent Living store, the continued lease of the Unpaid Work Unit at Kingston Industrial Estate and there is a need to review provision at the Wellpark Centre and the Hillend Centre.

Day to day investment in the HSCP buildings is funded from the general Property AMP but the funding for transformational change in service delivery requires to be funded elsewhere. For the Children's Units, funding came from a combination of prudential borrowing funded by service savings, reserves and core capital grant. The new Inverclyde Community Hub will also be funded largely by prudential borrowing.

### **5.1.6 Commercial & Industrial Portfolio**

The Councils own commercial and industrial property portfolio is an acknowledged Corporate Asset generating significant rental income and is managed by the Regeneration, Planning and Public Protection Service. The portfolio contains one hundred and twenty-two properties with a small number of industrial units within an estate located in Southwest Greenock, and the remainder comprising small retail units across the Authority area.

The Councils Environment & Regeneration Committee approved a number of business support initiatives within Inverclyde Town & Village centres including funding of up to £2,000 for business start-ups moving into commercial premises. The grant will contribute towards the set-up costs for a business and will compliment other property related grant funding in tandem with the existing property grant scheme.

The Council will continue, within current budgetary constraints, to develop a proactive maintenance regime for all of its empty commercial properties based on identified repair and maintenance liabilities to ensure that the portfolio provides accessible, attractive, and fit for purpose commercial and industrial premises.

### 5.1.7 Farms

Inverclyde has previously undertaken a review of its farming assets and considered several reports on these holdings. The Council decided to retain these assets and continues to manage the holdings in relation to its detailed rights and obligations in terms of the Agricultural Holdings legislation and relevant leases.

### 5.1.8 Coastal Assets

Provision was made in the 2020/21 budget to address the progression of surveys and mapping of Council coastal assets i.e. sea walls and other coastal defence installations/structures to establish condition and any current/future capital project works required. A number of surveys have been undertaken through external specialist consultants with priority marine side remedial works at the Greenock Waterfront area programmed for summer 2024. Surveys of the Newark to Kelburn walkway were undertaken in first quarter 2023 with a condition report completed which identified a need for periodic reinspection, and that significant remedial works are likely to be required in the medium term to ensure the existing coastal walkway protection measures remain effective. A survey of the sea wall and defences at Gourrock Outdoor Pool was completed in October 2023 with condition report received and recommendations to follow. The work in this area will continue as part of the wider Corporate Asset Management strategy and activity and will be aligned with - Coastal Change Adaptation workstream. Coastal assets condition and effectiveness represent a funding pressure in the context of the available limited capital funding resources available for asset lifecycle investment.

## 5.2 Open Space

The Open Space Asset Management Plan (OSAMP) logs all assets owned or occupied by Inverclyde Council in the areas of remit concerned which includes Parks and Cemeteries. A large proportion of the assets that require to be maintained on a regular and cyclic basis e.g. grass plots, flower / rose / shrub beds, sports pitches, golf course, etc. are recorded and the day-to-day cost of maintaining these items is addressed from existing revenue budgets.

The OSAMP primary purpose is to identify assets which require investment in terms of significant repair, refurbishment, renewal, or replacement either immediately or over the medium to longer term. Investment required within open space includes for new and/or expansion to existing burial grounds. Provision is also required for continued investment in the upgrade of existing public parks and play areas to ensure facilities are of acceptable condition and suitability. The wide range and nature of the assets, including legacy works required in some areas, makes the preparation of a systematic and cyclical detailed AMP challenging. Focus has predominantly been on the maintenance of existing infrastructure.

Based on the information to date an annual capital sum of £0.2m is allocated for general lifecycle maintenance. In addition, the Council has invested over £3m to expand burial grounds provision and replacement of the Council's cremators with those projects completed over 2023/24. Development work will be required in 2 to 3 years for further cemetery expansion with associated capital investment consideration.

In 2023/24 funding from the Nature Restoration Fund (NRF) has allowed the development of future "shovel ready" projects. Additional funding streams through the NRF will assist in developing larger schemes. A focus on naturalisation, tree growing, and biodiversity rich projects will support the Council's Net Zero ambitions. Additional ongoing maintenance however will become a consideration in later years with revenue pressures on facilities as they age.

### 5.3 Roads

The Council approved a comprehensive Roads Asset Management Strategy (RAMS) which was then utilised to develop the Roads Asset Management Plan (RAMP) and funding model in August 2012. The Roads Asset Management Plan sets out the Council's strategy for maintaining the road network and its associated assets. A total of £29m was identified for the period April 2013 to March 2018 to improve the roads infrastructure – carriageways, footways, lighting columns and structures, this included road and pavement resurfacing works, an extensive road patching and pothole repairs programme, street lighting replacement works and improvements to bridges and roads structures. Further to this investment, a second phase of RAMP<sup>15</sup> funding was allocated to the value of £15m for the period April 2018 to March 2023. The most recent RAMS is currently being finalised with an annual budget allocation of £2.75m currently available to continue the prioritised capital programme across the network. The programme is also supplemented through specific Scottish Government grant aided funding in connection with initiatives such as the Cycling, Walking & Safer Streets programme.

The RAMP has resulted in a reduction in the number of Inverclyde's roads, footways, streetlights, and road structures which require costly ongoing defect repair treatments while providing increased future lifespan. Over 97% of the Council's streetlights have now been upgraded to low energy LED types which has halved electrical power consumption, reduced energy and maintenance costs to the Council and has reduced the carbon footprint.

In addition to the above the Council has also taken forward a significant programme for the investigation, design and construction of various flood prevention schemes within Inverclyde both as part of the Central Greenock Flood Prevention Project, and through a number of schemes out with the Central Greenock area.

From the implementation of the RAMP in 2013 to present, the Road Condition Indicator (RCI – see table below) has significantly reduced, demonstrating that the planned investment is resulting in a significant improvement to the condition of Inverclyde's road network. During this time Inverclyde Council has also received awards from The Association for Public Service Excellence (APSE) for the most improved performer in 2016 for Roads, Highways and Winter Maintenance and for Street Lighting in 2017 and again in 2019.

Scottish Road Maintenance Condition Survey (SRMCS) Results				
Year	Red	Amber	Green	RCI
2011/13	13.55	35.42	51.0	<b>49.0</b>
2012/14	12.69	36.55	50.8	<b>49.2</b>
2013/15	10.80	35.47	53.7	<b>46.3</b>
2014/16	10.11	33.18	56.7	<b>43.1</b>
2015/17	8.57	31.96	59.5	<b>40.5</b>
2016/18	7.09	30.80	62.1	<b>37.9</b>
2017/19	7.44	30.02	62.5	<b>37.5</b>
2018/20	7.41	29.88	62.7	<b>37.3</b>
2019/21	5.73	29.57	64.7	<b>35.3</b>
2020/22	4.51	28.19	67.3	<b>32.7</b>
2021/23	3.39	27.77	68.8	<b>31.2</b>
2022/24	4.41	28.77	66.8	<b>33.2</b>

<sup>15</sup> Roads Asset Management Strategy 2018-23 ([link](#))

## 5.4 Fleet

The Council approved a comprehensive Vehicle, Plant & Equipment Strategy in 2009 to provide the Council with an efficient, flexible method of procuring and operating fleet items that reflects good fleet management practice plus a cyclical replacement of fleet assets. The purpose of the Vehicle AMP is to provide the Council with an efficient, flexible method of procuring and operating fleet items that reflects good fleet management practice plus a cyclical replacement of fleet assets over a 7-year cycle taking advantage of public sector collaborative procurement frameworks. A review of the replacement policy was undertaken in summer 2023 to reflect the budgetary position taking cognisance of the increased costs of vehicles, and requirement to move towards Ultra Low Emission Vehicles (ULEVs).

In addition, the Vehicle AMP has led to the introduction of a dedicated Fleet Management System and Fleet Tracking System. Without a fleet asset management plan the Council would experience a return to inefficient practices including increased fleet downtime, an increase in expensive 'spot' hire vehicles, a requirement to increase workshop staff levels and an increase in both material and sub-contractor costs. Looking to the future the Vehicle AMP will continue taking advantage of the latest technological advances both in terms of vehicle and management/telematics systems driving forward efficiencies within the fleet asset management plan.

The Scottish Government Programme for 2019-20 states that 'public sector fleets should remove petrol and diesel cars by 2025, procure zero emission light commercial vehicles from 2025 onwards and procure zero emission vehicles for all vehicle types (including HGVs) from 2030 onwards'. Scottish Government have categorised light commercial vehicles as commercial vehicles up to 3500kg gross vehicle mass (GVM)

The Council have previously taken advantage of bridge funding from Transport Scotland and technological advances allowing greater battery range has allowed a significant increase in the number of ULEVs on the Council fleet. In 2017/18 there were 4 pure electric ULEVs accounting for 8% of fleet vehicles within the car/people carrier and light van categories, increasing to 38 (76%) by 2020/21. Funding from the Councils Net Zero Capital allocation has contributed to the replacement of four ULEVs. The Council now have 34% of its fleet under 3500kg GVM as ULEV with plans to have 100% ULEV within this category by 2030, where operationally viable. The Council will require to identify funding for replacement ULEVs to continue to comply with the Scottish Government target of ending the sale of new petrol or diesel vehicles.

Currently the Council is on target to meet the first of the Scottish Government's targets 'remove petrol and diesel cars by 2025' with the exception of one car. This vehicle covers a relatively low mileage and has high ULEV replacements costs, it is therefore not financially prudent to replace it at this time. The second target of 'procure zero emission light commercial vehicles from 2025 onwards' is being progressed with all fleet within this category being replaced with ULEV equivalents where an available ULEV meets operational requirements. Funding from the Councils Net Zero Capital allocation is contributing to this transition.

As technology develops consideration will be given to the introduction of ULEVs into the commercial vehicle fleet above 3500kg GVM. Continued funding of the Vehicle, Plant & Equipment Strategy in tandem with the Net Zero Strategy will allow the Council to take advantage of these new technologies. In conjunction with this, consideration will require to be given to significant infrastructure requirements given the power requirements to charge large commercial vehicles, particularly when being charged at the same time in one central hub such as the Pottery Street depot. Alternatively, a different type of fuel such as Hydrogen may require to be bunkered.

## 5.5 Information and Communication Technology

The Council has invested significantly in its ICT & Network Infrastructure and has a well-established rolling refresh programme for Desktops and Laptops. The Council is refreshing its Digital Strategy to drive the direction of the ICT Asset Management Strategy and reflects the changing landscape of the way technology is delivered and consumed.

As the market around Cloud based Services continues to develop, it is recognised that there will be a change in the way that ICT Assets are managed and replaced. There is likely to be a continued shift from physical infrastructure to more hosted and virtual services. A challenge for the Council will be the transitions from capital spending on physical hardware, to the revenue-based models of Software and Systems as services. The Council is completing a programme of decommissioning unused areas of its existing Data Centre to reflect the changes in technology and reduction in physical infrastructure.

The importance of network reliability, capacity and security will require careful management to ensure the core network equipment and services remain supported and the asset management strategy reflects that requirement.

The introduction of Microsoft 365 is changing the way that staff use technologies. A far wider range of services are now available on mobile devices. The Council undertook to replace the majority of desktop devices with laptops following lessons learned during the COVID 19 Pandemic. A flexible and mobile workforce, requiring access to home and remote working necessitated a shift from the traditional desktop model. All equipment is refreshed on 4/5 year lifecycle and although this is challenging in terms of support and maintenance, the Refresh Programme is grounded in the availability of financial resources.

In schools it is recognised that the way children and young people learn is changing significantly and it is imperative that way ICT is delivered changes to reflect that new approach. Education Services implemented a Digital Strategy<sup>16</sup> for Schools and has altered the balance between classroom desktop PCs and laptops and tablets. In Primary schools there is a shift away from tradition ICT Suites and the use of laptops sets and charging trolleys are now the preferred approach, allowing equipment to be brought to the student rather than the pupils leaving their classrooms.

Network infrastructure has been reviewed and revised to support an expansion of the BYOD Network and wireless technologies are now a key focus of the school estate.

ICT provides extensive support to the schools network and equipment within. However it is clear that to carry forward the curricular objectives of Educational Services while maintaining a compliant and supportable ICT infrastructure, a specialised approach has to be undertaken and innovative solutions may need to be devised.

Active Panels and screens remain a key tool for learning and teaching and a 7-year refresh strategy has been established to replace equipment across the Learning Estate. Infrastructure changes to allow the boards to be attached directly to the internet is being trialled and will be rolled out as appropriate across the estate.

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<sup>16</sup> Education Services Digital Learning Strategy 2021-2028 ([link](#))

The Council also recognises its responsibility to its citizens to provide safe, secure access to online services and is implementing a number of projects to enable and enhance public access across the area. Improved access in libraries and museums, Wi-Fi and internet access in community centres are projects that require investment to implement, expand and maintain.

The Council is also working with partners to examine the viability of Internet of Things (IoT) technologies to enhance the services we provide, automate monitoring of buildings and systems.

The ICT Asset Management Programme intends to provide a modern ICT infrastructure providing the most appropriate level of equipment, at best value to the Council across all of Inverclyde Council's Offices and Schools. It aims to allow staff to undertake their roles and responsibilities in as efficient and flexible a manner as possible and provide teachers and pupils with modern and sustainable learning technologies. The ICT AMP has an annual budget of £0.534m, a reduction from £0.594k due to budget savings.

In line with the best practices for ICT Asset Management, the physical lifecycle of an ICT Asset has two distinct phases:

- Planning & Procurement
- Lifecycle & Disposal

The Council has adopted a policy of deploying laptops as the default device for officers and students unless there is a technological or configuration requirement that would require a desktop. ICT had implemented a four-year desktop and laptop refresh strategy and in 2023/24 completed the School device refresh programme, following the corporate refresh completed in 2020/21 completed across the corporate estate to allow for the introduction of Hybrid working.

In 2023/24 phase 2 of the refresh programme refreshed the remaining ICT/Business Studies suites in each high school. Phase 3 replaced devices in administration, libraries and other classroom environments. Phase 4 replaced primary school classroom and computer suite desktop PCs with laptops and trollies, a further 450 devices are scheduled to be purchased and deployed.

Corporate devices are scheduled for a refresh in late 2024. The projected budget savings will reduce the number of devices to be replaced by approximately 115 devices and extend the refresh programme beyond the current 4/5-year cycle. The total number of devices in the programme is included in the asset summary contained in Appendix 1.

The programme also includes provision for replacement of core ICT equipment such as network storage, servers and infrastructure and the procurement and implementation of other services to support Hybrid working such as videoconferencing equipment.



## 6 Strategic Drivers

A range of strategic factors are considered in preparing, reviewing and updating the council's Corporate Asset Management Strategy. Examples include changes in council and national policies in respect of service delivery, changing demographics and new areas of legislation.

A key area for consideration at present is the current financial challenges that face the council, its partners and local stakeholders. This has raised issues relating to the priorities for service delivery and has also provided a focus on driving increased efficiencies in all areas of asset management. Asset management has also been seen as a key area where savings can be identified to protect frontline services and meet council objectives.

The Corporate Asset Management Strategy assists in the management of these changes by encouraging Resources to consider service requirements in the short, medium and long term and the likely implications for the council's assets.

### 6.1 Council Policy

**Delivering Differently:** The Delivery Differently Programme was approved in 2017 and represents the Council's key change projects. The 3 Directorate Change Boards meet monthly to monitor progress in the delivery of savings and projects which involve approved or potential changes in service delivery. Every 2 months the CMT reviews progress using a RAG status approach. The areas where there is the greatest potential change in service delivery are collated into a Delivering Differently programme which is reported annually to the Policy & Resources Committee. The projects within this programme form part of the continuous challenge and review of the Corporate Asset Management Strategy.

**Procurement Strategy:** Inverclyde Council's Procurement Strategy<sup>17</sup> has allowed the Council to modernise its approach to procurement and achieve substantial benefits in the cost and quality of the goods and services purchased. It has also embedded the policy of maximising the achievement of a range of Community Benefits through its Social Value Policy. The Procurement strategy is aligned with the achievement of Council strategic priorities and supports the investment activity through the various strands of the Corporate Asset Management Strategy.

**Local Development Plan:** Inverclyde Council is currently preparing a new Local Development Plan (LDP) to replace the existing 2019 version. That new plan will guide future development within Inverclyde for a ten-year period starting from when it is adopted, notionally in March 2026. The regular review of the Council's Corporate Asset Management Strategy will take cognisance of the key issues that emerge from the new LDP.

**Risk Management:** Inverclyde Council has developed an updated Risk Management Strategy<sup>18</sup> with the aim to deliver a consistent, effective framework and approach for managing risks across the organisation at all levels and support the delivery of the Council Plan. Risk registers have been developed at committee, directorate, service and project level. To enable a complete assessment of the overall risks across the Council, these risks have been reviewed by the Corporate Risk Management Group and a Corporate Risk Register<sup>19</sup> developed. The Corporate Risk Register highlights the most significant corporate risks facing the Council, and the key actions being taken by the Council in response to them.

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<sup>17</sup> Procurement Strategy 2022-25 ([link](#))

<sup>18</sup> Risk Management Strategy ([link](#))

<sup>19</sup> Corporate Risk Register 2024-1 ([link](#))

## 6.2 National Policy

**National Care Service:** National Care Service (NCS) Bill was published in June 2022 and sought the establishment of NCS, under the responsibility of Scottish Ministers. The Bill provided for the transfer of listed social care and social work local authority function, staff and assets to Scottish Ministers or local care board. In June 2023, Cosla Leaders and Scottish Ministers reached an agreement that local authorities retain social care and social work functions, as well as retaining staff and assets. With the position now clarified there is a need to review the asset base in this area of activity to establish a longer term strategy.

**Net Zero:** In alignment with National targets, the Council approved the Net Zero Strategy 2021-2045<sup>20</sup> in 2021 which sets out Inverclyde Council's route map to achieving net zero greenhouse gas emissions by 2045. The Net Zero Action Plan 2022-2027<sup>21</sup> was approved in 2022 and this sought to capture and collate current activities that are funded from existing budgets and to also identify new actions which will require additional funding and/or resources. An allocation of £3.3m for 2023/26 was approved as part of the 2023/24 budget setting process to allow a focus on the following areas of activity:

- Reducing energy use in buildings through improved data collection, controls and targeted energy audits;
- Reducing energy demand in buildings through increased building based renewable generation;
- Introduction of low/zero carbon heating within smaller scale assets e.g. Early Years Establishments;
- Offsetting (insetting) via local peatland restoration projects;
- Fleet decarbonisation through car and light commercial vehicle transition to ULEV including expansion of charge point provision.

The Council has been successful in securing external funding support for a number of Net Zero related projects including £0.873m for two peatland restoration projects, work at Dowries farm has recently been completed with phase 1 of the 3-year Hardridge Farm project nearing completion. Funding support has also been secured from Museums Galleries Scotland and the Scottish Football Association for LED lighting projects at the Watt Institute and for floodlighting upgrades across pitches in Inverclyde.

In terms of the impact on existing assets, it is recognised that the 2045 targets for Net Zero will involve circa 80% of the buildings currently in use. Retrofitting the existing building stock is a colossal challenge in transitioning the built environment to net zero. The sheer scale of the task has been expressed in UK wide studies which indicate that it would require one building being retrofitted every 35 seconds between 2020 and 2050 in the UK.

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<sup>20</sup> Net Zero Strategy 2021-2045 ([link](#))

<sup>21</sup> Net Zero Strategy Action Plan 2022-2027 ([link](#))

The current Net Zero Action Plan noted that actions towards the end of the initial five-year period include low / zero carbon heating for larger facilities such as primary schools with the current market and available technology limiting the options for heat decarbonisation. It also noted that any heat decarbonisation projects require to be considered in tandem with the action plan item dealing with feasibility studies on deep retrofit which will address the core building fabric performance and associated heat demand beyond the basic decarbonisation of the heating systems. Costs associated with retrofit and fabric upgrades are currently not included in the action plan and will be subject to further detailed feasibility studies and reports. To date there have been retrofit studies undertaken on two primary school buildings, two office buildings and one leisure estate asset with work in this area also being undertaken through a Net Zero Collaboration Group in partnership with hub West Scotland and Built Environment Smarter Transformation (BE-ST) to maximise knowledge sharing and pooling of resources in areas such as the retrofit challenge.

The Council has recently published its draft Local Heat and Energy Efficiency Strategy<sup>22</sup> and associated Delivery Plan<sup>23</sup> with public consultation in March 2024. The evolving legislation in the area of Net Zero including the Scottish Government proposed Heat in Buildings Bill will affect the approach to achieving minimum energy efficiency standards and way we heat our homes, workplaces and other buildings.

There are significant technical, financial and operational considerations / barriers involved in the transition to net zero emissions for each and every retained building / asset. The significant investment the Council has made across the vast majority of the estate over the last 15 years means that the performance gap is likely to be less when assessing what would be required in terms of retrofit, particularly for recently constructed / comprehensively refurbished assets. However, it is also recognised that the 'in use' performance of assets compared to the designed performance has been an industry wide issue with a current renewed focus on construction quality initiatives and development of Net Zero Public Building Standard guidance including a move towards passivhaus construction. Heat networks are also likely to play a significant part in the overall approach to Net Zero however it remains to be seen how these can be progressed at the scale and pace required to align with National targets.

### 6.3 Funding

One objective of the Capital Strategy is to demonstrate the sustainability and affordability of its capital expenditure and investment plans. Annual capital budget allocations are provided for investment in the core assets identified via the Asset Management Plans with these allocations intended to maintain the existing assets to acceptable standards. The allowances do not generally allow for expansion or replacement of existing assets which would normally be addressed through specific investment proposals.

**Capital Grant:** The Scottish Government spending review in 2021 confirmed the General Capital Grant will remain at the current level until at least 2025/26 and the latest projections from the Scottish Fiscal Commission indicate that in the medium-term capital resources are expected to become even tighter. The current Capital Strategy assumes a continuation of the current level of Capital Grant £5.75m to 2027/28. The General Capital Grant in 2024/25 is approximately £3.8m short of the current allocations which in turn have been frozen at 2023/24 levels resulting in real terms funding reductions. The current Financial Strategy assumes that the Council will prudentially fund £1.5m of capital investment annually to 2030/31 which will partially address the pressure for the next 6 years. The remaining shortfall of approximately £2.3m per year will require to be funded from either capital receipts, revenue reserves and prudential borrowing or reductions in the asset base.

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<sup>22</sup> Local Heat and Energy Efficiency Strategy ([link](#))

<sup>23</sup> Local Heat and Energy Efficiency Delivery Plan ([link](#))

**Loan Fund Debt:** Inverclyde Council is coming to the end of a period of ambitious investment in the School Estate, Leisure Estate, Roads Assets plus the rationalisation of the Office and Depot Estate. This has seen a significant increase in the Council's Loan Fund Debt over the last 15 years and projections indicate that the Loan debt will peak in 2026/27. Given the current shortfall between Government Grant and annual capital requirements, it is likely that Prudential Borrowing and hence debt will need to substantially increase in future years with the resultant increase in pressure on the Council's Revenue Budget.

**Longer Term Investment Constraints:** The Councils Capital Strategy highlights the following pressures in respect of the ability to maintain and move forward with Corporate Asset Management planning:

- It is unlikely that Government Grant and estimated Capital receipts will be sufficient to meet the required investment levels for the Council to maintain its current asset base;
- Any prudential borrowing will need to be funded from savings delivered by the investment or revenue savings. This will require the Council to make decisions to disinvest in certain assets, reduce the number of assets it holds or cut day to day services;
- The current annual allocations make no allowance for the transition to Net Zero. Retrofitting of the public sector estate as outlined in 6.2 will be technically and operationally challenging and will involve significant additional capital investment in the period to 2045, funding will require to be identified to address this.
- Current levels of investment take no account of inflation or any one-off Capital investment requirements not included in the core life cycle maintenance allocations. Any such investment requirements will require to be identified through the relevant Asset Management Plans and following consideration as part of the normal governance processes would be factored into future Capital Strategy reports;
- The unprecedented pressures on the Council's capital investment resources are being contained at present via the use of one-off reserves and maintenance requirements being suppressed by the high levels of capital investment over the last 15 years. As assets created/refurbished at that time get older and investment requirements increase then the current asset base/ funding approach is simply unsustainable.

**Asset Management Workstream Saving:** The Council has approved the creation of an Asset Management savings workstream to be progressed during 2024/25. Whilst this has a net revenue savings target, a secondary and potentially larger saving will be in future capital investment requirements. To achieve recurring savings will require clear prioritisation and a longer-term view from Elected Members informed by the Asset Management Plans developed to support this Strategy.

PROPERTY ASSET SUMMARY (Table 1)

Appendix 1.1

Service	Total Assets	Number of Operational Buildings	Vacant /Undergoing Refurbishment	Gross Internal Floor Area (m2)
Corporate Services				
<ul style="list-style-type: none"> <li>▪ Offices</li> </ul>	8	7	1	15,855
Education & Culture				
<ul style="list-style-type: none"> <li>▪ Schools</li> <li>▪ Early Learning</li> <li>▪ Libraries</li> <li>▪ Museums</li> </ul>	47	45	2	157,080
Health & Social Care				
<ul style="list-style-type: none"> <li>▪ Residential Homes</li> <li>▪ Resource Centres</li> <li>▪ Shared Facilities</li> </ul>	18	17	1	12,521
Leisure & Communities				
<ul style="list-style-type: none"> <li>▪ Gyms; Pools; Cinema</li> <li>▪ Community Halls</li> <li>▪ Bowling Clubs</li> <li>▪ Golf Club</li> </ul>	34	40	0	35,712
Depots & Industrial				
<ul style="list-style-type: none"> <li>▪ Depots</li> <li>▪ Industrial Units</li> </ul>	7	16	0	14,984
Environment				
<ul style="list-style-type: none"> <li>▪ Cemetery Buildings</li> <li>▪ Parks Buildings</li> <li>▪ Public Conveniences</li> </ul>	36	38	0	4,829
<b>Totals</b>	<b>150</b>	<b>163</b>	<b>4</b>	<b>240,981</b>

**PROPERTY ASSET SUMMARY (Table 2)**

**Appendix 1.2**

Interest	Number	Comments
Farms	3	Leased Out (2 farms merged under one tenancy) plus grazing lets & shootings
Council Dwellings (former school & park keepers houses)	8	Leased out (6 under SST agreements)
Land Holdings	46	Held for various reasons
Commercial Property	118	103 leased out, 8 being marketed, 8 vacant requiring investment prior to marketing (fig includes common good shops)
Car Parks	35	Maintained by Council
Surplus Assets	13	6 currently being marketed

**OPEN SPACE ASSET SUMMARY**

Interest	Number	Comments
Open Space	1,629,161sqm	Maintained by Council
Play Areas & MUGAs	57	Maintained by Council

**ROADS ASSET SUMMARY**

**Appendix 1.3**

Asset Type	Number	Comments
Carriageways	233.3 miles (375.4 km)	Roads comprising of a mixture of busy classified roads, link roads and residential streets
Footways	295 miles (475 km)	Pavements comprising of a mixture of high amenity, cycleways, footpaths, and other footways
Structures	202	Council structures asset is comprised of 64 road bridges, 6 footbridges, 87 culverts, 16 slipways and 25 Sea Walls and 4 subways / underpasses
Street Lighting	Various	Council street lighting asset is comprised of approximately 11,060 lighting columns, 12,870 lanterns (luminaires) and 274 km of buried cable
Other Assets	Not quantified	Other assets include drainage, traffic signals, verge, road markings, trees, safety barriers, pedestrian guard rail, traffic signs, kerbing

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**FLEET ASSET SUMMARY**

**Appendix 1.4**

<b>APSE Vehicle Group</b>	<b>Description</b>	<b>Number of Assets</b>
1	Cars and car derived vans up to 1700kg GVM	53
2	Vans between 1701 and 3500kg GVM	14
3	Trucks and Tippers up to 3500kg GVM	27
4	Vans, Trucks and Tippers between 3501 and 7500kg GVM	12
5	Vans, Trucks and Tippers between 7501 and 18000kg GVM	4
6	Standard Manufacture Minibuses up to 17 seats including Driver	12
7	Medium Coaches incl. Welfare/Accessible Buses	9
11	Refuse Collection Vehicles - 3 axle and above with bin-lifter	12
14	Large Coaches incl. Welfare/Accessible Buses	2
16	Sweepers up to 12000kg GVM	4
17	Jettors and Cesspool Emptiers	1
18	Skip Loaders	1
23	Bulk Loaders	1
24	Tractors, Shovels and Light Loaders	10
25	Miscellaneous including Light Plant, Heavy Plant, Ride-Ons, Motorcycles, Trailers and De-mountable Gritters	101
<b>Total Number of Assets</b>		<b>263</b>



**ICT ASSET SUMMARY**

**Appendix 1.5**

<b>Service Area</b>	<b>Desktop PC's</b>	<b>Notebook PC's</b>	<b>Tablet PC's</b>	<b>Total PC's</b>	<b>Active Panels</b>
Schools	1,972	2,458	45	4,475	659
Corporate	256	1,442	46	1,744	12
<b>Totals</b>	<b>2,228</b>	<b>3,900</b>	<b>91</b>	<b>6,219</b>	<b>671</b>

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**ACTION PLAN**

**Appendix 2**

Asset Category	Sub-category	Action	By Whom	Date	Status
Property	All Operational Property	Refresh of 5 yearly external condition surveys for all property assets (subject to identification of budget)	HPA	3 <sup>rd</sup> Quarter 2024	Planned
	Management	Improve ratio of planned v reactive maintenance and expand number and type of term contracts	HPA	2024/26	On-going
	Learning Estate	Develop Asset Management Plan (including review of Port Glasgow denominational primary provision and retrofit approach for Net Zero)	HPA / ECOD	2024/26	On-going
	Offices	Review provision and scope for rationalisation (including revisiting space study of GMB Campus)	HPA / DER	2024/26	On-going
	Depots	Review civic amenity operation at Craigmuschat.	HPA / DER	2 <sup>nd</sup> Quarter 2024	On-going
		Review provision at Ingelston Park.	HPA / DER	3 <sup>rd</sup> Quarter 2024	Planned
	Leisure	Refresh of 3G/artificial pitches asset plan	HPA / ECOD	2 <sup>nd</sup> Quarter 2024	Planned
	Coastal Assets	Continue asset mapping and condition surveys of sea walls / defences / slipways.	HPA / DER	2024/26	On-going
Open Space	Cemeteries	Review of expansion options and identification of capital funding requirements.	HPA / DER	2026/27	Planned
Roads	Strategy	Complete RAMS refresh and report to E&R Committee.	HPA / DER	2 <sup>nd</sup> Quarter 2024	On-going
ICT	Strategy	Refresh Council Digital Strategy 2021-2024	HLDDCS	2024/25	On-going

ECOD - Corporate Director Education, Communities and Organisational Development

HLDDCS – Head of Legal, Democratic, Digital & Customer Services

DER – Director Environment and Regeneration

HPA – Head of Physical Assets

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV035/24/EM</b>
<b>Contact Officer:</b>	<b>Eddie Montgomery</b>	<b>Contact No:</b>	<b>01475 712472</b>
<b>Subject:</b>	<b>Glasgow City Region – Electric Vehicle Charging Infrastructure Collaboration</b>		

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## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is to provide the Committee with an update on the work undertaken to develop a collaborative approach to expanding the public electric vehicle charging infrastructure (EVCI) network across the 8 local authorities of Glasgow City Region, and seeks approval for the next steps required to progress towards a commercial delivery arrangement.

1.3 A version of this report is being submitted to each of the 8 local authorities in Glasgow City Region to secure local approval for the proposed approach of this project.

## **2.0 RECOMMENDATIONS**

2.1 That the Committee

- notes the content of the report and the collaborative work undertaken to date;
- approve the participation of Inverclyde in a collaborative procurement to engage a commercial partner via a concession type contract through a partnership with all 8 local authorities in Glasgow City Region, to deliver the benefits set out in the report (sections 3.9 - 3.16);
- agree in principle to entering into an Inter Authority Agreement (IAA) among the 8 local authorities, with delegated authority to the Director Environment and Regeneration to enter into the IAA, in consultation with the Chief Financial Officer and the Head of Legal and Democratic Services and delegate the subsequent nomination of a lead authority for the service delivery period as well as procurement and commercial decisions relating to the commencement and conclusion of the procurement process to the Director Environment and Regeneration in consultation with the Chief Financial Officer and Monitoring Officer, in line with the approach set out in the report (sections 3.29 – 3.33);
- agree that Glasgow City Region Programme Management Office (PMO), through Glasgow City Council, will utilise local authorities Electric Vehicle Infrastructure Fund allocations to engage programme management and expert technical consultancy support, that will assist in taking a GCR proposition to market and subsequent appointment of a commercial partner; and

- note that officers will provide update reports on the progress of the work to the Environment & Regeneration Committee as required throughout the development of the project. Such reports will be at the most appropriate frequency, but will also include specific and immediate reports if at any point the financial implications for this proposal differ from that outlined within the report.

**Stuart Jamieson**  
**Director, Environment and Regeneration**

### **3.0 BACKGROUND AND CONTEXT**

- 3.1 In January 2022, the Scottish Government launched the Electric Vehicle Infrastructure Fund (EVIF) with the objective of unlocking private sector investment to expand the publicly accessible charging network on local authority land and assets.
- 3.2 Transport Scotland has engaged the Scottish Futures Trust to support local authorities in the development of their EVCI strategies and is also actively encouraging local authorities to collaborate in their strategy and delivery activity to expand the charging network.
- 3.3 In December 2021, the Glasgow City Region Cabinet agreed to progress an initial report into current electric vehicle charging provision, tariffs, and forecast future needs of the 8 Glasgow City Region (GCR) local authorities, jointly funded using the EVIF allocations from Transport Scotland for each local authority. The report was concluded in June 2022.
- 3.4 It was further agreed by the GCR Cabinet in August 2022 that the GCR Programme Management Office ('the PMO') would engage consultants on behalf of the local authorities to develop more detailed Strategy and Expansion Plans (SEP).
- 3.5 Building upon the SEP, presented to the GCR Cabinet in May 2023, the GCR Electric Vehicle Senior Officers' Group ('the Senior Officers' Group') was established, chaired by the Head of Roads, Transportation and Fleet Services at South Lanarkshire Council, and with senior officer representation from each of the 8 GCR authorities.
- 3.6 The Senior Officers' Group oversaw a Prior Information Notice (PIN), published in June 2023, to engage with the Charge Point Operators (CPOs), explore market appetite and inform GCR's approach to the expansion of EVCI. There was significant private sector interest with 33 responses received and a clear preference expressed by most CPOs to engage collaboratively with all 8 GCR local authorities as part of a planned and strategic approach
- 3.7 In August 2023, GCR Cabinet agreed that a collaboration between the local authorities to expand the EVCI network should be based upon a clear set of agreed principles:
  - To deliver a just transition, we must ensure equitable access to electric vehicle charging infrastructure, with a clear recognition of geographical characteristics and the different solutions that may be applicable.
  - Ensure that all residents are able to access electric vehicle charge points close to their home.
  - Align with the priorities of the Sustainable Travel hierarchy to ensure that public transport, walking, wheeling and cycling options are prioritised wherever possible.
  - Collaborate across the GCR member authorities to identify cost savings and ways to deliver a high standard of customer experience.
  - Work together to identify and overcome grid capacity issues.
  - Identify opportunities to develop joint public and fleet EVCI projects, and where there are opportunities to align with HGV, hydrogen refuelling and the introduction of rapid and ultra-rapid charging stations
- 3.8 At the request of the GCR Chief Executives' Group (CEG), further commercial and financial analysis was undertaken during the summer of 2023, to more fully understand the risks and opportunities of the different commercial arrangements that local authorities could use to expand EVCI. On 7 November 2023, the Cabinet was advised of the conclusion of this stage of the work, and that the CEG proposed a preferred approach to progress through a continued collaboration among the 8 local authorities on the basis of a concessionary-type commercial model

## **Objectives and Benefits of GCR Collaboration**

3.9 The work to date indicates clear advantages of progressing with the expansion of the public EVCI network as a collaboration of GCR's 8 local authorities. Collaborating to expand the EVCI infrastructure offers a range of benefits for the local authorities' wider policy objectives and these are described in the following paragraphs.

3.10 **Leveraging Private Sector Investment:** Proceeding with a collaborative concession type contract provides the opportunity to maximise the amount of private sector investment to pay for the majority or totality of the new EVCI. The PIN exercise (see 2.7 above) indicated an appetite from a number of chargepoint operators to fully fund the expansion of the network, with none of the capital costs being provided by the local authorities (this was dependent on other contract conditions, such as the contract term).

The additional chargepoints forecast in the Strategy and Expansion Plan indicated a total capital cost of £71m across the City Region. There will be an amount of capital grant available from the EVIF to assist in the delivery. The amount has not yet been agreed by Transport Scotland. It will be an objective to develop a proposal that can be fully funded by the commercial partner along with any EVIF grant from Transport Scotland with no requirement upon the local authorities to fund the infrastructure and service delivery costs.

3.11 **Financial & Commercial Risks:** A concession-type commercial arrangement would allow the local authorities to transfer the potentially significant commercial, financial, technical, and regulatory risks to a commercial partner. It is proposed that a private sector partner would be invited to take on the operation, maintenance, and ownership of the existing network of 600 (approx.) local authority owned chargepoints in GCR, as well as providing the investment required to significantly expand the number and location of chargepoints equitably across the City Region

3.12 **Generating an Income Stream:** Allowing a commercial partner to operate EVCI on local authority land and assets has the potential to generate an income stream for the GCR local authorities. This could be through a variety of different arrangements – e.g. income share, revenue share, a rental fee, or a combination. The amount and type of income stream will be influenced by the broader commercial arrangements of a contract, such as the contract term and where the risks and responsibilities are assigned between the local authorities and private partners. Collaborating regionally will allow the GCR local authorities to pool resources generated through revenue to meet ongoing contract management costs, as described later in this report. However, as detailed within paragraph 3.5 above, the intention would be to transfer most of the risk to the private partner and as a consequence the level of income potential for the Council must take this into account. Although it is not possible to determine at this stage what level of income could potentially be delivered, what must be recognized is that the principal intention of this proposal is to increase, at pace, the level of EVCI across the GCR which in turn will encourage the shift to electric vehicles. This will by default assist with the Council's net zero ambitions. In summary therefore, although there may be a level of income generated from the proposal it is not expected to be significant.

3.13 **Economies of Scale and Reduced Duplication of Effort:** While the objective of this project is to expand the EVCI network at no/minimal cost to the local authorities, collaboration offers significant economies of scale and financial savings during the developmental and delivery phases. The cost of technical consultancy support, procurement, and programme management will be shared among the 8 local authorities. Discussions between the PMO and consultants during initial soft market testing prior to going to the market indicate that this saving could be in the region of £500,000 across the authorities.

There will be other, currently unquantified, savings in an arrangement where one lead local authority, acting on behalf of all 8, enters into a contract with a commercial partner, avoiding the

need for 8 individual procurement and contracting exercises and the costs associated with this. It is also proposed the long-term contract management arrangements could be undertaken by a central team, with the ongoing costs of this met through the pooling of an element of the local authority income stream generated by the contract

- 3.14 **Ensuring All Communities Can Access the Chargepoint Network:** Through collaboration we can take a strategic approach to locating EVCI. CPOs will be able to make commercial decisions looking across a much larger number of chargers and will be able to balance high usage sites against lower usage areas. The scale of a GCR collaboration will enable private investment in the network where individual local authority initiatives on their own may be too small to be commercially attractive.

Collaborating will also offer benefits to service users through opportunities to establish a consistent approach across GCR to service delivery and 'back-office' functions such as payment mechanisms, charging policy, etc..

Taking a package of sites across all local authority areas to the market will also avoid a situation where local authorities are going individually and competing for CPOs – a situation where GCR local authorities were competing to secure engagement with CPOs would disadvantage those areas seen as less attractive and wouldn't meet the objective of making EV chargers available to all, especially more disadvantaged communities within the City Region. Taking a GCR collaborative approach will allow GCR to go to the market at scale, giving a stronger voice in the sequencing of installation and the locations in which chargers are sited, ensuring that no communities are neglected

- 3.15 **Community and Supply Chain Benefits:** Responses to the PIN, issued in June 2023, indicated that given the scale and commercial attractiveness of a GCR collaboration, some CPOs were explicit in their intention to work with local supply chains during the installation and the ongoing maintenance of such a large EVCI network. These opportunities will be explored during the procurement process. As with all major contracts, there will be a requirement for the inclusion of community benefit clauses in the tender and procurement process

- 3.16 **Charge Place Scotland:** At present the back office support (payments, fault reporting, mapping etc) for all the current publicly owned EVCI is managed by the publicly funded Charge Place Scotland. The Scottish Government have made it clear that this funding will cease December 2025 and all back-office support will be removed. It is critical therefore that an appropriate solution is in place for this time and the consortium approach being proposed would include the provision of this support and avoid each individual local authority delivering their own back office solution.

### **Potential Shape of a GCR EVCI Collaboration**

- 3.17 In early January 2024, the Scottish Futures Trust (SFT) and officers from GCR Programme Management Office undertook a series of workshops with officers from each of the eight local authorities. The workshops were structured around discussion of key issues relating to potential:

- commercial arrangements with a private sector partner;
- joint working arrangements between the local authorities; and
- procurement options and routes to market.

- 3.18 A number of the key technical aspects of a future commercial arrangement with the private sector were discussed at the workshops, providing a firm basis to develop joint tender documents that would be used in the procurement process to identify a private partner.

3.19 The total number of residential, destination, and journey chargepoints that were forecast in the GCR SEP are set out in the table below and broken down by local authority.

	<b>Residential AC (7kW)</b>	<b>Destination AC (7 – 22kW)</b>	<b>Journey - Rapid DC (50kW +)</b>
<b>East Dunbartonshire</b>	105	66	17
<b>East Renfrewshire</b>	143	122	29
<b>Glasgow City</b>	1,317	207	53
<b>Inverclyde</b>	172	93	36
<b>North Lanarkshire</b>	481	276	34
<b>Renfrewshire</b>	405	258	51
<b>South Lanarkshire</b>	467	242	33
<b>West Dunbartonshire</b>	141	81	9
<b>GCR Totals</b>	<b>3,231</b>	<b>1,345</b>	<b>262</b>

3.20 Following discussions among the local authorities, SFT and Transport Scotland, and informed by the consultation with the market through the PIN issued in June 2023, the proposed approach discussed with the EV Senior Officers' Group and the GCR Chief Executives' Group, is to split the total number of forecast chargepoints into a series of phases. This pragmatic approach will help to align EVCI installation with the capacity of the market and of local authorities to deliver across the proposed sites. Prior to going to market we are unable to put a time on when works will be completed but anticipate that works will be completed in a 3-year period from commencement.

3.21 The proposed approach, based on discussions with officers from the local authorities, is that the first phase of chargepoints should include:

- all existing EVCI (approximately 600);
- all destination AC (7-22kW) chargepoints (approximately 1,345);
- all rapid DC (50kW) chargepoints (approximately 262); and,
- 20-25% of the forecast residential chargepoints (approximately 650-800).

3.22 In addition, it is also proposed that the first phase will also include sites where there is the opportunity to install Ultra Rapid Charging (100kW to 350kW). The SEP identified potential sites that met a set of basic criteria where they may be attractive as ultra-rapid charging stations. Further work will be required to identify which of these sites can be progressed. At present Inverclyde has identified approximately 17nr sites.

3.23 The exact number of EVCI locations and chargepoints will be determined during the site selection process. Each local authority will require to undertake their own analysis about the suitability of the proposed locations for EVIF included in the SEP and to provide a list of sites within their area to be included in the package that is offered to a commercial partner. Each local authority will also be asked to prioritise these sites. CPOs may suggest alternative sites based upon experience in delivering EV Hubs and this may assist the local authorities in identifying and agreeing alternative charging locations as required.

3.24 It is anticipated that subsequent phases will be weighted towards the remaining residential charging infrastructure, and any additional journey and destination sites that are identified. During the development of the procurement documents a strategy for bringing future phases to the market will also be considered



## Joint Working and Procurement Options

- 3.25 The feedback from the officer workshops demonstrated support for a collaboration across GCR through the planning, procurement and delivery stages. There was also a recognition of the need to put in place an Inter-Authority Agreement to facilitate this collaboration.
- 3.26 There was a consensus view expressed in the workshops that one local authority should contract with a commercial partner on behalf of all 8 authorities, with a preference for a single procurement, rather than establishing a framework for local authorities to draw down from. This learning has been taken from the successful Clyde Valley Residual Waste partnership.

## Draft Timeline

- 3.27 If the approach to progress the collaboration is approved by the Committee then the GCR PMO will work with the EV Senior Officers' Group to monitor the operational timeline for delivery of the project. Current key dates are set out below:

Action/Milestone	Estimated Date/Timescale
Finalise EVIF arrangements for consultancy support	February 2024
Engage Consultancy Support for the Procurement Stage	February to April 2024
Secure Local Authority Agreements to Collaborate on EV	March to May 2024
Appoint Consultants to Support Development of Tender and GCR Proposal	May/June 2024
Preparation of Tender Documents	June to November 2024
Commence Procurement	December 2024/January to April 2025
Evaluation of Tenders	May to June 2025
Contract Awarded to CPO	July to August 2025
Charge Place Scotland Transition Network Planning & Mobilisation	September to December 2025
New Chargepoint Installations	January 2026 onwards

- 3.28 The most pressing issue is Transport Scotland's decision not to renew the Charge Place Scotland (CPS) contract. This will require all local authorities (and other chargepoint owners currently using the CPS system) to put in place an alternative arrangement for the back-office and maintenance of their chargepoints before December 2025. GCR's ambition is to have these 600 (approx.) existing chargepoints included within the scope of the first lot, however there is a significant risk that the timing of this new arrangement being in place will fail to align with TS's ending of the Charge Place Scotland service. The GCR PMO is liaising closely with TS to identify potential mitigations for this risk. The concession approach- is a key opportunity for GCR to deal with the requirement for a new 'back-office' system for CPS

## Governance and Support arrangements

- 3.29 A collaboration of the 8 GCR local authorities will require a clear governance and decision-making process. In addition to endorsement by the Glasgow City Region Cabinet, the key decisions will require the approval through the relevant local governance structures of each of the 8 authorities.

3.30 The collaboration will also require an Inter Authority Agreement to be put in place and signed off by all 8 GCR local authorities. In order to allow the project to meet the proposed timeline set out above, this report proposes that:

- the approval of the Inter Authority Agreement;
- issuing of the tender documents; and,
- approval of the preferred bidder and agreement to enter into a contract;

is delegated by the Environment & Regeneration Committee to the Director Environment and Regeneration on behalf of Inverclyde.

3.31 All 8 local authorities will require to approve the proposed approach through their own local governance structures prior to any contract being entered into. A longer-term agreement between the 8 GCR local authorities will be finalised at the point of entering into a contract with a commercial partner – this will include the ongoing contract management arrangements.

3.32 In order to support the development of the tender documents, site selection process, and development of the GCR EVCI proposal, Glasgow City Region PMO will continue to provide support to the EV Senior Officers' Group. Expert technical consultancy support will be engaged by the GCR PMO and funded by contributions from each local authority through their allocations from Transport Scotland's EVIF

3.33 To ensure each local authority is engaged in the development process and able to influence the development of the tender, officer support groups will be established to provide expert advice and to update their own organisations as required. In addition to the existing EV Senior Officers' Group, it would also require groups with a focus on legal, procurement, and technical aspects.

## **4.0 PROPOSALS**

4.1 Subject to approval by Committee, the next steps that will be progressed are outlined below:

- Finalise an Inter Authority Agreement among the 8 local authorities with sign off delegated to the Director Environment and Regeneration;
- GCR PMO will secure expert external consultancy support to draft the tender and technical documents, and oversee the site selection process;
- Put in place a procurement strategy to go to the market to identify a commercial partner;
- Undertake a site selection process with each local authority to identify their preferred sites for the location of EVCI;
- Commence a procurement process with Glasgow City Council, on behalf of the 8 local authorities, acting as the Lead Authority for the procurement stage; and,
- Evaluate the responses to the tender and appoint a commercial partner.

## 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial	x	
Legal/Risk	x	
Human Resources		x
Strategic (Partnership Plan/Council Plan)	x	
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing	x	
Environmental & Sustainability	x	
Data Protection		x

## 5.2 Finance

The intention is to utilise Transport Scotland's EVIF to meet the costs of the development of the GCR proposal, development of the procurement documents, specialist external legal advice, and other costs associated with the development of the collaboration. Each local authority will contribute a portion of their grant award which will be pooled by the GCR PMO who will engage the required consultancy and advice services on behalf of the 8 local authorities as required.

The overarching aim of the approach set out in this report is to leverage private sector investment so that no/or minimal capital investment is required from the local authorities to deliver the expansion in EVCI. On this basis there is not anticipated to be any requirement for capital investment.

It is anticipated that the long-term contract management of the commercial arrangement will be met by the collective income stream that is generated. It is suggested that the income stream from a commercial partner is pooled to meet the central contract management costs, with the surplus income then being distributed among the local authorities based upon an agreed formula.

Overall, there should be no cost to the local authorities from this proposed approach. However, this will depend on the market appetite to engage with GCR and can only be confirmed on conclusion of the procurement process.

### One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Roads	EVCI	2024/26	TBC		Funding for collaborative model. Fully funded from Transport Scotland Grants

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
Roads	Income	2026/27	TBC		Share of pooled net income. Not expected to be significant

**5.3 Legal/Risk**

The main legal requirement will be the establishment of an Inter Authority Agreement that allows one local authority to act as lead in the process to procure and contract with a commercial partner on behalf of the other 8 authorities.

There will be a requirement for expert external legal advice to support the development of the GCR proposal and this will be engaged by the GCR PMO.

A legal support group, consisting of solicitors from each of the 8 local authorities, will be established to support the development of the project.

The body of the report outlines the commercial risks.

**5.4 Human Resources**

There are no direct implications, however it should be noted that internal officer resource within the Roads Service is limited in relation to support in this area and support will also be required from Procurement and Legal Services as outlined in the body of the report.

**5.5 Strategic**

The proposal is to increase, at pace, the level of EVCI across the GCR which in turn will encourage the shift to electric vehicles and this will assist with the Council’s local and National net zero targets.

**5.6 Equalities, Fairer Scotland Duty & Children/Young People**

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA 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 – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

(c) Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
x	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.7 **Environmental/Sustainability**

The LHEES underpins how Inverclyde area will develop over the next twenty years for energy and carbon efficiency in our own operations, but also how we work with RSL's, private businesses and private homeowners.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
x	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

5.8 **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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

## **6.0 CONSULTATION**

- 6.1 The Corporate Management Team have been consulted and support the proposals.
- 6.2 Relevant Officers within the Council were consulted. Officers from Roads, Procurement and Legal Services have attended workshops on the proposals.

## **7.0 BACKGROUND PAPERS**

- 7.1 Inverclyde Council Public Electric Vehicle Charging Strategy and Expansion Plan – Mott MacDonald March 2023.

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Head of Physical Assets</b>	<b>Report No:</b>	<b>ENV039/24/EM</b>
<b>Contact Officer:</b>	<b>Eddie Montgomery</b>	<b>Contact No:</b>	<b>01475 712472</b>
<b>Subject:</b>	<b>Local Heat and Energy Efficiency Strategy and Delivery Plan</b>		

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## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is to provide an update on the Inverclyde Local Heat and Energy Efficiency Strategy and Delivery Plan.

1.3 The Local Heat and Energy Efficiency Strategy (LHEES) and delivery plan is a statutory piece of legislation designed to be used as a route map to decarbonise all of Inverclyde Council area from assigning energy efficiency and district heating zones. The report provides an update on the progress of the public consultation exercise and the finalisation of the documentation from this exercise.

## **2.0 RECOMMENDATIONS**

2.1 That the Committee notes the public consultation exercise of the Inverclyde LHEES (Appendix 1) and approves the final strategy and delivery plan included as Appendices 2 and 3.

**Eddie Montgomery**  
**Head of Physical Assets**

### **3.0 BACKGROUND AND CONTEXT**

- 3.1 Local Heat and Energy Efficiency Strategies (LHEES) are at the heart of a place based, locally led and tailored approach to delivering the transition to climate-friendly, more energy efficient homes and non-domestic buildings. These local Strategies will set out the long-term plan for decarbonising heat in buildings and improving their energy efficiency across an entire local authority area.
- 3.2 The Council appointed Turner and Townsend in August 2023 to complete the LHEES strategy and delivery plan with the first draft required by the end of December 2023 to comply with the legislative requirement.

#### **Public Consultation**

- 3.3 Following approval from this Committee in January 2024, a public consultation was held, commencing 4th March 2024 and completed on the 7th April 2024. Following on from this the feedback was analysed and incorporated where possible
- 3.4 The main feedback from the public consultation exercise centred around the affordability both from a capital and revenue point of view and why certain areas of Inverclyde are not included in this five-year delivery plan. This is due to these areas having insufficient density for heat networks.

#### **Local Heat & Energy Efficiency Strategy (LHEES)**

- 3.5 The LHEES details potential Heat Network Zones across Inverclyde where there is a sufficient density of properties requiring heat that could make a heat network work in those areas. In addition, energy efficiency zones where fuel poverty is currently having the biggest impact have been detailed and those areas would be a priority for area-based schemes in Inverclyde and include Registered Social Landlord (RSL) properties. Finally, areas with good potential for either individual heat pumps or communal heat pumps have been identified and these are shown in the strategy and delivery plan. The Delivery Plan sets out the potential actions associated with the implementation of the Inverclyde LHEES. These actions reflect what are considered to be the priorities in the context of the resources and powers currently available to the Council and its partner organisations. It should be noted that the Inverclyde LHEES is an authority-wide strategy that covers all buildings in Inverclyde and not just the Council's estate. However, the Council's ability to compel third parties to decarbonise heating of buildings in their ownership is limited, and any interventions in this initial delivery plan will be focused upon areas where the Council has the most control, particularly in the area of non-domestic retrofit of its own properties. The actions set out in the Delivery Plan include further engagement with the Scottish Government to secure additional resources to enable delivery.

#### **Heat Networks**

- 3.6 The Scottish Government heat network targets are set out in the Heat Networks (Scotland) Act 2021. This requires us to ensure the following amounts of thermal energy are supplied through heat networks:
  - 2.6 terawatt hours of output by 2027
  - 6 terawatt hours of output by 2030
  - 7 terawatt hours of output by 2035



These figures equate to approximately 3%, 8% and 9% of current non-electrical heat consumption respectively. The UK Government national target is to have 20% of the country's heating being supplied by heat networks by 2050.

It should be noted that all of the targets above are under review following public consultation exercises.

#### 4.0 PROPOSALS

4.1 Officers will publish the final Local Heat and Energy Efficiency Strategy and Delivery Plan on the website and continue work on the implementation of the Delivery Plan.

#### 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial	x	
Legal/Risk	x	
Human Resources		x
Strategic (Partnership Plan/Council Plan)	x	
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing	x	
Environmental & Sustainability	x	
Data Protection		x

#### 5.2 Finance

Delivery of the Inverclyde LHEES will initially be focused on areas where there is existing limited funding in place to support the Council's Net Zero Action Plan and through external funding such as that connected with Area Based Schemes. It will also highlight where there is external funding that third parties can access such as the grant schemes administered by Home Energy Scotland.

The overall scale of investment required to fully deliver the Inverclyde LHEES is significant and at this time there is no comprehensive funding strategy. The existing limited funding sources will enable the Council to begin delivery, with a focus on its own non-domestic estate whilst also working in partnership with RSL's through the Local Housing Strategy Delivery Groups to target areas at greatest risk of fuel poverty.

##### 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	Virement From (If Applicable)	Other Comments
N/A					

### 5.3 Legal/Risk

The Inverclyde LHEES and Delivery Plan have been prepared to fulfil the Council's statutory duties under The 'Local Heat and Energy Efficiency Strategies (Scotland) Order 2022' was passed by the Scottish Parliament and has now been made a Scottish Statutory Instrument, coming into force on 21st May 2022. The order places a duty on Local Authorities to prepare, publish and update:

- A local heat and energy efficiency strategy; and
- A local heat and energy efficiency delivery plan.

The first strategy and plan had to be published on or before 31 December 2023 and thereafter must be kept under review and updated at intervals of no more than 5 years of the publication date. The draft plan and delivery plan was published for this committee in December ahead of the Committee meeting on the 18 January 2024 i.e. before the 31 December 2023.

The outputs from the Inverclyde LHEES will also help the Council fulfil its statutory duties under the Heat Networks (Scotland) Act 2021.

### 5.4 Human Resources

No implications.

### 5.5 Strategic

The Inverclyde LHEES sits beneath the approved the Net Zero Strategy 2021-2045 which sets out Inverclyde Council's route map to achieving net zero greenhouse gas emissions by 2045. The Inverclyde LHEES sets out pathways and actions concerning the decarbonisation of Inverclyde's building stock specifically. The Inverclyde LHEES also overlaps with other Council strategies such as the Local Housing Strategy 2023/28.

### 5.6 Equalities, Fairer Scotland Duty & Children/Young People

#### (a) Equalities

The Delivery Plan sets out Delivery Areas that are proposed to be the initial areas of focus in terms of interventions around energy efficiency. The selection of these Delivery Areas has been made based upon considerations including assessed risk of fuel poverty. The potential interventions in these Delivery Areas are therefore expected to help reduce fuel poverty via reducing heating costs.

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

x	YES – Assessed as relevant, an EqIA is required and will be made available on the Council website: <a href="https://www.inverclyde.gov.uk/council-and-government/equality-impact-assessments">https://www.inverclyde.gov.uk/council-and-government/equality-impact-assessments</a>
	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, assessed as not relevant and no EqIA 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 – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

(c) Children and Young People

Has a Children’s Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
x	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

**5.7 Environmental/Sustainability**

The LHEES underpins how Inverclyde area will develop over the next twenty years for energy and carbon efficiency in our own operations, but also how we work with RSL’s, private businesses and private homeowners.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
x	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

## 5.8 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 – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.




## 6.0 CONSULTATION

- 6.1 Relevant Officers within the Council and Registered Social Landlords were consulted and attended a stakeholder workshop for the LHEES strategy and action plan.
- 6.2 A public consultation was held between the 4th March and 7th April 2024 and received thirteen responses.

## 7.0 BACKGROUND PAPERS



- 7.1 Net Zero Strategy 2021/2045 and Action Plan 2022/2027.

## Public Consultation on LHEES - Questions and commentary

1. To what extent do you agree that these are the key challenges?			
Answer Choices			Response Percent
1	Strongly agree		46.15%
2	Agree		23.08%
3	Neither agree nor disagree		30.77%
4	Disagree		0.00%
5	Strongly disagree		0.00%
			answered
			skipped

Commentary:

General commentary on affordability with high energy prices.

2. Do you think there are any other challenges that should be focused on?			
Answer Choices			Response Percent
1	Yes		53.85%
2	No		46.15%
			answered
			skipped

Commentary:

General commentary on building condition, improving energy efficiency and affordability.

### 3. To what extent do you agree that these are the areas for focus?

Answer Choices		Response Percent
1	Strongly agree	38.46%
2	Agree	38.46%
3	Neither agree nor disagree	15.38%
4	Disagree	0.00%
5	Strongly disagree	7.69%

Commentary:






General commentary on interest in district heating information when this is available.

### 4. Do you think there are any other areas that should be focused on?

Answer Choices		Response Percent
1	Yes	53.85%
2	No	46.15%
		answered
		skipped



Commentary:

General commentary on interest on renewable electricity generation to provide low carbon heating in conjunction with low carbon heat solutions.

5. To what extent do you agree or disagree with these underpinning principles?			Response Percent
Answer Choices			
1	Strongly agree		15.38%
2	Agree		30.77%
3	Neither agree nor disagree		30.77%
4	Disagree		15.38%
5	Strongly disagree		7.69%
			answered
			skipped

Commentary:






General commentary on definitions for fuel poverty.

6. Do you think there are any other principles that should be focused on?			Response Percent
Answer Choices			
1	Yes		30.77%
2	No		69.23%
			answered
			skipped

Commentary:

Agreement that the areas highlighted are the correct areas.






### 7. To what extent do you agree or disagree with the choice of delivery areas?

Answer Choices			Response Percent
1	Strongly agree		7.69%
2	Agree		15.38%
3	Neither agree nor disagree		38.46%
4	Disagree		15.38%
5	Strongly disagree		23.08%
			answered
			skipped

Commentary:

Some commentary on areas outwith initial focus area. This is a twenty year plan, so other areas will be looked at as well.

### 8. To what extent do you agree or disagree with the choice of heat network zones?

Answer Choices			Response Percent
1	Strongly agree		15.38%
2	Agree		15.38%
3	Neither agree nor disagree		53.85%
4	Disagree		7.69%
5	Strongly disagree		7.69%
			answered
			skipped

Commentary:

Some commentary on areas outwith initial focus area. This is a twenty year plan, so other areas will be looked at as well.



<b>9. Do you have any other comments on the Inverclyde LHEE Strategy?</b>			
<b>Answer Choices</b>		<b>Response Percent</b>	<b>Response Total</b>
1	Open-Ended Question	100.00%	5

Commentary:

General commentary on affordability, technologies deployed and how strategy is interpreted. Greater control of electricity generation will mean that schemes will become more affordable. This will be looked at as part of future feasibility studies.

<b>10. Do you have any other comments on the Inverclyde LHEE Delivery Plan?</b>			
<b>Answer Choices</b>		<b>Response Percent</b>	<b>Response Total</b>
1	Open-Ended Question	100.00%	4

Commentary:

General commentary on affordability, how it will be implemented and the plan for areas outwith the initial focus areas. This will be looked at as part of future feasibility studies.

# Inverclyde Council Local Heat and Energy Efficiency Strategy

April 2024



Inverclyde  
council



# **Local Heat & Energy Efficiency Strategy**

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<b>Rev</b>	<b>Status</b>	<b>Originator</b>	<b>Approved</b>	<b>Date</b>
1.0	Public Consultation	R. Smith	H. Waheed	01 February 2024
1.1	Updated from public consultation	R. Smith	H. Waheed	23 April 2024

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## 1 Foreword

Inverclyde Council is delighted to introduce the first iteration of the Local Heat and Energy Efficiency Strategy (LHEES). This Strategy underpins the place-based approach to improving the energy efficiency and decarbonising the heat supply of all of Inverclyde.

The Strategy addresses the changes required to Inverclyde's buildings and infrastructure, including all domestic and non-domestic buildings, setting out how these works could be coordinated and undertaken to progress and achieve Scotland's Net Zero target. The Strategy will help steer interventions over the coming years aimed at making buildings in Inverclyde more energy efficient and migrating the heating of buildings away from fossil fuel-based solutions such as gas boilers to zero direct emissions solutions such as heat pumps and heat networks.

It is important to highlight how challenging these targets are, with nearly 90% of homes in Inverclyde connected to the gas grid. This will require large-scale activity from both the public and private sector, alongside commitment of significant resources. We aim to encourage and support businesses, owner/occupiers and wider partners throughout Inverclyde to join the journey to reduce emissions in line with wider net zero targets. This Strategy is being published at a time of great change, with the Heat in Buildings Strategy published in 2021, the Heat in Buildings Bill published in 2023, and the new Social Housing Net Zero standard out for consultation. Alongside this, funding mechanisms for retrofit and energy tariffs for both gas and electricity are all currently under review. These all spell major changes to the way we heat our homes and businesses, and this LHEES positions Inverclyde to not only adapt but take advantage of these shifts.

This Strategy is published in a challenging financial landscape, which is expected to continue, already resulting in 30% of Inverclyde's households considered to be fuel poor. As such, this document places the ambition to eliminating poor energy efficiency as a driver for fuel poverty front and centre.

The accompanying Delivery Plan for 2024 – 2028 has been prepared in conjunction with this Strategy. This proposes heat network zoning opportunities across Inverclyde, recognising the immense potential of building the next generation of infrastructure that brings jobs, investment, and skills to Inverclyde as well as drives decarbonisation at scale. Heat networks will also provide the benefit of reducing impact of volatile energy prices on residents and businesses, if we deliver these well. The Delivery Plan also highlights retrofitting delivery area opportunities of three different types. Firstly, areas with high prevalence of fuel poverty to focus energy efficiency improvement activity and funding to reduce bills. Secondly, areas with high fuel poverty where there is potential to undertake energy efficiency improvements as well as install heat pumps to decarbonise their fuel supply. Thirdly, areas with the potential for widespread roll-out of heat pumps to decarbonise the heat supply of homes at scale.

The council looks forward to working with many stakeholders to enable the delivery of the LHEES to reach net zero, tackle fuel poverty and, in doing so, bring many benefits to the area and its residents and businesses.

## 2 Executive Summary

This document is the Local Heat and Energy Strategy (LHEES) for Inverclyde Council, a place-based and locally led strategy covering the following aims:

- Improving the energy efficiency and decarbonising the heat supply of all of Inverclyde
- Reducing inequality by eliminating poor energy efficiency as a driver for fuel poverty.

These two aims are guided by the priority of a just transition to net zero in Inverclyde. This strategy will play a crucial role in helping the Council meet its 2045 Net Zero target. It addresses the changes required to Inverclyde's buildings and infrastructure, including all domestic and non-domestic buildings. Due to this, it is not just a plan for the Council but one shared by all owners and occupiers of buildings in Inverclyde, and these changes will be delivered by all of these people.

The Inverclyde LHEES has been prepared in line with the LHEES Guidance issued by the Scottish Government and LHEES methodology documents issued by Zero Waste Scotland. The methodology for preparing this LHEES covers:

- Setting out the necessary changes for each segment of Inverclyde's building stock to enable net zero carbon by 2045.
- Identifying strategic zones for decarbonisation of heat within Inverclyde, and setting out the pathway, and principal measures for reducing buildings emissions within each zone.
- Prioritising delivery areas for building-level energy efficiency measures and, where applicable, heat networks and communal heating systems.

Given that the LHEES affects everyone within Inverclyde, it is imperative to continue engagement with stakeholders such as Registered Social Landlords (RSLs), NHS, etc. The Council has taken steps throughout the drafting of this LHEES, including public consultation, to allow input and feedback on proposals.

Through analysis of the area, the LHEES found that Inverclyde has just over 40,000 homes, of which 92% have an EPC between C and E representing mass opportunity for improvement. Additionally, 28% of households are in fuel poverty showing the stark reality and need for improvements. There is known to be more than 2,400 non-domestic properties in Inverclyde however there is a lack of data in the sector, with many unknowns meaning few analyses can be undertaken.

The strategy aligns to national policies set out by Scottish Government as well as focussing on local priorities in Inverclyde; **maximise the potential for heat networks** and **addressing fuel poverty**.

Highlighted here are the highest indication of **fuel poverty** in Inverclyde, hence will be the focus of Inverclyde’s retrofit journey through collaboration with the numerous RSLs in the area.

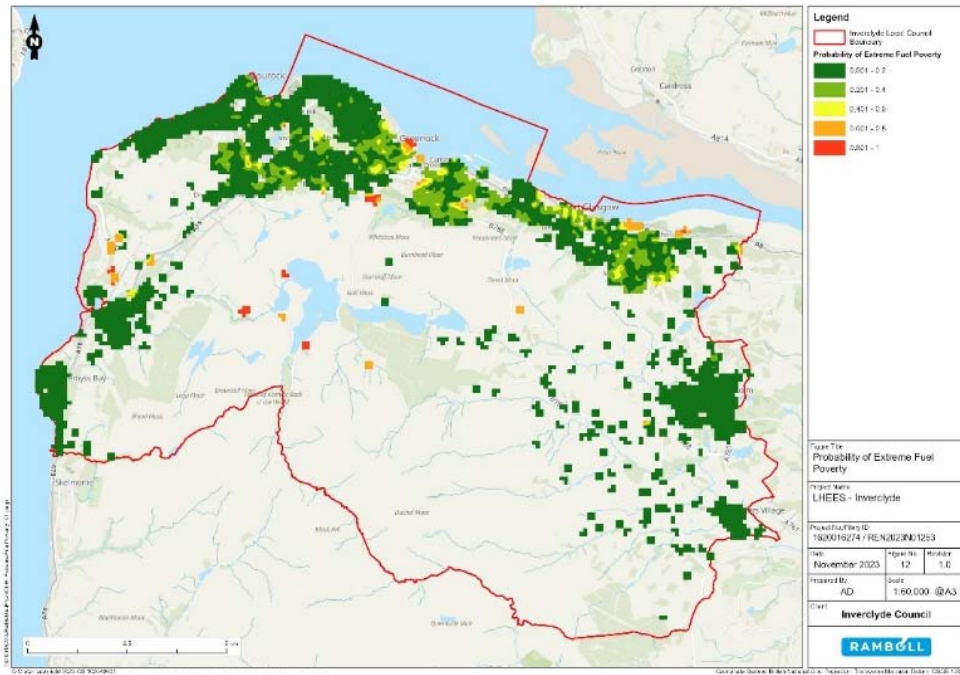


Figure 1 – Areas with a probability of high prevalence of Fuel Poverty

Due to the proximity of Inverclyde properties around the coast, there is significant opportunity for **heat networks**, recognising topography constraints. Shown left is the vast opportunity to install a ‘heat highway’ across most of the Inverclyde area.

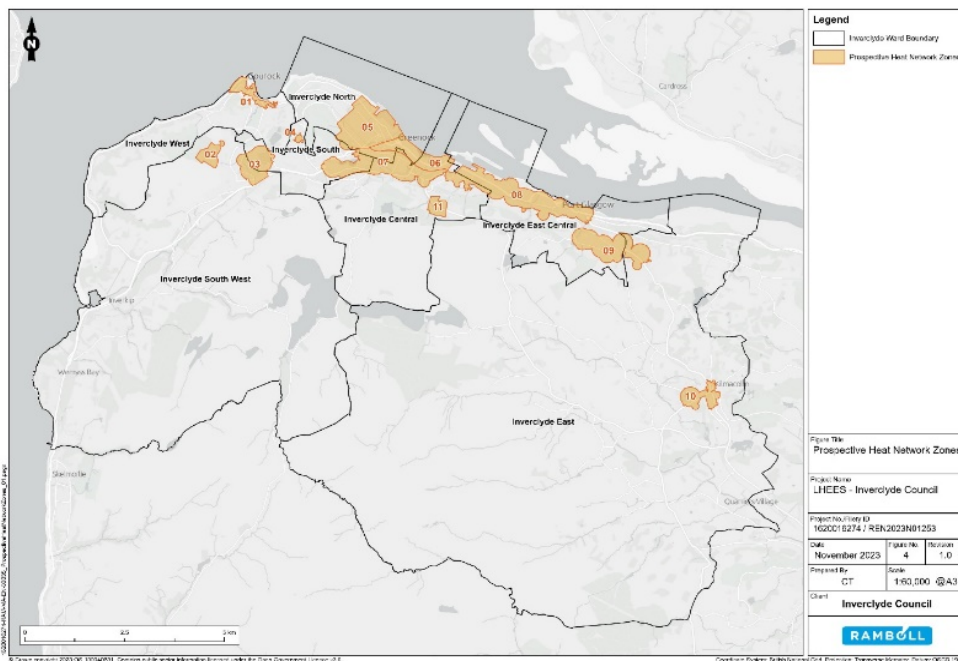


Figure 2 - Prospective Heat Network Zones



### **3 Introduction**

#### **Setting the Scene**

##### **Net zero**

During the United Nations Climate Change Conference (COP21), the global community, including the UK, reached a consensus under the 'UN Paris Agreement' to limit the global temperature rise to 2°C by the end of the century, striving to limit it further to 1.5°C. As the impacts of climate change became increasingly apparent through droughts, flooding, and intense weather events, the Scottish Government declared a climate emergency in 2019 and amended the Climate Change (Scotland) Act 2009, setting a target for Scotland to achieve 'net zero' greenhouse gas emissions by 2045. This goal includes an interim target of reducing emissions by 75% from 1990 levels by 2030. For the buildings sector, a critical area for decarbonisation, an interim target of 67% emissions reduction by 2030 is set. The pathway to achieve these objectives has been defined in the Scottish Government's Heat in Buildings Strategy and current Heating in Buildings Bill as well as the Heat Networks (Scotland) Act 2021. The Heat in Buildings Bills is at the forefront of this initiative, aiming to decarbonise heat supplied to over one million homes and approximately 50,000 non-domestic buildings on the gas network by 2030, as part of the journey to reach net-zero by 2045.

This ambitious target is recognised by Inverclyde, where efforts are underway to align with these national objectives. The council is actively working towards improving energy efficiency of domestic properties and transitioning to renewable energy sources as key steps in reducing the region's carbon footprint. These efforts are crucial for meeting both the national net zero target and Inverclyde's own sustainability goals.

##### **Fuel Poverty**

Fuel poverty is a significant concern in Scotland, with the 2019 Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act setting ambitious targets for its reduction. In Scotland, fuel poverty is defined as households spending more than 10% of their income on fuel costs, where the remaining income is insufficient for an adequate standard of living. The Act aims to reduce the number of households in fuel poverty to no more than 5% and those in extreme fuel poverty to no more than 1% by 2040. In Inverclyde, addressing fuel poverty is intertwined with the drive for energy efficiency, as many homes lack adequate insulation, leading to higher energy consumption and costs.

Inverclyde Council is proactively participating in these national objectives through this Local Heat and Energy Efficiency Strategy (LHEES), which serves as a comprehensive long-term strategic plan to reduce energy needs and achieve heat decarbonisation for all buildings in the area. This aligns with the targeted area-based approach central to the Heat in Buildings Strategy and Bill, ensuring that local efforts are coherent with and contribute to Scotland's overarching goal of a net-zero nation by 2045.

#### **Need for LHEES**

##### **LHEES Overview**

This document is the Local Heat and Energy Strategy (LHEES) for Inverclyde. This and the accompanying Local Heat and Energy Efficiency Delivery Plan has been prepared in response to the Local Heat and Energy Efficiency Strategies (Scotland) Order 2022. This Order states that all Scottish local authorities are to publish an LHEES and an accompanying 5-year Delivery Plan in line with Guidance issued by the Scottish Government and thereafter update these documents every five years. This LHEES is a place-based and locally led strategy for Inverclyde covering the following aims:

- improving the energy efficiency of buildings
- decarbonising the heat supply of buildings via individual property-level, communal and district heating systems
- eliminating poor energy efficiency as a driver for fuel poverty

The LHEES is an area-wide approach, meaning it addresses all buildings in the Inverclyde area, not just the Council's own building stock. It covers all homes (whether owned by private landlords, owner-occupiers, or social landlords) and all non-domestic buildings (whether owned by the Council, other public bodies, businesses, or other bodies). The LHEES is not just a plan for the Council but one shared by all owners and occupiers of Inverclyde's buildings, and thus will be delivered by all of these people.

The scale of the challenge should not be underestimated. Achieving these goals will require greatly increasing the pace of deployment of energy efficiency measures, zero emissions heating systems and heat networks. The Scottish Government's Heat in Buildings Strategy has estimated that approximately £33 billion will need to be invested in transforming homes and buildings by 2045 to achieve Scotland's net zero target<sup>1</sup>. As an indication of the scale, Inverclyde has approximately 1.5% of Scotland's homes (~40,000 of 2.5 million). On a pro rata basis, this would indicate that roughly £500 million of investment is needed to transform Inverclyde's homes and buildings. This estimate represents the investment that all of Inverclyde's property owners will collectively need to make. Alongside public grants and loans, investments of this scale will necessitate a role for private capital which home and building owners can easily access to decarbonise their properties. Private capital will also play a pivotal role in the roll out of a large heat network across Inverclyde.

Through this LHEES, the Council has focused its resources on three roles:

- Targeting the currently limited funding on areas with the highest occurrence of fuel poverty.
- Decarbonising Council-owned building stock in line with national timescales.
- Supporting wider decarbonisation of Inverclyde within the funding and resources that are made available to the Council, beginning with a focus on facilitating a town-wide heat network.

Achieving the ambitions of LHEES will require partnership working across the public, private and third sectors. As such, the LHEES has been developed with input from key stakeholders and has been subject to an open public consultation. Through these engagements, the Council has sought to establish a foundation for area-wide joint action. The LHEES presents an opportunity for a holistic approach at the intersection of multiple policy areas. Inverclyde can capitalise on benefits wider than just net zero and fuel poverty, including economic growth, green employment and skills, just transition, and the development of a clean heat and retrofit supply chain benefitting owners across all tenures.

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<sup>1</sup> The Scottish Government (7 October 2021) [Heat in Buildings Strategy - achieving net zero emissions in Scotland's buildings](#)

### LHEES Scope & Structure

Scotland's homes and non-domestic buildings collectively account for approximately 20% of national emissions. Transforming our country's stock is a large, complex and multigenerational challenge which will require time and resources. The Council has been working in this area for over a decade, especially through its Area-Based Scheme funding for fuel poor homes, and this LHEES is a milestone which will set the agenda for the coming two decades to the net zero deadline in 2045. While we celebrate the success we have achieved thus far, we also recognise the better part of the work to decarbonise our built environment has yet to come. This LHEES makes its contribution but with the following limitations which the Council will attempt to address with partners in due course:

- The datasets we use to understand and plan our work represents complex and rapidly shifting real circumstances. This can mean that sometimes the data available has gone out of date or is incomplete. The following have been the main limitations:
  - Fuel poverty and extreme fuel poverty have arisen to become acute and evolving issues at a national scale following the cost-of-living crisis, but the data is not entirely up to date with some of these major shifts.
  - Only 16% of Scotland's non-domestic buildings have an Energy Performance Certificate (EPC) and there is not a large amount that can be done with this partial dataset. Due to a lack of information, it has been difficult to plan decarbonisation pathways for non-domestic buildings in the way the council would have preferred.
- The LHEES covers a two-decade ambition to reach net zero which requires the Council to prioritise actions into shorter term goals. This version of the LHEES focuses on the immediate priorities and will evolve over time with updates as these priorities change.

This LHEES does not include plans for renewable generation opportunities such as solar farms, renewable potential for non-domestic properties, the deployment of other renewable, or electricity and heat storage options throughout the town centre. Furthermore, due to the limitations of the Council's resources, micro-grid systems, energy production strategies, and locally and communally-owned energy systems are not currently being reviewed by the Council. While out of the scope of the core LHEES Methodology, should the opportunity and resources be made available, the Council aspires to include this within future LHEES work. The delivery plan provides a strong basis for action for stakeholders, to help inform the selection of delivery areas and heat network proposals alongside insight into early, low regret measures for any possible quick wins to improve energy efficiency.

Improving the thermal efficiency of all segments of our built environment, in particular domestic properties, therefore holds compounded benefits. The imperative of tackling fuel poverty has become critical in the last three years. The impacts of recent global events have contributed to rising fuel costs for citizens with corresponding increases in fuel poverty rates. The current cost-of-living crisis, an umbrella term for the compounded impacts of these events, means that it is now essential that Inverclyde works to provide long term energy security through investment into local and net zero energy infrastructure.

Reflecting on successes, the Council's updated Net Zero Strategy helped create a shared internal acceptance that the council needs to act meaningfully, holistically, and most importantly – at pace. There is a target for Inverclyde to have a 73% reduction on emission from a 2012/13 baseline by 2030/31 and post 2030, Inverclyde will use innovation/partnership/collaboration activities to support the push to net zero with interim actions to ensure progress. While this Strategy focused mainly on the Council's own estate, it is an important lever to lead by example. Inverclyde has multiple policies where the issue of Climate Change has been addressed at the area-wide level. Inverclyde's Local Development Plan showcases the proactive policies including low and zero carbon energy generation technology alongside major development of the area's heat networks.

## Inverclyde Council

Inverclyde Council is also updating the Local Housing Strategy to build on previous achievements. The council has invested £7.3 million in energy improvements work via Area-Based Schemes, supporting over 160 private homes per year to improve energy performance. Alongside housing improvements, the area has had an additional 742 renewable energy installations including solar PV, onshore wind and hydro. The progress made by Inverclyde to date will be incorporated and built upon during the implementation of this LHEES. Inverclyde's overarching climate strategy is accompanied by an Action Plan which highlights area-wide priorities to drive net zero action across the local authority. This LHEES aligns to and supports this Action Plan.

## 4 LHEES Methodology

### LHEES approach

The Council has produced the LHEES and Delivery Plan in line with the LHEES Guidance issued by the Scottish Government and LHEES Methodology issued by Zero Waste Scotland. Inverclyde would like to put emphasis on the fact this strategy is locally led therefore stakeholder feedback was paramount during the development of this LHEES.

The Guidance and Methodology outline eight stages to prepare the LHEES. The activity carried out in each stage is summarised in Table 1.

Stage	Tasks
Stage 1: Policy and strategy review	Identifying the national and local policies, targets, and strategies relating to the LHEES, as well as identifying resources and stakeholders key to the delivery of the LHEES.
Stage 2: Data and tools library	Identifying and maintaining a record of the data and tools required for the analysis underpinning the LHEES.
Stage 3: Strategic zoning and pathways	Assessing the present performance of Inverclyde's building stock in terms of energy efficiency and heat decarbonisation and setting out "Strategic Zones" and their decarbonisation pathways for each of the six LHEES considerations.
Stage 4: Generation of initial Delivery Area Opportunities	Setting out proposed "Delivery Areas" which are delivery-level projects for each of the LHEES considerations.
Stage 5: Building-level pathway assessment	Identifying detailed interventions to decarbonise buildings within each Delivery Area and quantifying the costs and benefits of these interventions.
Stage 6: Finalisation of delivery areas	Finalising the Delivery Areas identified at stage 4 based upon considerations such as existing programmes of work and priority areas for intervention.
Stage 7: LHEES Strategy	Assembling the outputs from Stages 1-6 into the LHEES itself – i.e. this document and its supporting materials.
Stage 8: LHEES Delivery Plan	Preparing a Delivery Plan setting out how the LHEES is to be implemented, with a focus on early, low-regrets actions over the first five years of the LHEES (2024 to 2028).

Table 1 - A summary of the eight stages of the LHEES Methodology

## Consultation and engagement

As an area-wide plan which concerns everyone in Inverclyde, it is imperative that the LHEES has cross-stakeholder buy-in. While the LHEES is a data-driven and evidence-based strategy, it is also subject to interpretation and prioritisation which feed into the decisions taken. The Council has taken steps, including stakeholder workshops and continuous consultation with from stakeholders, as well as a public consultation, to ensure people can provide their input and feedback on proposals. This section describes the stakeholder consultation and engagement work undertaken to date.

**Stage 1 – Policy and strategy review:** Stage 1 saw internal engagement with Council staff to ensure all relevant policies were captured for alignment. In addition, this stage included a stakeholder mapping exercise which identified the key stakeholders to engage for each stage (e.g. for heat networks key stakeholders included Scottish Power Energy Networks (SPEN) and local housing associations such as River Clyde Homes among many others).

**Stage 2 – Data and tools library:** The Council identified and engaged with stakeholders responsible for datasets required to produce or add to the LHEES analysis. This primarily included Scottish Government (Scotland Heat Map); Energy Saving Trust (Home Analytics, Non-Domestic Analytics and PEAT data) and Scottish Power Energy Networks (Grid capacity data).

**Stage 3 and 4 – Strategic zoning and generation of delivery areas:** For stage 3 and 4 the Council invited numerous stakeholders to review the maps and other outputs in a workshop. Stakeholders helped to sense check emerging outputs and highlight any data that had been omitted, and to identify any indicators or areas that are considered to be strategically important for Inverclyde alongside challenges and opportunities, making use of crucial local knowledge. This workshop included inviting feedback on provisional heat network zones and building retrofit delivery areas where stakeholders advised on the scale of the ambition and fed back on boundaries of these.

Table 2 summarises the engagement activity which the Council led throughout the past year, following the LHEES Guidance which places emphasis on continuous stakeholder engagement. Overall, the public consultation and engagement form a key part of the methodology in that they provide the Council with wider input of ideas and critical feedback on plans before they are solidified.

Date	Tasks
November 2022	Discussions took place with staff across a number of services to discuss the development of Inverclyde’s LHEES. Since November, many council teams have been consulted regularly.
August 2023	The Council conducted a survey of several key stakeholders such as housing association representatives, energy and utilities providers, public bodies and various local authority departments. The survey found that housing and estate stakeholders considered climate change in their operations and either had or were planning to develop net zero. All stakeholders were open to engaging and supporting the Council to feed into the LHEES, including to share energy consumption information.
October 2023	The Council ran a stakeholder engagement workshop with key stakeholders to showcase initial outputs. Attendees included housing

	associations representatives, energy and utilities providers and various local authority departments.
November 2023	The Council shared a pre-draft LHEES with key stakeholders following their attendance at the workshop to gain feedback and ensure all stakeholders have been considered within the LHEES
December 2023	The Council ran a stakeholder engagement session with local Registered Social Landlords (RSLs) to understand and consider key priority areas for the social housing in the Inverclyde LHEES.
December 2023	The Council submitted their draft LHEES to The Environment and Regeneration Committee for review, following which they submitted it to the Scottish Government to meet the statutory requirements of the LHEES Order.
January – April 2024	The Councils Environment and Regeneration Committee considered the submitted draft of the LHEES and public consultation. The public consultation stage lasted six weeks to ensure all feedback is captured.
Ongoing	The council are open to furthering engagement with the relevant stakeholder and parties that are directly and indirectly affected by the LHEES.

*Table 2 - Key stakeholder engagement activities undertaken by the council throughout the past year.*

### Impact Assessments

The Council has considered it appropriate that the primary impact assessment relevant to this LHEES is the Equality Impact Assessment (EQIA). The EQIA is a legal requirement in Scotland, designed to systematically evaluate how proposed policies and regulations may impact equality and prevent discrimination. This assessment is particularly important when developing policies to ensure compliance with the Equality Act 2010, which mandates assessing the potential impact on different protected characteristics, such as age, gender, disability, race, and others, and making informed decisions to promote equality and prevent discrimination. Inverclyde Council prioritised the completion of this EQIA for this strategy which is attached in Appendix 1 – Equality Impact Assessment.

## 5 LHEES Context

### LHEES Governance

This LHEES is a formal strategy of the Inverclyde Council in line with the Local Heat and Energy Efficiency Strategies (Scotland) Order 2022. The Inverclyde LHEES falls within the remit of the Council’s Environment and Regeneration Committee. The Environment and Regeneration Committee will be responsible for the finalisation of the documents following consultation and subsequently hold overall responsibility for the delivery of the LHEES.

### National Policy Landscape

The policy landscape for carbon reduction and energy efficiency in Scotland is complex with multiple relevant policies and rapidly evolving targets. National policies give rise to a series of ambitious goals around energy efficiency improvements and reductions in fuel poverty. These were all recorded and reviewed as part of “Stage 1: Policy and strategy review” to ensure the LHEES was aligned to national priorities. Table 3 summarises the primary policies among these which were central to LHEES development, and how they intersect with local policies.

Policy	Local Implication
<b>Climate Change (Emissions Reduction Targets) (Scotland) Act 2019:</b> Sets statutory targets for Scotland to achieve net-zero emissions by 2045, with interim reductions such as 75% by 2030.	<b>Inverclyde Net Zero Strategy 2021-2045:</b> Includes actions to drive the Council’s estate to net zero such as identifying opportunities for lower emission alternatives to fossil fuel boilers (Action 2.8). <b>Net Zero 2022-2027 Action Plan:</b> Serving as an operational roadmap, this plan outlines specific actions for reducing greenhouse gas emissions within Inverclyde’s operations. It supports the achievement of Scotland’s interim target of a 75% reduction in emissions by 2030 through targeted local initiatives.
<b>Climate Change Plan (2018, 2020):</b> Outlines comprehensive policies for emissions reduction by 2032 across all sectors.	<b>Net Zero Action Plan 2022-2027:</b> Features actions such as identifying solar PV opportunities for public buildings (Action 2.7) and exploring lower emission heating alternatives (Action 2.8). <b>Local Housing Strategy 2023-2028:</b> Aims to improve housing conditions and energy efficiency to meet emission reduction targets.
<b>Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019:</b> Establishes targets for reducing fuel poverty in Scotland by 2040.	<b>Local Housing Strategy 2023-2028:</b> Addresses fuel poverty through housing condition improvements and energy efficiency initiatives; aims to reduce the overall energy demand and costs for residents, indirectly addressing one of the four drivers of fuel poverty —energy efficiency of the dwelling. <b>Net Zero Action Plan 2022-2027:</b> Includes measures for reducing household energy demands.
<b>Heat in Buildings Bill (2023):</b> Proposes updates and expansions to the	<b>Inverclyde Net Zero Strategy 2021-2045:</b> Supports the transition to non-polluting heating



<p>existing framework to accelerate the roll-out of heat networks across the country. It includes a ban on polluting heating systems by 2045 and mandates minimum energy efficiency standards for homes by 2033 (owner-occupied) and 2028 (private rented homes), aiming to combat climate change and improve energy efficiency. <b>Heat in Buildings Strategy (2021)</b>: Aims for all buildings in Scotland to be energy efficient by 2035 and to use zero-emission heating and cooling systems by 2045. Aims for all buildings in Scotland to be energy efficient by 2035 and to use zero-emission heating and cooling systems by 2045. <b>Heat Networks (Scotland) Act 2021</b>: A framework for developing heat networks throughout Scotland and statutory target of heat networks supplying 2.6TWh of thermal energy by 2027 (equivalent to approx. 120,000 additional homes) and 6TWh by 2030 (equivalent to approx. 400,000 additional homes)</p>	<p>systems in line with the 2045 targets, while also aiming to meet the energy efficiency standards set for homes by the 2033/2028 deadlines. <b>Net Zero Action Plan 2022-2027</b>: Prioritizes enhancing building energy efficiency, including initiatives like solar PV installations (Action 2.7) and transitioning to renewable heating systems in public buildings (Action 2.8). <b>Local Housing Strategy 2023-2028</b>: implementation of retrofit programs and promoting the development of heat networks, which aligns with the Heat in Buildings Standard to enhance energy efficiency in homes by 2033/2028 and supports the expansion targets set by the Heat Networks (Scotland) Act 2021.</p>
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Table 3 - The key national policies and the local implication on Inverclyde polices.

### Ongoing National Activity

It is imperative that the LHEES links to national plans and programmes led by the Scottish Government and other public bodies. This is important for many reasons, including statutory compliance, alignment with funding opportunities and contribution to national targets.

The Heat in Buildings Bill (2021) sets out how buildings in Scotland will be heated to meet greenhouse gas reduction targets whilst addressing fuel poverty. The Bill brings standards and regulation for heat and energy efficiency to ensure that all buildings are energy efficient by 2035 and use zero emission heating and cooling systems by 2045. The Bill follows the Heat in Buildings Strategy (2021) which sets out 107 actions and proposals that the Scottish Government will take to work towards target and aspirations. By 2030, over one million homes and over 50,000 non-domestic buildings are planned to convert to using zero or low emissions heating systems. The Bill takes forward these proposals, such as legislating the proposed a target for all public sector buildings in Scotland to have zero emission heating by 2038.

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 establishes a revised definition of fuel poverty as well as setting statutory targets to be achieved by 2040: no more than 5% of households in Scotland in fuel poverty and no more than 1% of households in Scotland in extreme fuel poverty. Intermediary targets are also set for 2030 and 2035. The new definition of fuel poverty in Scotland is as follows: a household is in fuel poverty if the household's fuel costs (necessary to meet the requisite temperature and amount of hours as well as other reasonable fuel needs) are more than 10% of the household's adjusted net income and after deducting these fuel costs, benefits received for a care need or disability, childcare costs, the household's remaining income is not enough to maintain an acceptable standard of living.

The Heat Networks (Scotland) Act 2021 aims to encourage development of heat networks in Scotland through the introduction of a regulatory system. The Act, and the subsequent Heat Networks (Heat Network Zones and Building Assessment Reports) (Scotland) Regulations 2023, put in place regulations on heat networks, including introducing a consent and license regime; making provision for heat network zones and a permit system giving operators exclusivity; and giving licence-holders powers such as wayleaves. In particular, Building Assessment Reports (BARs) require all public sector organisations to report data to the council for all buildings above a certain annual heat demand threshold, including property type, ownership, heat details and additional details including building construction which will be considered when progressing plans. The Act aims to encourage consumer confidence through the improved regulatory system and ensure greater certainty for investors. The practical steps for implementing the regulatory regime and supporting the development of heat networks are outlined in the Scottish Government's Heat Networks Delivery Plan (2022).

The most recent Programme for Government (2022) sets out several actions linked to supporting heat and energy policy. Several targets are linked to reducing the effects of fuel poverty through financial support towards heating costs. This includes the £214 Child Winter Heating Assistance which supports families of severely disabled children and young people with their energy costs; the Winter Heating Payment which guarantees a £50 annual payment to around 400,000 low-income households; doubling the Fuel Insecurity Fund to £20 million to help households at risk of self-disconnection or self-rationing of energy use as the energy price cap rises from October; and expanding Home Energy Scotland advice centres. These will support LHEES by helping to reduce the impact of fuel poverty.

The Green Heat Finance Taskforce was established to build on the existing evidence to set out alternative methods of financing and funding heat decarbonisation. The taskforce has identified a suite of options for individual property owners to access funding for decarbonisation and retrofit. Part 1 of their report (2023) discusses various options including personal loans, green mortgages, equity release mechanisms, green leases/rental agreements, and property linked finance. The expansion of these products and services will be instrumental to the achievement of standards and meeting national targets.

The Council supports and awaits many of the above national actions, as without these the LHEES will only be partially effective. For example, without the appropriate standards, the Council is only able to encourage and inform homeowners and businesses to retrofit their properties after which it is their choice. Another example is that without widely available and easily accessible access to economically attractive finance, homes and businesses are unlikely to retrofit or be able to retrofit; the work of the Green Heat Finance Taskforce is required to unlock these avenues. The Council will continue to productively engage with the Scottish Government to feedback on proposals and understand the timelines and details of these developments.

### Overview Of Local Policy

#### Net Zero Strategy 2021-2045:

Inverclyde Council's Net Zero Strategy outlines the ambitious plan to achieve net-zero greenhouse gas emissions by 2045 across the council estate. The strategy encompasses specific targets for carbon reduction, detailed implementation actions, awareness and behaviour change initiatives, a robust governance structure, and references. Notably, the Council has already made substantial progress in reducing carbon emissions, achieving a 51% reduction from 2012/13 to 2022/2023 with the goal to emulate this progress across the entirety of Inverclyde. The strategy primarily focuses on the Council's direct emissions, with individual actions for significant carbon emitters such as energy use in buildings, transport, streetlighting and waste. It places a strong emphasis on raising awareness among employees and the community, fostering collaboration with partners,

aligning financial considerations and procurement decisions with sustainability goals, and monitoring progress through the Plan-Do-Check-Act improvement cycle.

Through this Strategy, Inverclyde Council is committed to demonstrate action and leading the way in emissions reduction. It is hoped that this action will support the LHEES by encouraging active participation from residents, businesses, and organizations in the pursuit of net zero. The strategy will unlock cross stakeholder collaboration and translate to Inverclyde's LHEES as a form of local leadership.

### **Net Zero 2022-2027 Action Plan:**

The 2022-2027 Action Plan is a pivotal component of the overarching Net Zero Strategy. This plan is designed to have a substantial positive impact on the environment, focusing on direct and indirect greenhouse gas emission reductions. It is part of the Council's route map to achieving net-zero direct greenhouse gas emissions from operations by 2045. The plan delineates Key Priority Areas and Actions, targeting carbon reduction over a proposed five-year period, contingent on budget allocation. The Council concentrates on areas that have the most significant impact on their carbon footprint, including Energy Use in Buildings, Transport, Streetlighting, Water, and Waste. The Plan details which buildings have been selected for initiatives such as studies for deep retrofit, such as Port Glasgow Municipal Buildings and St Joseph's Primary School and, given the known tenure for schools, they are a focus in this plan. The plan also emphasizes raising awareness about individual contributions to carbon footprints and climate change.

### **Local Housing Strategy 2023 – 2028:**

The Local Housing Strategy (LHS) (2023-2028) builds on the progress made by the 2017-2022 LHS and has a vision to ensure that housing successfully contributes towards the area's repopulation, regeneration and economic growth objectives, to make Inverclyde a place where people want to live through the provision of quality and affordable housing. It also aims to ensure that people live in quality homes which are well connected to jobs and to thriving local communities which support positive health and wellbeing. The LHS has four outcomes noted that have been decided upon after collaboration across health, social care and social landlords alongside strong engagement with local communities in order to prioritise Inverclyde's housing needs.

- **LHS Outcome 1:** People in Inverclyde live in quality homes in connected communities.
- **LHS Outcome 2:** People in Inverclyde find it easier to access and sustain a home.
- **LHS Outcome 3:** People in Inverclyde are supported to live independently and well at home.
- **LHS Outcome 4:** People in Inverclyde live in good quality, carbon friendly and energy efficient homes which reduce fuel poverty.

The LHS is aligned with and informs this strategy, especially via outcome four which is closely related to the LHEES priorities. Inverclyde Council recognises the challenges in housing conditions, mixed tenure energy efficiency; with an action plan to improve this for residents' wellbeing. Among the actions is targeting fuel poor homes and ensure residents live in efficient homes. Other actions include working within the Glasgow City Region Deal as a partner to secure funding, develop design solutions to decarbonise homes and asset management reviews across social landlords to target areas for regeneration. This LHEES alongside Inverclyde's LHS will work together to improve housing conditions and residents' wellbeing.

## 6 Current Performance

### Baseline Analysis

This section provides a thematic overview of Inverclyde’s building stock in the context of heat decarbonisation and energy efficiency. It profiles characteristics such as energy performance; fuel type; tenure; type; and age. This information helps inform key decisions about the LHEES and its direction. The data is primarily sourced from the Home Analytics and Non-Domestic Analytics databases.

This provides a comprehensive summary of the current conditions of building stock and the current progress to date for the built environment in the entire Local Authority area. This will provide both a concise and visual overview of energy efficiency, insulation status, fuel types, renewable usage, and the heat demand of the area for both domestic and non-domestic building stock.

### Domestic Building Stock

To provide an overview of Inverclyde Council’s Domestic Baseline, the Energy Saving Trust’s (EST) ‘Home Analytics’ was utilised for the core dataset with data preparation and analysis performed using the Domestic Baseline Excel tool. The Domestic Baseline tool required non-domestic data for analysis of mixed-tenure and mixed-use buildings with One Scotland Gazetteer being the data source. See Appendix 2 – Domestic Building Stock for analysis tables used. The key findings were:

- Inverclyde has just over 40,000 domestic properties
- Mains gas is the main fuel type accounting for 87% of all properties. Electricity is second with only 10% of homes where it is the main fuel type.
- 50% of all domestic properties have an EPC rating of D-G
- 63% of all homes are owner occupied.

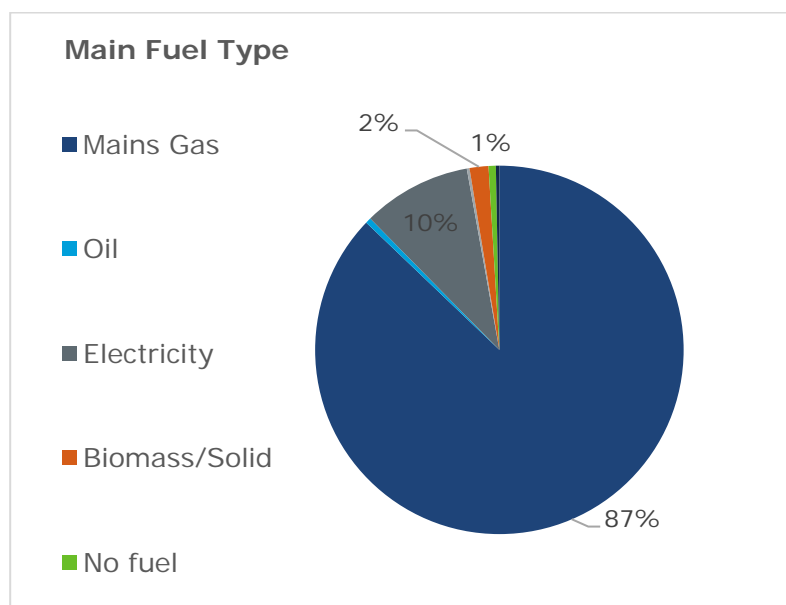


Figure 3 - Domestic Building Main Fuel Type

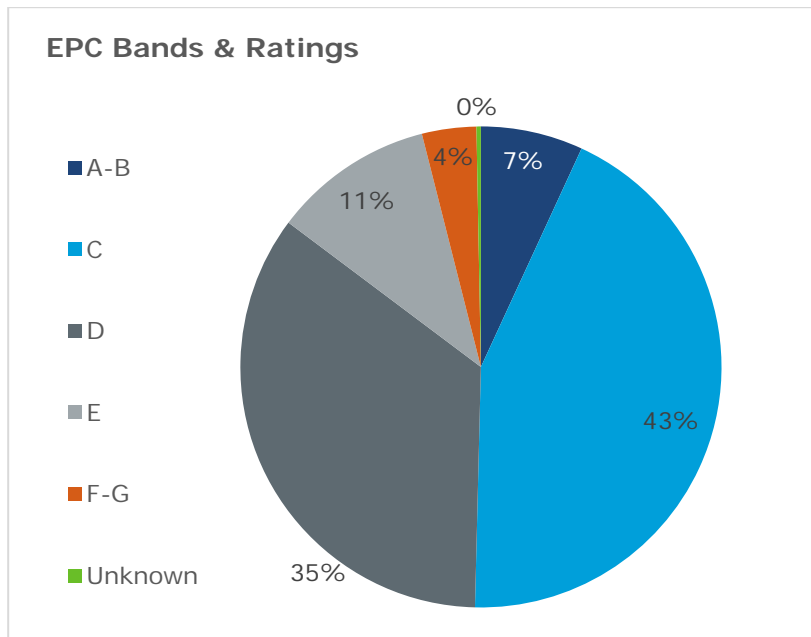


Figure 4 - Domestic Building EPC Bands & Ratings

**Performance of housing stock**

46% of the properties within Inverclyde have uninsulated walls, which is significant as the Energy Saving Trust estimates that uninsulated dwellings lose a third of their heat through walls and a quarter through the roof. This also contributes to fuel poverty through increased energy costs. Inverclyde has approximately half of its domestic properties in EPC bands A-C, which constitutes a reasonable energy efficiency standard and the other half in bands D-G which are of poor energy efficiency. This means that approximately 20,000 homes need to be brought up to standard.

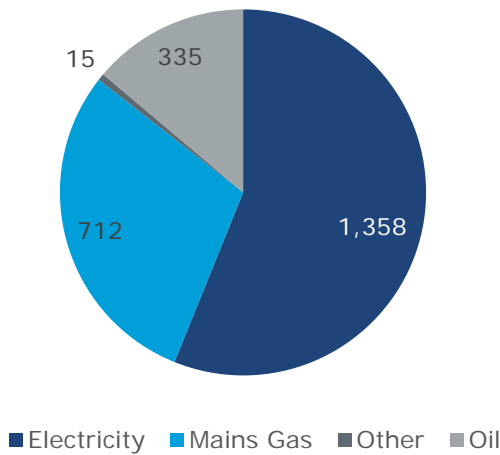
	Percentage	Number of Properties
Estimate of households in fuel poverty (fuel bill > 10% of income)	28.27%	11,455
Estimate of households in extreme fuel poverty (fuel bill > 20% of income)	15.25%	6,179
Council Tax Band A-C	41.21%	16,696

Table 4- Domestic Baseline Tool: Fuel Poverty & Council tax band in Inverclyde

**Non-domestic stock**

To provide an overview of Inverclyde’s Non-Domestic buildings, the Energy Saving Trust’s (EST) ‘Non-Domestic Analytics’ was used as the core dataset. This data set is the non-domestic equivalent to “Home Analytics” and is built from non-domestic EPC records among other datasets with statistical and geospatial modelling employed to develop a round profile of non-domestic stock. The Scotland Heat Map was another key data set and provided geographical boundary information. Data preparation and analysis was performed using the Non-Domestic Baseline Excel tool. It is important to note that in Scotland there is a lack of high-resolution measured data to inform the Non-Domestic Analytics model therefore the overall confidence of the model and information is not equal to that of the Domestic sector. The lack of detailed information and lower confidence may result in some variation of data such as heat demand.

**Performance of non-domestic stock**



*Figure 5 - Non-domestic property count by main fuel type.*

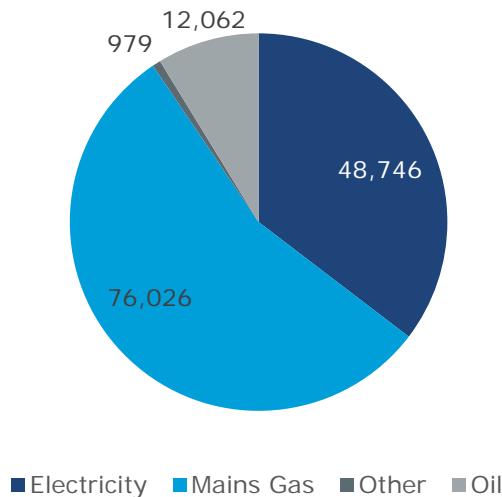


Figure 6 - Heat demand by main fuel type (MWh/yr)

A Large proportion of the properties have electricity as main fuel, but the mains gas provides the largest proportion of heat demand. This reflects the presence of several high gas users contributing to demand figures. These buildings will be a key consideration for heat network planning as they can serve as anchor loads, improving the viability of a network. Since non-domestic buildings represent a large variety of buildings it is also challenging to understand the applicability of energy efficiency measures and heat decarbonisation options (especially with limited non-domestic building stock data).

## Ongoing Activity in Inverclyde

### Social Housing

In 2007, Inverclyde Council transferred ownership of former council housing stock to River Clyde Homes (RCH), and Cloch Housing Association. The total number of social housing in is almost 10,000. The Energy Efficiency Standard for Social Housing 2 (ESSH2) set a milestone of all social housing in Scotland achieving an Energy Performance Certificate rating of 'B' or better or being "as energy efficient as practically possible", by the end of 2032 ("within the limits of cost, technology and necessary consent"). The ESSH2 further stated "no social housing below EPC Band D should be re-let from December 2025, subject to temporary specified exemptions. The new Social Housing Net Zero consultation replaces ESSH2 and is intended to set energy efficiency ratings measured in kWh/m<sup>2</sup> /year as well as a requirement to decarbonise heat by 2045. The RSLs are developing plans to retrofit all of the existing social housing stock to address net zero which will work synergistically with the LHEES with the ambition of using this work to boost area-wide activity.

### **Council Non-domestic Estate**

Inverclyde's Net Zero Strategy has set out targets to decarbonise the Council estates, which is being delivered with initiatives such as retrofitting the King George Building to the principles of the EnerPHit standard. By starting to retrofit the older and more 'difficult' buildings, the Council aims to establish a pathfinder to then springboard the retrofitting approach to the remaining estate reflecting their priorities, programme, and delivery plan and subject to available resources. The council has commissioned a number of retrofit studies and have been actively seeking Salix funding to help fund further projects. These initiatives will not only help meet the net zero targets but also provide learning, examples, and support for homes and businesses in the area for their own retrofits.

### **Area Based Schemes**

Area Based Schemes (ABS) provide grant-in-aid for households at risk of fuel poverty, prioritising harder to treat homes that require solid wall insulation or complex cavity wall insulation. The aim of the scheme is to bring all homes up to EPC 'C' standard by 2030. ABS are funded by the Scottish Government and designed and procured by local authorities. The Inverclyde Council has received £1.4million of funding for 2022/23. ABS schemes may also draw on Energy Company Obligation (ECO) where homes meet a certain income and benefits eligibility criteria. Moving forward, the Area-Based Scheme and LHEES work will align.

Area Based Schemes (ABS) play a critical role in tackling fuel poverty and improving energy efficiency in Scottish households, exemplified by Inverclyde Council's implementation of these initiatives. ABS funding has supported investment in energy efficiency improvements across Inverclyde, with 441 households assisted over this period. Inverclyde is estimated to have between 47% and 53% of properties with an EPC rating of D or lower. These schemes, funded by the Scottish Government, are centred on delivering energy efficiency measures, especially External Wall Insulation (EWI), to private households vulnerable to fuel poverty, saving them energy and costs of heating. In the past three years, Inverclyde Council has received an average of approximately £1.4 million annually, totalling almost £17m since 2013. This funding has been crucial for the progression of EWI programs in accordance with ABS guidelines.

A notable shift in the ABS approach includes a focus on a 'zero carbon first' strategy. This involves integrating heating solutions and microgeneration technologies to further alleviate fuel poverty. In Inverclyde's EWI program, households are also provided the option of Solar PV installations, with efforts made to minimize customer contributions, particularly for those in extreme fuel poverty. The Scottish Government assists homeowners in affording these contributions through interest-free loans.

Inverclyde Council have and continue to work with partner organisations (RSL's) and home-owners to achieve area based improvements to energy efficiency. There are barriers to getting this work done including the construction type, the criteria for accessing funding related to SIMD designation, tenure balance in common properties where some owners (owner occupiers and private landlords) cannot afford to or refuse to engage in the schemes despite the Scottish Government subsidy. This inevitably does lead to something of a pepper potting of Energy Efficiency Works.

Many properties are entirely privately owned and of course the responsibility falls to the co-owners to maintain. There has been a private sector house condition survey completed; the results of which have provided, in conjunction with RSLs, good data about the condition of the housing stock locally examining and making informed use this info is included in one of our LHS actions.



The selection of properties for EWI in Inverclyde is based on data from the Energy Savings Trust's 'Home Analytics'. The targeted areas are usually those falling within the lowest 25% of the Scottish Index of Multiple Deprivation (SIMD) and within council tax bands A-C.

Inverclyde Council's strategy also includes a cost consideration for implementing EWI. For instance, the average cost for retrofitting a semi-detached home in the current program is approximately £22,500, although this figure can vary depending on the size and type of the property. This approach aligns with the Scottish Government's broader objectives of enhancing energy efficiency and reducing fuel poverty across Scotland.

### **Inverclyde Heat Networks**

The Council is actively supporting the development of heat network projects in Inverclyde, reflecting a strong commitment to sustainable energy practices and decarbonization. Of the 17 heat network projects being supported by the Scottish Government through its Heat Network Support Unit as of March 2023, 2 are located in Inverclyde. Data from the Scotland Heat Map indicates that there were 8 heat networks and communal heating systems in Inverclyde as of 2023.

Among these proposals, the potential Greenock Waterfront Heat Network stands out as a flagship project which is part of Inverclyde Council's broader strategy to reduce emissions and transition to low-carbon heat sources. Inverclyde is assessing the feasibility of a Heat Network that will connect various buildings across the Greenock Waterfront area to a central heat source with zero direct emissions. The Council's feasibility report is highlighting the success of similar projects such as Queens Quay heat network, further up the river Clyde which provides heating via water source heat pumps to extract heat from the Clyde to supply hot water via a district heating network. Furthermore, the Greenock Waterfront Heat Network aims to utilize environmental heat sources, including air, ground, and water, which aligns with the regional shift towards innovative renewable energy solutions.

In 2018, River Clyde Homes undertook a pioneering initiative to enhance energy efficiency and sustainability in social housing by installing one of Scotland's first Air Source Heat Pumps (ASHPs) in a social rented tower block. The project was executed at Kilblain Court in Greenock, which consists of 61 flats. This strategic move was part of a broader decision made in 2016 to replace gas boilers with low-carbon communal systems across their properties to not only improve safety but also to reduce emissions and meet the Energy Efficiency Standard for Social Housing (EESH).

The selection of the ASHPs was the outcome of a comprehensive options appraisal process, which included active customer involvement, ensuring the solution met the residents' needs and preferences. The switch from traditional mains gas to renewable technology resulted in a modest increase in energy efficiency and a significant improvement in the Environmental Impact Rating, which soared from 81 to an impressive 95 out of a potential 96.

This transition has been met with positive feedback from the residents of Kilblain Court, who now enjoy the dual benefits of warmer homes and reduced energy costs, exemplifying the tangible benefits of adopting renewable energy solutions in social housing settings.

## 7 LHEES Priorities

Since the LHEES covers a 20-year journey to decarbonisation to display the Council's long-term vision alongside 5-year delivery plans, it is imperative to be selective about the highest priorities which the Council should bring forward. Taking account of national and local priorities, the following priorities have been identified:

- 1 Maximising the potential for heat networks, beginning with a central heat network in Greenock Town Centre (Waterfront Heat Network), potentially expanding further to the additional heat networks zones identified in this LHEES and linking with existing heat networks. Additionally, aspire to connect to a potential 'heat highway' across the central belt if appropriate.
- 2 Focusing on areas with households in high level of fuel poverty and social housing

The LHEES is a collective plan for Inverclyde to lower the carbon emissions from the council's buildings, including the Council's own buildings, social housing, other public sector buildings, privately rented homes, owner-occupied homes, and all privately owned non-domestic buildings and public ones. The Council has a vital role in facilitating and managing this effort, but it also requires the support and involvement of all other parties. This involves the Scottish Government, the property owners, the investors, the public bodies, the service providers, the supply chain, the district network operators, and many others who are committed to the goal of the LHEES. The Council and all other parties need to work collectively equally consider and respect their roles into successfully delivering the ambitions of LHEES. With this combined effort, the council hopes to encourage a behaviour change around sustainability, including carbon emissions, waste, and energy efficiency.

It is important for all of these stakeholders to have a clear sense of the current and future role of the Council, so they have certainty to invest and act. Figure 7 summarises the approach the Council will take.

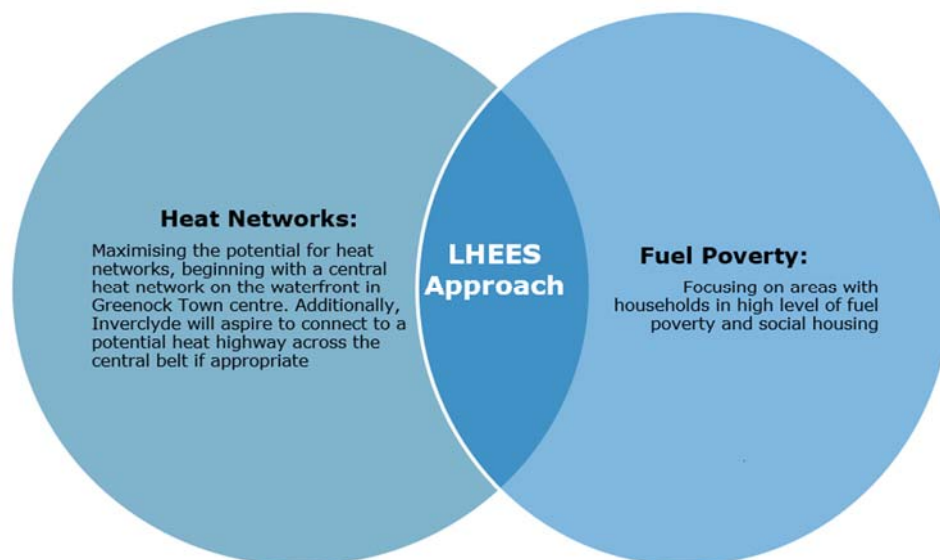


Figure 7: The LHEES will be driven via this approach.

**Fuel Poverty:** The Council will maintain its efforts on improving energy efficiency to tackle fuel poverty. It will prioritise areas with the most households in fuel poverty and expand the current activities where possible and funded. The Council will utilise its existing partnerships and relationships, and form new ones where beneficial, to deliver this LHEES work. The Scottish Government has a deadline of no more than 5% of households to be in fuel poverty by 2040 and to reach net zero emissions by 2045, making it one of the most complex and urgent challenges for Inverclyde.

**Heat Networks:** LHEES covers energy efficiency and decarbonisation measures and heat networks for the whole area and various tenures, types and ages of buildings. Inverclyde aspire to set an example as a Scottish council without a city that can install and run an effective interconnected heat network. Therefore, it is crucial to adopt a programmatic approach for delivering the LHEES, considering the many factors that need to be aligned for success, such as a reliable supply chain and efficient procurement methods, funding and financing to support property owners, and clear communication on best practice and the help available. The Delivery Plan provides the foundation for this approach, which the Council would seek to build on when the Scottish Government makes more LHEES delivery resources available.

## Technologies and measures

The Council takes a technology-agnostic approach to decarbonising Inverclyde's stock. The role of the LHEES is to make the space and provide the direction and opportunities for people to decarbonise their properties in the best way they see fit. Where the Council needs to take direct decisions about energy efficiency and heat decarbonisation technologies (such as for retrofit of its own stock or to aid households in fuel poverty) these will be taken based on capital and operating costs, practicality, infrastructure constraints and other considerations deemed appropriate by Council officers. For the most part, the Council sees the following primary approaches that are relevant to almost all property owners:

- **Energy efficiency:** the first priority should be to maximise the energy efficiency of buildings, led by a fabric-first approach and including draught-proofing, LED lighting, optimised heating and building control and other technologies. Recognising older buildings, especially listed buildings, will represent a greater challenge due to challenges associated with their retrofit. A single rule cannot be applied for all buildings and costs for retrofit will vary significantly, however, it is thought that through close engagement with planning departments, these too can be addressed. Efficiency should be improved as far as practically and economically viable and in line with industry best practice and appropriate standards.
- **Heat decarbonisation (individual):** although gas heating is the most widely utilise method of heating in the country, the carbon intensity of the fuel is considerable, and a low carbon alternative must be established. Heat pumps are the most viable solution to decarbonise individual properties or a small number of properties (via arrays or communal systems). Heat pumps use electricity to capture heat from the environment such as from the air, water bodies or underground aquifers and uses a heat exchanger to supply this to a building. Heat pumps work best in well insulated buildings and thus important to couple these with a fabric first approach. Currently, approximately 3,000 to 4,000 domestic heat pumps are installed in Scotland annually, with the vast majority being air source heat pumps. The Scottish Government has set a target of increasing annual heat pump installations to 170,000 by 2030. However, heat pumps are not the only option for heat decarbonisation and at times unfeasible. For example, electric storage heating may be the preferred option in properties without wet central heating systems. Our work in the analysis for LHEES has considered these aspects and we will reflect this within our approach to delivery.

- **Heat networks:** it is the Council's view that, as an area with a relatively high density of heat demand, heat networks should play a central role in the decarbonisation of Inverclyde's buildings. There are significant benefits to large-scale rollout of heat networks, including an opportunity to decarbonise buildings at scale, offering occupiers with access to an affordable source of thermal energy, creating high-skilled jobs, creating valuable infrastructure that will serve the towns throughout the century and beyond, unlocking investment opportunities, and boosting economic growth. It is therefore an ambition of the Council that, with support from the Scottish Government and other partners, Inverclyde hosts a town-wide heat network belt preferably covering as much of the northern coastal area as can be made possible, along with multiple heat network opportunities in the other areas of Inverclyde. The Council will take a technology agnostic approach to heat sources for the network, allowing further detailed feasibilities and business cases to guide the developments toward the best possible solution. The Delivery Plan provides more detail on the Council's intended ambitions to facilitating the development of heat networks.
- **Renewable generation:** forms of renewable generation such as solar PV are a tried and tested technology, with Inverclyde having 742 renewable energy installations including solar PV, onshore wind and hydro. The Council will consider all forms of renewable generation while being cognisant of Inverclyde's historic dam & aqueduct technology in future LHEES work. Due to the nature of solar generating energy in daytime, there may be surplus generation and as such, these installations could be linked to battery storage solutions to make better use of the generated energy. Battery storage solutions tend to provide greater value for money for much larger installations such as solar farms and while out of the scope of the core LHEES Methodology, should the opportunity and resources be made available, the Council aspires to include this within future LHEES work.

While property owners are free to explore other routes to decarbonising their properties, the above technologies are well-established, low-risk and offer the most economical and practical route.

### Areas of Strategic Importance

Inverclyde Council has strategically pinpointed key areas within the region that are pivotal to the Local Heat and Energy Efficiency Strategy (LHEES). These areas have been carefully selected for their roles in the overarching strategy for energy efficiency and sustainable development:

**Infrastructure Development Areas:** This category captures regions earmarked for significant infrastructure enhancements, including areas awaiting essential retrofitting. These developments are crucial for modernising local facilities and utilities, paving the way for future-proofed, resilient communities.

**Residential and Community Wealth Areas:** These areas have been identified for their potential to bolster community wealth through housing improvements and the integration of social housing projects. The focus here is not only on uplifting living standards but also on driving down carbon emissions through energy-efficient housing solutions.

**Economic and Efficiency Improvement Areas:** Encompassing key economic zones, such as business districts and industrial parks, this classification emphasizes the dual goals of stimulating economic vitality and promoting energy efficiency within commercial and operational buildings.

These strategic areas are geographically represented by the following locations that are critical to the LHEES's successful implementation:

- **Eastern Gateway**
- **Central Port Glasgow**
- **Greenock Town Centre**

Each of these areas will play a prominent role the Council's commitment to targeted improvements and sustainable growth. They are instrumental in shaping the future direction of LHEES: reducing fuel poverty, influencing the creation of provisional heat network zones, and setting the stage for the integration of energy-efficient practices across Inverclyde. As the Council moves ahead, the intent is to capitalize on these areas' unique attributes, enhancing coordination across policy and project initiatives, to ensure optimal use of public resources. This integration aims to support a unified approach to accelerating community development and fostering a sustainable energy landscape in Inverclyde.

### LHEES Considerations

The LHEES Guidance issued by the Scottish Government recommends that the LHEES should be framed around six “LHEES Considerations”. The LHEES Considerations are set out in Figure 8. These form the basis for understanding, interpreting, and developing the pathways to decarbonisation. They cover the overarching priorities at the national level which should apply to each local authority, though in different ways and to different degrees. One of the main ways to view the LHEES is as a tool to fulfil each of these considerations.

LHEES					
Heat decarbonisation			Energy efficiency, fuel poverty & other		
1	2	3	4	5	6
Off-gas grid buildings	On-gas grid buildings	Heat networks	Poor energy efficiency	Poor energy efficiency as a driver for fuel poverty	Mixed-tenure, mixed-use & historic buildings

**LHEEDP**

Figure 8: The six LHEES Considerations which formed the basis for analysis and decision-making throughout the 8 stages.

To focus its limited resources, the Council has opted to prioritise on aspects of these Considerations for this LHEES, and further action will be taken on each Considerations. These are provided in Table 5.

Consideration	Priorities
Off-gas grid buildings	The Council will focus initially on category 1 on-gas properties. These are properties suitable for a zero-emission heating system (e.g. a heat pump). This will help build momentum with less complicated retrofits
On-gas grid buildings	
Heat networks	Heat networks present a major opportunity for Inverclyde to decarbonise at scale and provide homes and businesses with access to affordable energy. Inverclyde is well placed to reap the benefits of a town-wide heat network.
Poor energy efficiency	Inverclyde has a significant number of buildings with poor energy efficiency. However, these must be targeted to arrive at a more manageable volume for the short-mid-term. These should be homes where poor energy efficiency is a driver for fuel poverty since these homes are in most urgent need of support.
Poor energy efficiency as a driver of fuel poverty	
Mixed-tenure, mixed-use and historic buildings	There is a large volume of these building types in Inverclyde. The Council has an existing programme of supporting retrofit of mixed-tenure and mixed-use buildings focused on areas with high fuel poverty. This is currently limited in scale due to the complexities of dealing with these properties. This work will be used as the basis for learning and future expansion.

*Table 5 - This table provides the rationale for prioritising specific LHEES considerations.*

The topography of Inverclyde poses a challenge to the potential interconnectivity of a heat network as they must be built around steep hills. Effective community engagement and detailed technical feasibilities will be key to progress work in this area.

Alongside the LHEES considerations there are local constraints to be factored into the development of this strategy. Inverclyde has a similar number of older properties when compared to national averages however the makeup of the building stock is highly different. 53% of Inverclyde's properties are flats which is significantly higher than the Scotland average of 36%. Having this makeup of stock brings constraints to LHEES which will have to be considered. Having high proportions of flats brings issues of mixed tenure when proposing to carry out communal works which highlights the importance of community engagement when developing and implementing this strategy.

Another constraint to factor into the implementation of this LHEES is the building condition of current stock in Inverclyde. 36% of Inverclyde dwellings are in urgent disrepair which invites the debate of retrofit versus demolition where the final social, economic, and environmental benefits will need to be weighed in order to conclude how best to approach this stock. It is the Council's view that, wherever possible, retrofit should take precedence. However, in situations where the longevity of a building is under question, there is limited or no heritage value, or the financial viability of retrofit is beyond reason the Council may consider that rebuilding may present a better option.

### Resources and support

There are a range of existing initiatives that can support private building owners with improving energy efficiency and decarbonising heat. Home Energy Scotland, Business Energy Scotland and Local Energy Scotland are services funded by the Scottish Government and managed by the Energy Saving Trust. They provide households, businesses and community groups with advice and support on saving energy, decarbonising their properties, and generating renewable energy. They also administer various grant and loan schemes to help owners with retrofit costs. The Council will continue to raise these opportunities with property owners and explore ways to target communication during Delivery Area implementation.

The Scottish Government manages multiple schemes, targeted largely at public bodies (though with exceptions). These include funds and support to retrofit non-domestic public buildings, registered social landlord housing and private and owner-occupied housing in fuel poverty.

- **Scotland's Heat Network Support Unit (HNSU)<sup>2</sup>:** The Scottish Government leads the Heat Network Support Unit which provides support and administers funds to facilitate heat network developments from inception to delivery. The Heat Network Support Unit (HNSU) can be accessed whereby they can offer advisory and funding services that address key challenges in the pre-capital stages of heat network development and building capacity across the public sector to deliver successful projects. £300million from the Scottish Government has been made available through **Scotland's Heat Network Fund**<sup>3</sup> for the development and installation of heat networks across Scotland, managed by the HNSU. The Government's ambitions with the introduction of this fund include accelerating zero direct emissions heat network opportunities, ensure poor energy efficiency is not a driver for fuel poverty and to create high value, local, sustainable jobs.
- **Home Energy Scotland<sup>4</sup>:** Funded by the Scottish Government, this advice and funding service provides owner-occupiers and private landlords with support to improve the energy efficiency of their properties. It includes grant and loan support as well as advice services to help owners fund energy efficiency, zero emission heating and renewable energy installations.
- **Warmer Homes Scotland<sup>5</sup>:** This Scottish Government programme offers funding and support to households struggling to stay warm and manage energy bills by carrying out property assessments and installing a range of energy saving improvement which can include insulation, heating, and renewable measures. Eligibility for this programme includes private homeowners and tenants of a private-sector landlord.

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<sup>2</sup> Heat Network Support Unit, Scottish Government ([link](#))

<sup>3</sup> Scotland's Heat Network Fund, Scottish Government ([link](#))

<sup>4</sup> Home Energy Scotland, Scottish Government ([link](#))

<sup>5</sup> Warmer Homes Scotland, Scottish Government ([link](#))



- **Area-based Schemes (ABS)<sup>6</sup>:** Funded by the Scottish Government and delivered by local authorities, ABS are place-based energy efficiency schemes targeted mainly at improving fabric efficiency of homes in areas with high levels of fuel poverty. ABS funding can also be complemented with funding from UK Government's Energy Company Obligation (ECO) scheme. Inverclyde Council delivers the ABS scheme across the local area in close partnership with registered social landlords.
- **Scottish Public Sector Energy Efficiency Loan Scheme<sup>7</sup>:** Salix Finance is offering zero-interest loans to eligible public bodies to facilitate energy efficiency improvement projects that result in financial and carbon savings whilst contributing towards net-zero aspirations. Salix has invested over £75million in Scottish energy efficiency projects to date.
- **Business Energy Scotland<sup>8</sup>:** This Scottish Government programme offers advice and funding for small and medium enterprises through advisors to help save energy, money and create greener businesses. Businesses can choose from various options including lighting assessments, solar PV assessments and energy efficiency assessments which includes renewable heat technologies, insulation, and window glazing. This programme has identified over £200million in savings to date for businesses.

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<sup>6</sup> Area-Based Schemes, Scottish Government ([link](#))

<sup>7</sup> Salix, Scottish Government ([link](#))

<sup>8</sup> Business Energy Scotland ([link](#))

## 8 Generation of Strategic Zones & Pathways

### Overview

This section sets out Strategic Zones for the primary LHEES Considerations, identifying what needs to be done at a strategic level to adapt buildings and the relevant infrastructure in Inverclyde over the next two decades to achieve the central aims of the LHEES. This analysis sets a starting point for the generation of, and prioritisation, of Heat Network and Delivery Areas opportunities.

Through stakeholder engagement and the LHEES data analysis method, the Council has identified two priority areas of focus:

- Heat networks
- Fuel poverty and social housing

This section will provide an overview of the methodologies used to define the provisional heat network zones and delivery areas opportunities, alongside maps.

### Heat Network Opportunities

The formation of potential areas for the development of heat networks is a key task in achieving energy efficiency and carbon reduction goals as it could unlock a supply of low carbon, high efficiency heat at a local level. The formation of provisional heat network zones began with the identification of zones based on specific criteria, such as linear heat density and anchor load thresholds. The process involved refining these zones, considering local constraints such as rivers, highways, and railways, which could impact the feasibility of developing a single, cohesive heat network in certain areas. The result of this meticulous process was a series of refined zones, tailored to the unique geographical and infrastructural characteristics of Inverclyde. These zones were further reviewed and adjusted, leading to decisions to combine certain areas, expand the boundaries of others to encompass nearby opportunities, or split zones where development challenges were identified. This comprehensive approach resulted in a finalized map of provisional heat network zone opportunities across Inverclyde, which illustrates the potential layout and scope of heat networks across the region (Figure 9). Refer to Appendix 3 – Heat Network Opportunity Methodology for full methodology.

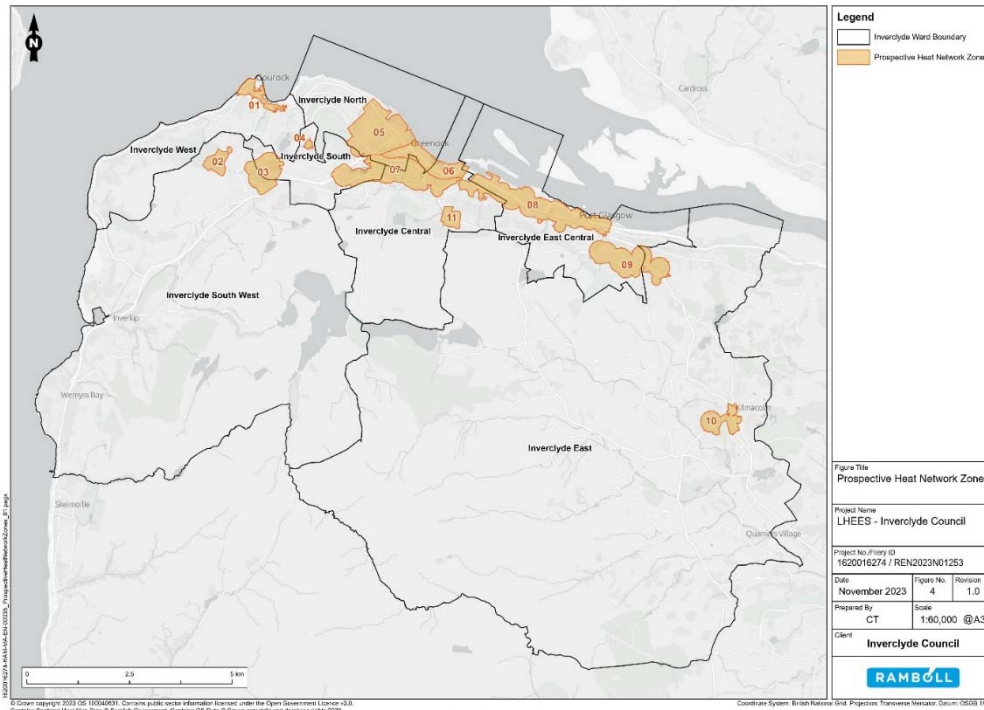


Figure 9- Prospective Heat Network Zones

### Delivery Area Opportunities

In Inverclyde, the commitment to improving the energy efficiency and decarbonizing the building stock is realized through a strategic methodology. This comprehensive approach integrates strategic zoning, the establishment of initial delivery areas, and detailed building-level assessments. These steps collectively form a robust framework for identifying and leveraging delivery area opportunities, aligning with Inverclyde Council's priority for tackling fuel poverty.

### Strategic Zoning

Strategic zoning serves as the foundational phase of this process. This step involves visualizing potential pathways for improving energy efficiency and decarbonizing building stock at a local authority level, using predefined geographical areas, or Intermediate Zones. A weighted system is applied to various factors, including building energy efficiency and fuel poverty. This results in a ranking of areas within Inverclyde (See Appendix 4 – Ranking of Intermediate Zones for ranking table & individual factor maps), identified through spatial representation in ARCGIS PRO, based on the Domestic Baseline Tool outputs. The map below displays the intermediate zones which represent different levels of fuel poverty as calculated by the weighted system, with the probability of fuel poverty shown in Appendix 6 - Poor Building Energy Efficiency: Probability of Fuel Poverty Raster. It highlights that the northern coastal areas are a priority for targeting retrofit interventions.

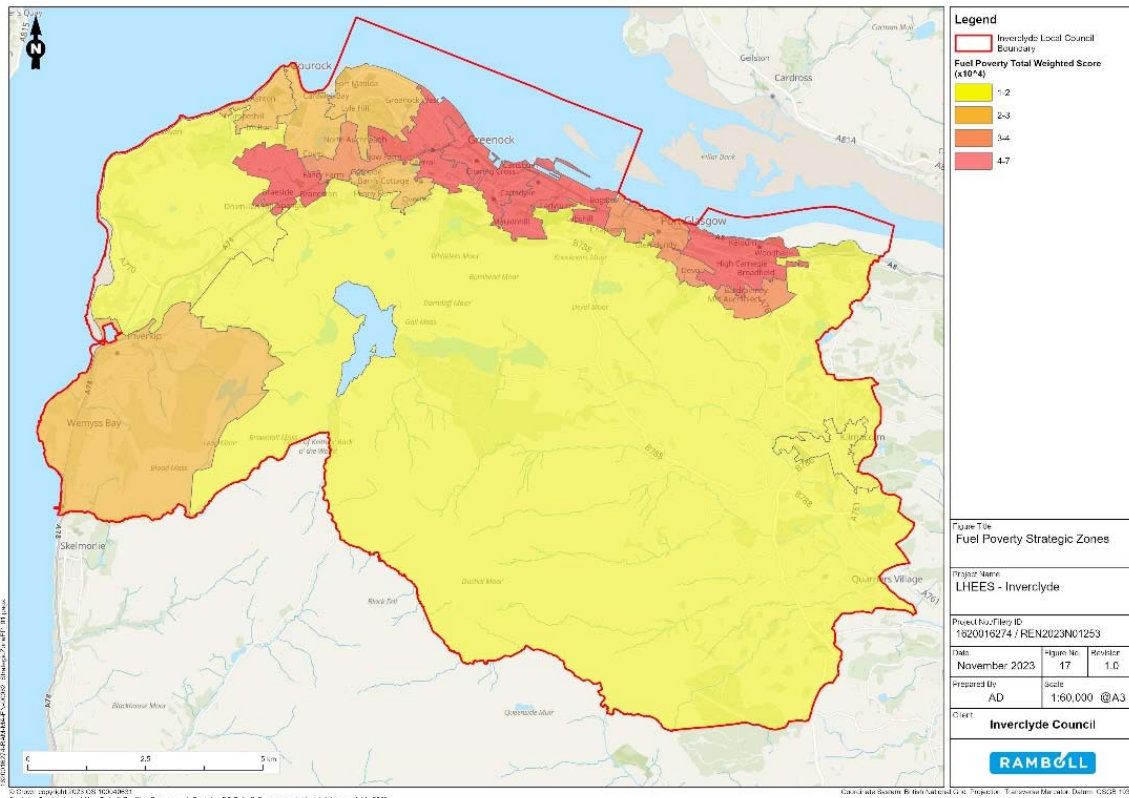


Figure 10 - Map of Intermediate Zones: Fuel Poverty as a Weighted Sum of Home Efficiency Factors

### Initial Delivery Area Opportunities

In Inverclyde's strategy for decarbonizing building stock, the identification of initial delivery areas is essential. These areas provide a more detailed focus than broader strategic zones, pinpointing specific clusters of buildings within these zones or across the entire local authority area. The approach is crucial for identifying exact locations to implement a range of sustainable energy projects and actions, tailored to the needs of the community.

The process of establishing these delivery areas involves a thorough analysis of key datasets, primarily using EST's 'Home Analytics' and the Scotland Heat Map. This analysis not only defines geographical boundaries but also considers important factors such as on and off gas networks and mixed tenure properties. The inclusion of these factors ensures a comprehensive understanding of each area's energy infrastructure and housing diversity, which is vital for tailoring energy efficiency and decarbonization efforts effectively. In particular, the distinction between on and off gas areas allows for the identification of properties that may have different energy needs and opportunities for efficiency improvements. Similarly, understanding mixed tenure patterns within these areas helps in planning interventions that are inclusive and considerate of various housing types and ownership models.

This nuanced approach leads to the identification of areas with significant potential for projects, focusing efforts where they are most impactful (Figure 9). The final delivery areas, determined through this process, set the stage for targeted energy efficiency initiatives in Inverclyde.

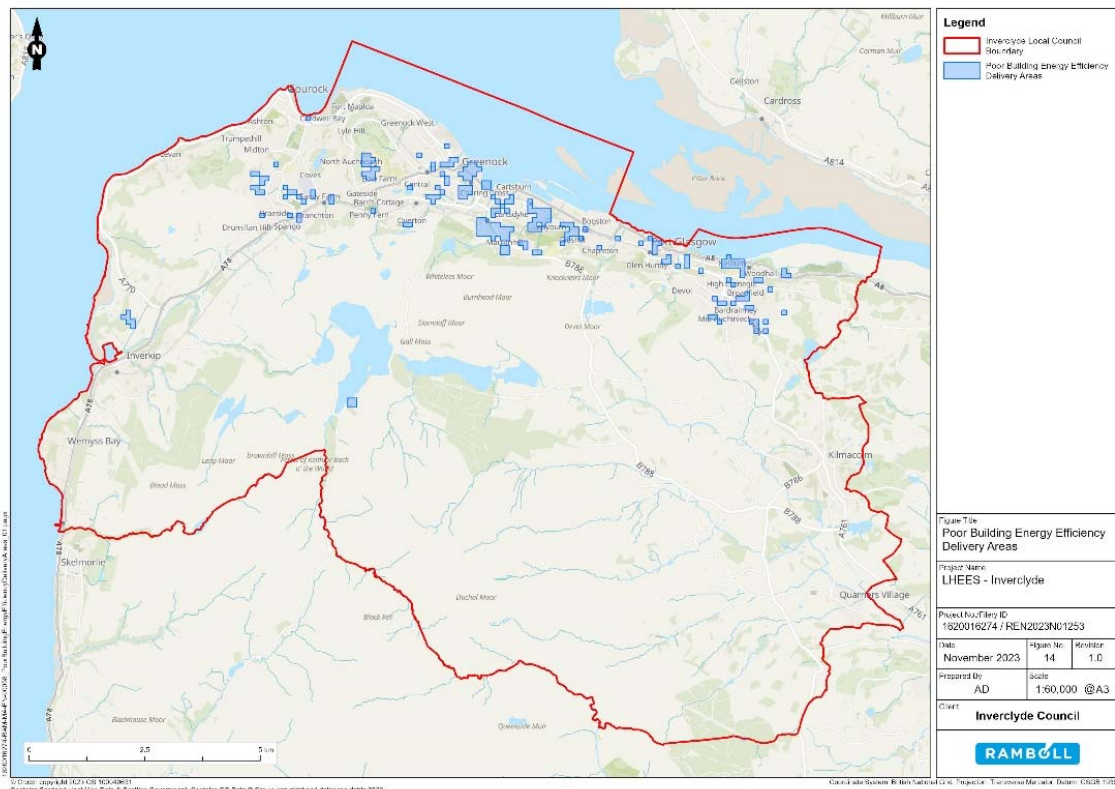


Figure 11 - Poor Building Energy Efficiency Delivery Areas

### Building-Level Pathway Assessment

A key phase of this strategy has involved conducting comprehensive building-level assessments within identified delivery areas, informed by collaboration with stakeholders such as Registered Social Landlords (RSLs) and technical experts. The assessments have addressed pressing issues of fuel poverty and high carbon fuel usage, setting the stage for transformative energy solutions.

Utilizing the Portfolio Energy Analysis Tool (PEAT) and its expanded version, PEAT-OR, the assessments have categorized buildings by their energy supply status—distinguishing between On Gas and Off Gas—and by economic factors such as identifying those that are Fuel Poor. ARCGIS PRO was used to extract detailed property data, which has provided the foundation for these informed assessments.

The findings from the building-level assessments have highlighted Greenock Town Centre and East Central have emerged as high-priority areas for intervention, with other areas such as Greenock East and Port Glasgow Mid East also identified as needing focused attention to combat energy inefficiency and fuel poverty.

Financial projections suggest that the average cost for the proposed energy efficiency measures is approximately £14,717 per property, though this includes a range of costs depending on property type and condition. These measures, which span a range of efficiency improvements, are expected to achieve significant energy savings and reductions in CO2 emissions, providing a cost-effective route to achieving an EPC C rating.

The strategy anticipates considerable energy savings across various wards, for example, a reduction of 3,036 kWh in the Central ward, alongside measurable bill savings. Moreover, the deployment of decarbonization technologies such as air source heat pumps and photovoltaic panels is expected to lead to further energy cost reductions and carbon savings, reinforcing Inverclyde's commitment to a sustainable and economically beneficial energy future. See table 6 below for an overview of the savings calculated by this assessment.

In conclusion, the LHEES has laid out a clear, actionable plan based on detailed building assessments, charting a course towards a more energy-efficient Inverclyde with reduced carbon footprints and improved economic outcomes for residents. The next steps involve implementing the outlined measures, monitoring their effectiveness, and engaging the community in the transition toward a low-carbon future.

Inverclyde Council Wards	Measures		Average Cost per Property	Average Outcome per Property		
	ASHP	PV		Energy Saving kWh	Energy Bill Saving	kgCO <sub>2</sub> Carbon Saving
Central	837	689	£26,059	10,758	£1,248	2,457
East	801	493	£25,254	12,527	£1,187	2,881
East Central	1061	642	£24,983	10,455	£1,147	2,355
North	121	82	£26,307	15,150	£1,167	3,336
South	872	731	£25,846	11,060	£1,240	2,527
South-West	886	676	£26,117	11,640	£1,192	2,630
West	95	50	£24,707	10,959	£956	2,487

Table 6 - PEAT Output: Decarbonisation Measures

## 9 LHEES Findings & Next Steps

### Summary of Inverclyde LHEES findings

The Local Heat & Energy Efficiency Strategy (LHEES) for Inverclyde has surfaced key insights into improving the energy efficiency and decarbonizing the local building stock. Strategic zoning has helped to visualize the path forward. More granular delivery area opportunities have been pinpointed, setting the stage for targeted energy interventions. Building-level assessments have highlighted the urgency of addressing fuel poverty and the reliance on high carbon fuels. Notably, the findings include the identification of significant potential for energy and cost savings, aided by the deployment of various efficiency measures and decarbonization technologies, across different wards.

### Inverclyde LHEES principles

The principles guiding Inverclyde's LHEES reflect a commitment to a robust and equitable energy future:

- A data-driven approach underpins the strategy, with comprehensive datasets informing the identification of strategic zones and delivery areas.
- Equity and inclusivity are central, acknowledging the unique needs of areas with and without gas network access and the complexities of mixed tenure housing.
- Collaboration with stakeholders is vital, ensuring that the proposed measures resonate with the capabilities and competencies of government and local partners.
- A focus on sustainable outcomes ensures that immediate interventions contribute to long-term environmental and fiscal health.

### Next steps

The path ahead for Inverclyde's LHEES includes:

- Finalizing delivery areas with a firm grounding in the detailed building-level assessments and informed by robust stakeholder dialogue.
- Beginning the implementation of the Delivery Plan which identifies and defines a clear pathway for the LHEES.
- Establishing a framework for the ongoing monitoring and evaluation of interventions, with an emphasis on adaptive management to refine and scale strategies.
- Engaging the community to foster broad participation in Inverclyde's transition to a low-carbon future, ensuring that businesses and residents are informed, involved, and supportive of the sustainability initiatives.

In conclusion, Inverclyde's LHEES presents an actionable roadmap towards a more energy-efficient and low-carbon community, designed to adapt, and evolve in response to the successes and learnings from its initial steps.

## 10 Glossary of Terms

Term	Description
Anchor Load	A building with a large, dependable, and long-term demand for heat which can help make a heat network commercially viable.
Baselining	Purpose of understanding, at local authority or strategic level, the current status of the buildings against the LHEES Considerations, Targets and Indicators.
Delivery Area	Zones set out clusters of buildings that identify potential solutions, a starting point for identifying projects and actions.
Delivery Plan	The LHEES Delivery Plan is a document setting out how a local authority proposes to support implementation of its local heat and energy efficiency strategy.
Energy efficiency	The amount of energy required to heat a building (given its size) and the building's ability to retain that heat. The most common way to measure energy efficiency is through an Energy Performance Certificate (EPC), which provides a simple rating of energy efficiency of the building.
Fuel poverty	A household spending more than 10% of its income on fuel costs where the remaining household income is insufficient to maintain an adequate standard of living.
GIS	Geographic Information System
Heat decarbonisation	Reducing or eliminating the carbon produced as a negative by-product of heating buildings.
Heat networks	Heating system that works on the principle of distributing heat generated at one or more



	central sources to users rather than generating heat using systems in individual properties.
Heat pumps	Devices that heat buildings through capturing existing heat in the environment (usually from the air or water).
Net Zero Carbon	A target of completely negating the amount of greenhouse gases produced by human activity, to be achieved primarily by reducing emissions.
Passivhaus	A construction standard where buildings attain elevated levels of energy efficiency and user comfort.
Raster	A matrix of squares, or grid, used as a method of data analysis in GIS.
Strategic Zone	Visualisation of the potential pathways to decarbonise the building stock at a local authority level

Table 7 - Glossary of Terms

**11 Appendix 1 – Equality Impact Assessment**

Please refer to attached, completed Equality Impact Assessment

## 12 Appendix 2 – Domestic Building Stock Analysis Tables

	Percentage	Number of properties
Uninsulated walls	45.82%	18,562
Loft insulation <100mm	10.35%	4,193
Single glazed windows	6.56%	2,656

*Table 8 - Domestic Baseline Tool: Insulation Overview*

		Scotland	Inverclyde
Gas Grid Coverage	On Gas	88.0%	87.0%
	Off Gas	12.0%	12.0%
	Unknown	N/A	1.0%
EPC Rating	A-B	5.0%	7.0%
	C	47.0%	43.0%
	D	35.0%	35.0%
	E	10.0%	11.0%
	F-G	3.0%	4.0%
Primary Fuel	Mains Gas	80.0%	87.0%
	Electricity	11.0%	10.0%
Fuel Poverty	Fuel Poverty	19.6%	28.7%
	Extreme Fuel Poverty	9.5%	15.3%
Council Tax Band	A-C	59.0%	41.2%
Tenure Type	Owner Occupied	66.2%	63.0%
	Privately Rented	13.3%	11.0%
	Housing Association	8.7%	26.0%

	Local Authority	11.80%	0.0%
Property Type	Detached	30.4%	12.0%
	Semi-Detached	19.8%	18.0%
	Terraced	18.7%	20.0%
	Flats	31.1%	50.0%

Table 9 - Domestic Baseline Tool: Scotland vs Inverclyde Comparison

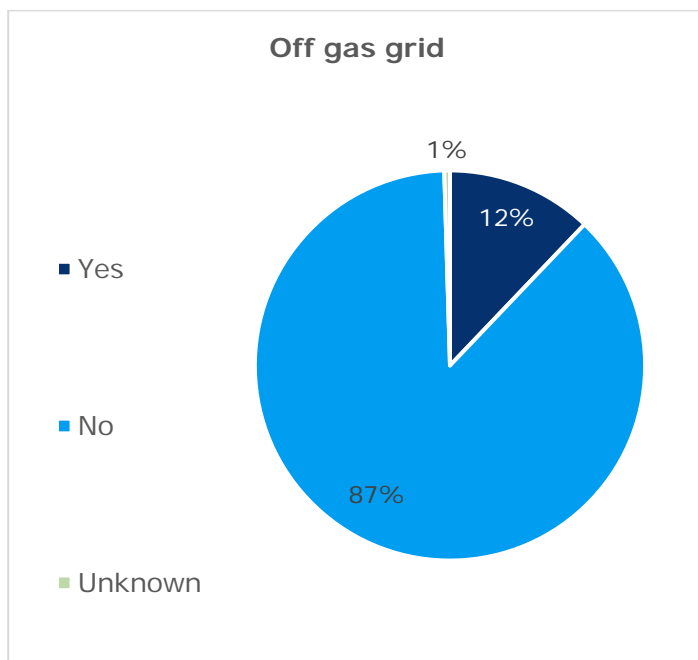


Figure 12 - Domestic Baseline Tool: Gas Grid Property Data

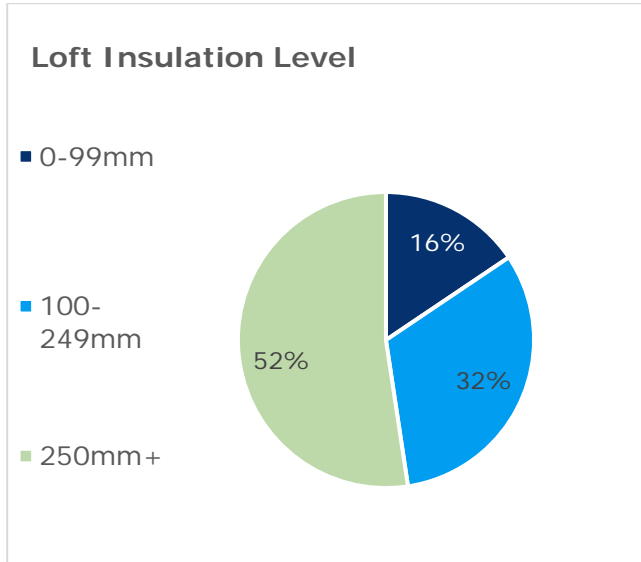


Figure 13 - Domestic Baseline Tool: Loft Insulation Data

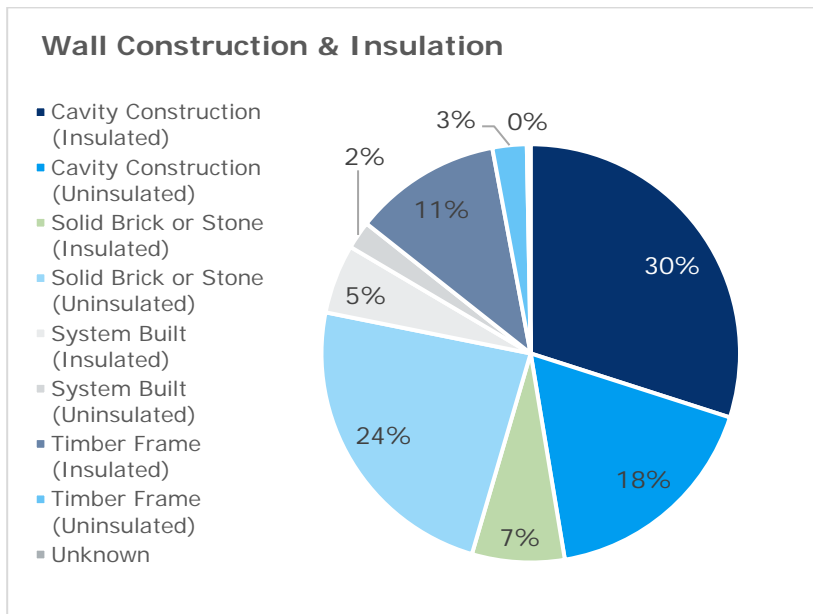


Figure 14 - Domestic Baseline Tool: Wall Construction & Insulation Data

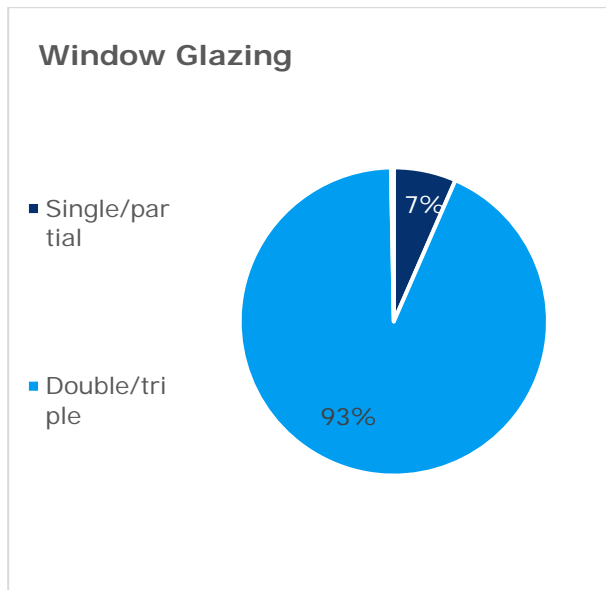


Figure 15 - Domestic Baseline Tool:  
Window Glazing Data

### 13 Appendix 3 – Heat Network Opportunity Methodology

The process begins with the Data Collection and Preparation phase, where essential datasets are gathered and refined for analysis (See Table 10 - Datasets used to inform the LHEES ). A key component of this phase is the utilization of the Scotland Heat Map dataset, provided by the Scottish government. This dataset, along with others, is prepared for Geographic Information System (GIS) mapping, laying the groundwork for identifying potential opportunities and constraints for heat network development.

Dataset	Source
Heat Demands	Scotland Heat Map
Heat Density Raster	Scotland Heat Map
Existing Heat Networks – (HeatNetworksData)	Scotland Heat Map
Local Development Plan Sites	Scottish Government
NAEI Large Point Emitters	National Atmospheric Emissions Inventory
SEPA Waste Sites	Scottish Environmental Protection Agency
Energy Supply Points	Scotland Heat Map
Process Loads - Supermarkets, Bakeries, Breweries, Distilleries, Laundries, Paper and Pulp Sites - CXC_Waste_Heat Dataset	Inverclyde Council
Primary Substation	Scottish Power Energy Networks
Grid Supply Point	Scottish Power Energy Networks
OS Greenspace	Ordnance Survey
River and Waterbodies - OS OpenMap Local	Ordnance Survey
BGS Hydrogeology 625k	British Geological Survey



GeoTH_Hot_Sed_Aquifer_prospects	Scotland Heat Map
Coal Mining Reporting Area - The Coal Authority Interactive Map	British Geological Survey and Coal Authority
Coal Authority Discharge Points	British Geological Survey and Coal Authority
Road, Railway Track, Road/Railway Tunnel - OS OpenMap Local	Ordnance Survey
River Clyde Homes Data	River Clyde Homes
Cloch Housing Association Data	Cloch Housing Association
Oak Tree Housing Association Data	Oak Tree Housing Association
Blackwood Housing Association Data	Blackwood Housing Association
Link Housing Association Data	Link Housing Association
Home Analytics (HA)	Energy Saving Trust

*Table 10 - Datasets used to inform the LHEES analysis.*

Next is the Potential Zone Identification stage, which employs Linear Heat Density (LHD) benchmarks to determine viable zones for heat networks (See Appendix 7). LHD is calculated by dividing the total annual heat demand by the network's total length, providing an insight into the financial viability of potential provisional heat network zones.

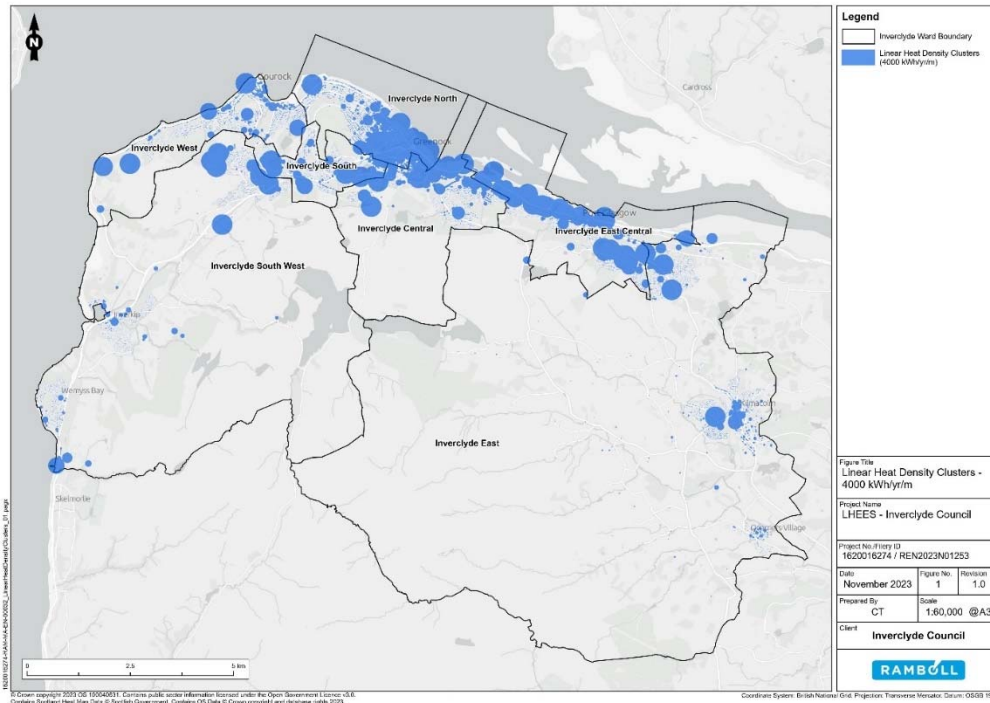


Figure 16 - Linear Heat Density 4000kWh/m/y buffer zones

The third phase, Potential Zone Prioritisation, focuses on evaluating these zones based on anchor loads (See Figure 17 & Figure 18). Anchor loads are identified as buildings with significant heat demands, which can support the financial viability of a heat network. The prioritization process involves setting specific thresholds for these anchor loads to filter out the most viable zones.

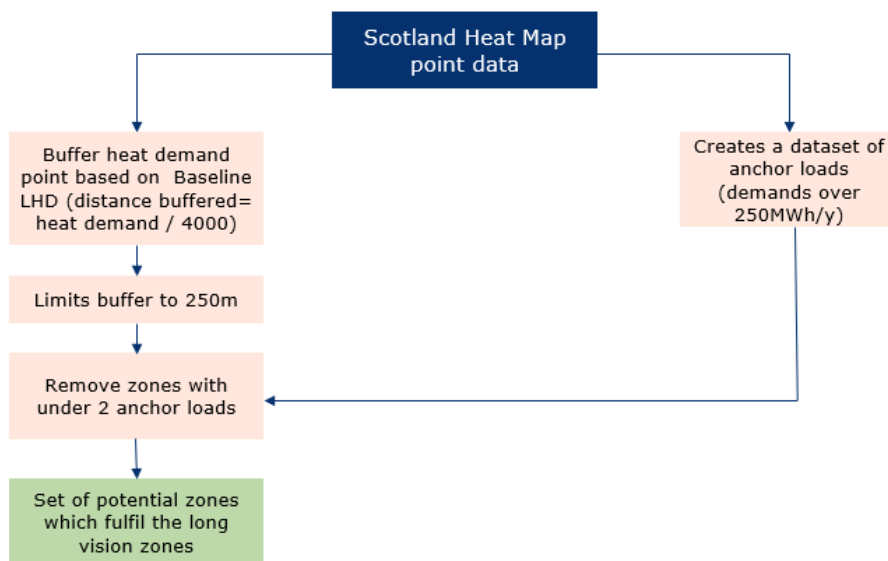


Figure 17 - Process for the Prioritisation of Potential Zones

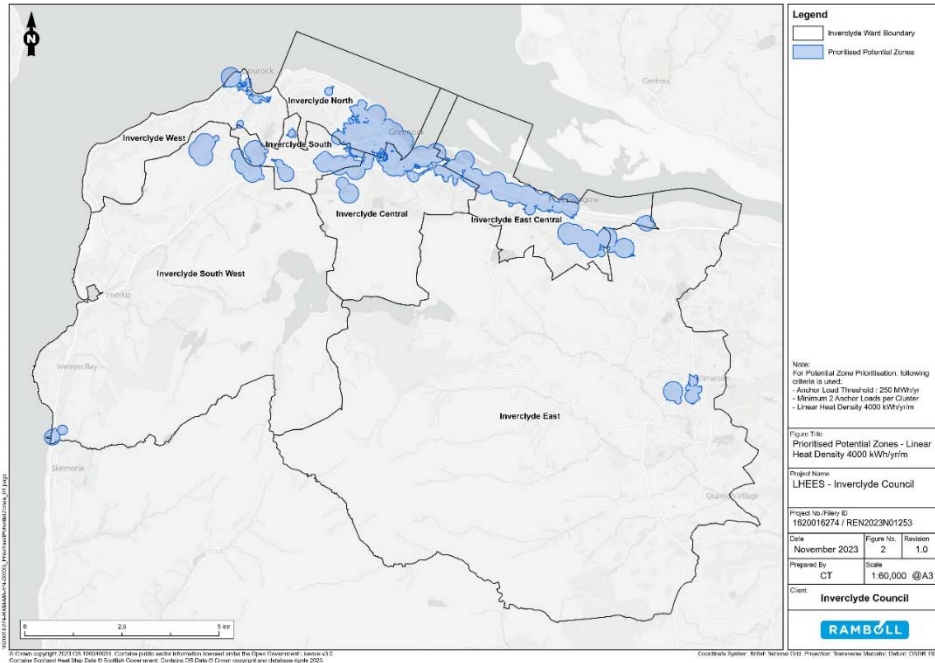


Figure 18 - Prioritised Potential Zones

Following this, the Potential Zone Selection phase involves a manual selection of zones, drawing from the previously prioritized zones (See Figure 19). This step determines the scale and boundaries of potential heat network areas.

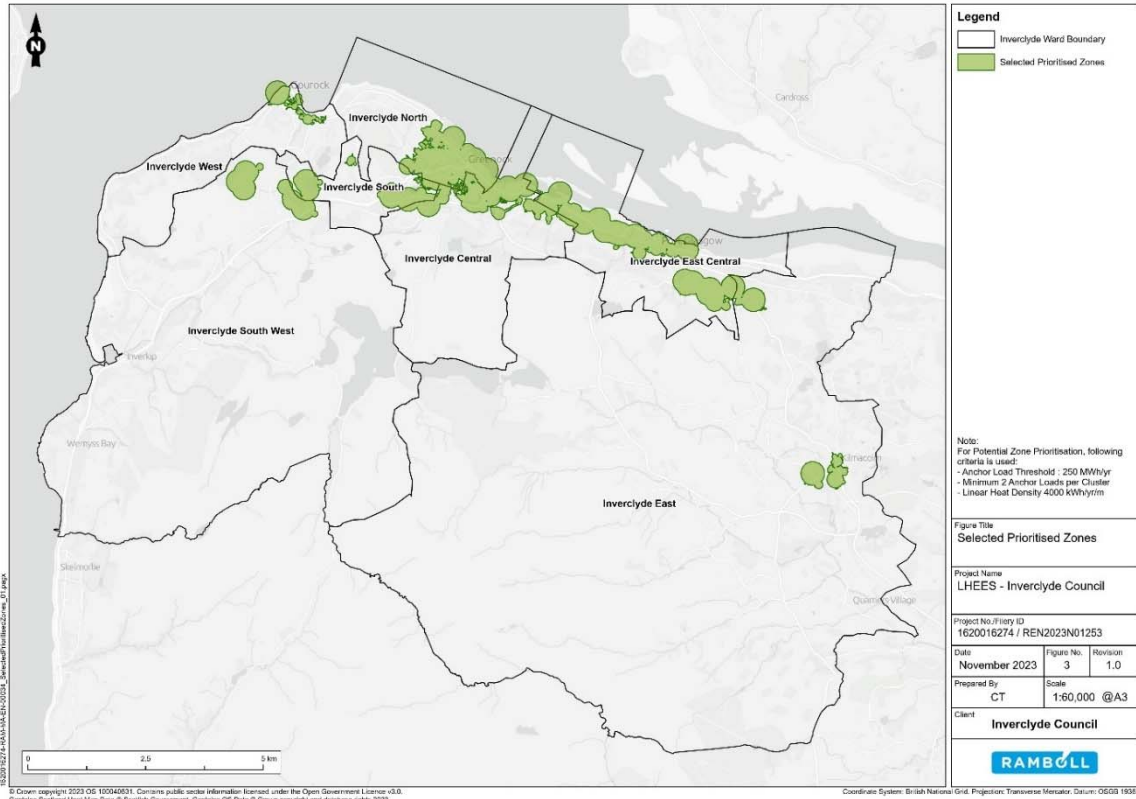


Figure 19 - Selected Prioritised Zones

The final phase, Prospective Heat Network Zones, refines the boundaries of the potential zones. This refinement incorporates additional data analyses, such as heat density metrics to include areas with high heat density and identifying significant physical constraints like rivers and highways (See Figure 20). These factors are crucial in determining the final layout and scope of the provisional heat network zones.

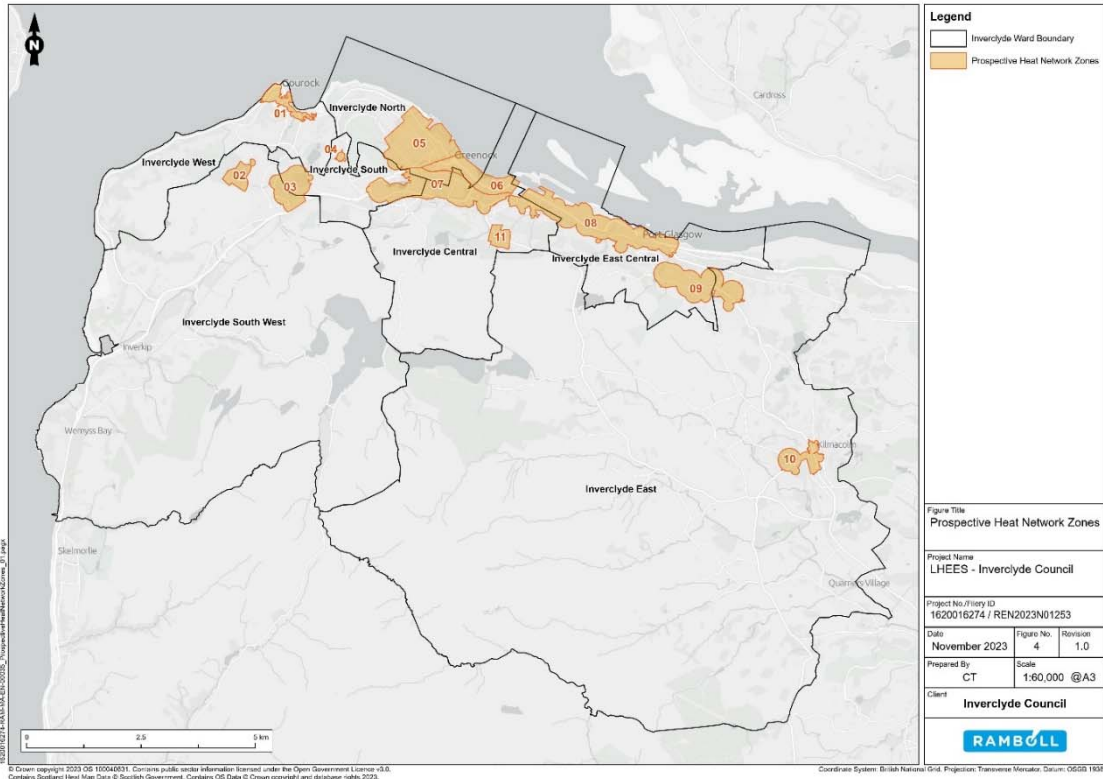


Figure 20 - Prospective Heat Network Zones

Additionally, the methodology includes an overlay analysis of the Prospective Heat Network Zones with various layers (See Appendix 12 & 13). These layers, including background information, potential heat sources, and significant constraints, are critical in visualizing the complex process behind the construction of the provisional heat network zones and understanding the environmental and infrastructural considerations that influence their formation.

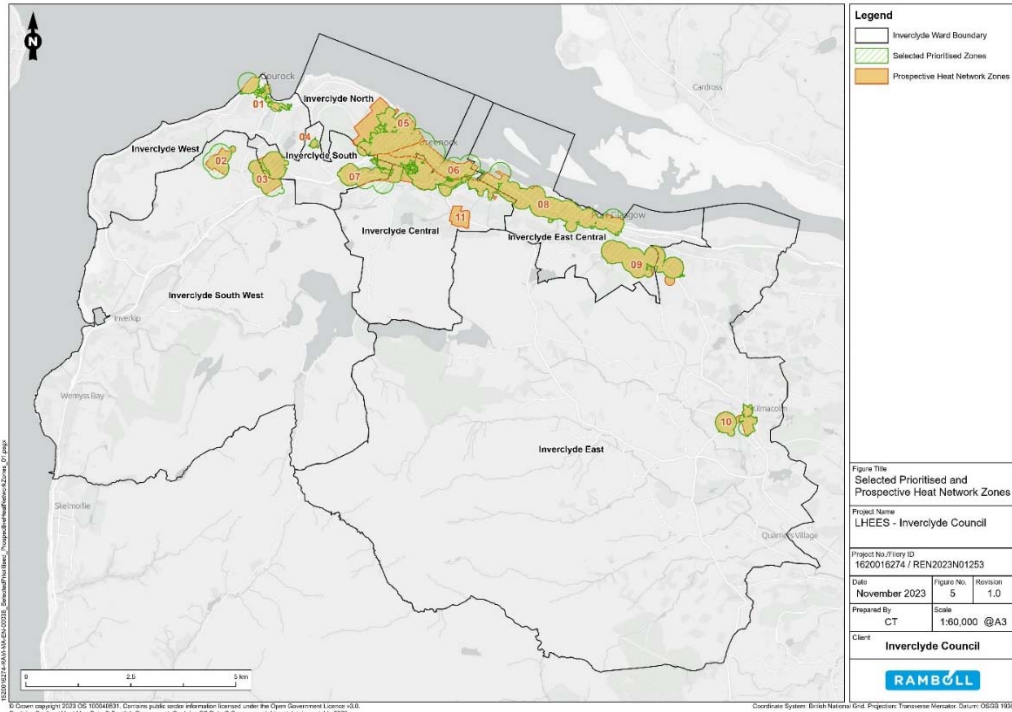


Figure 21 - LHEES data used in analysis Local Authority Wide Map including prospective heat network zones and selected prioritised heat network zones.

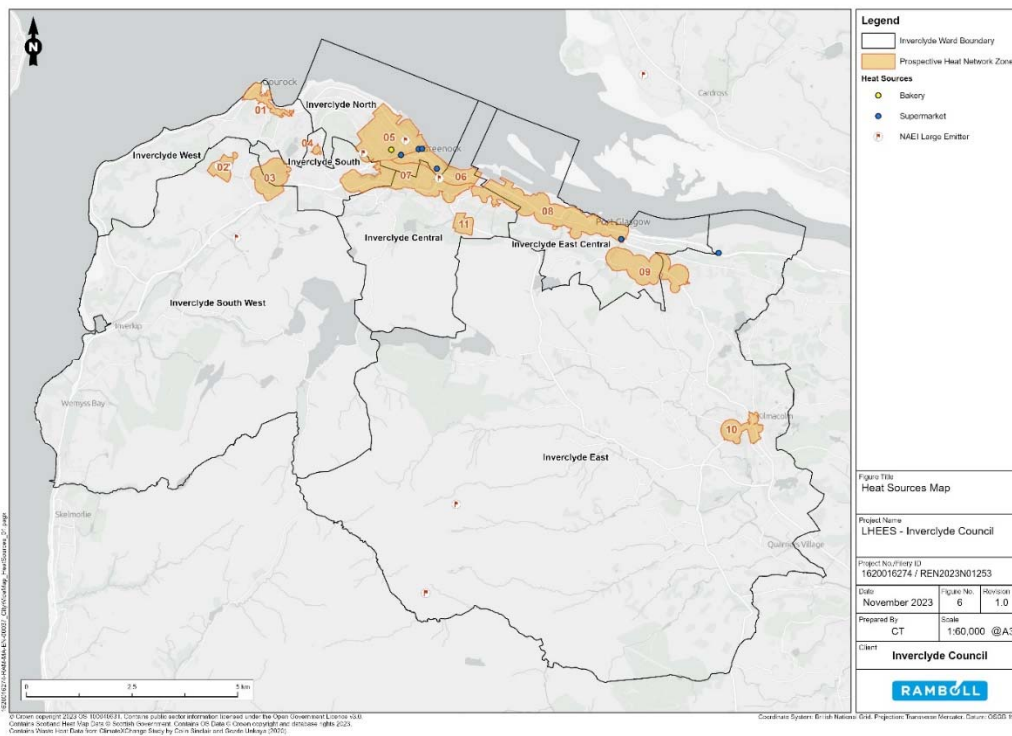


Figure 22 - Council wide map including prospective heat network zones with potential waste heat sources.

**14 Appendix 4 – Ranking of Intermediate Zones**

Ranking	Zones with Highest Weighted Score
1	Greenock Town Centre and East Central
2	Greenock East
3	Port Glasgow Mid, East and Central
4	Greenock Upper Central
5	Greenock West and Central
6	Braeside, Branchton, Lower Larkfield and Ravenscraig
7	Port Glasgow Upper, West and Central
8	Lower Bow and Larkfield, Fancy Farm, Mallard Bowl
9	Port Glasgow Upper East
10	Gourock Central, Upper East and IRH
11	Bow Farm, Barrs Cottage, Cowdenknowes and Overton
12	Gourock Upper and West Central and Upper Larkfield

*Table 11 - Ranking of Intermediate Zones based on Weighted Efficiency Measures*

## 15 Appendix 5 - Property Categories

Category	Requirements
0	Communal heating system
1	Not Category 0
	Property not listed
	Property not in conservation area
	Insulated walls
	Double/triple glazed windows
	Loft insulation > 99mm
2	Not Category 0 or 1
	Property is insulated solid brick or stone, system built or a timber frame construction.
	No risk of narrow hard to insulate cavity

Table 12 - Property Categories



## 16 Appendix 6 - Poor Building Energy Efficiency: Probability of Fuel Poverty Raster

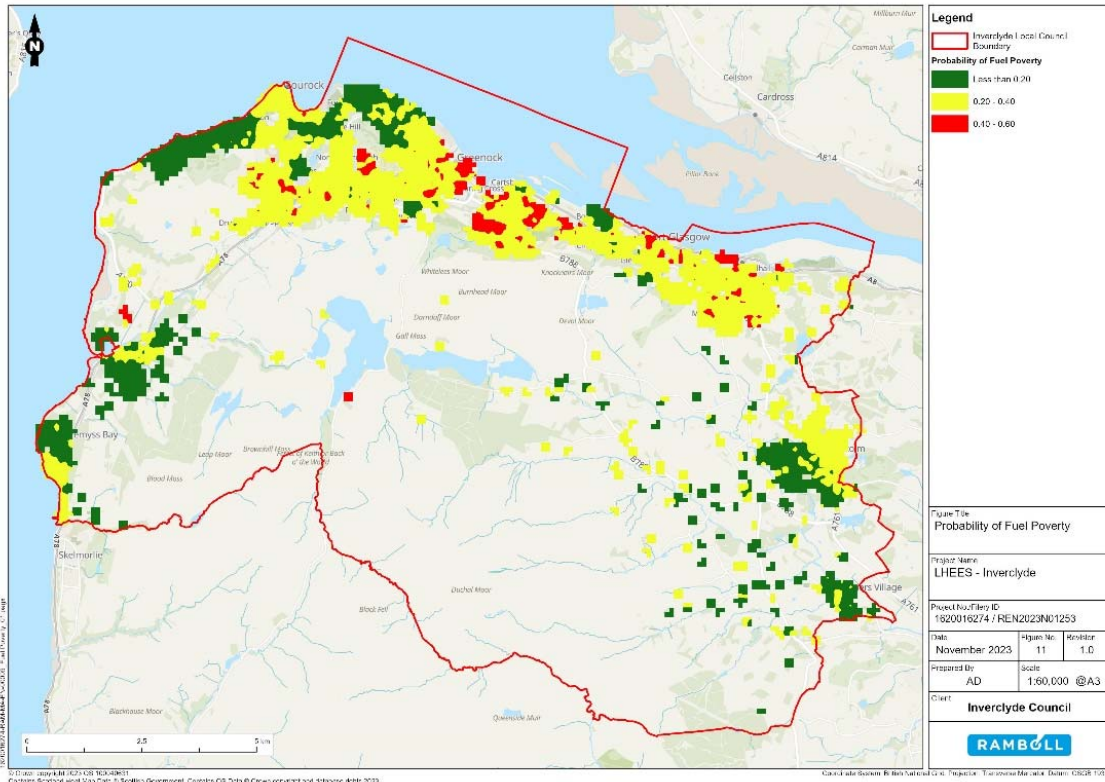


Figure 23- Poor Building Energy Efficiency: Probability of Fuel Poverty Raster

**17 Appendix 7 – PEAT Outputs**

EPC	SAP	Before	After
B	81-91	8%	8%
C	69-80	58%	78%
D	55-68	24%	11%
E	39-54	7%	2%
F	21-38	3%	0%
G	1-20	0%	0%

Table 13 - EPC Comparison Before/After

Inverclyde Council Ward	Energy Saving (kWh)	Energy Bill Saving	KgCO <sub>2</sub> Saving
Central	3,348	£440	557
East	3,778	£483	687
East Central	3,794	£637	656
North	3,311	£504	589
South	3,241	£369	576
South-West	4,182	£610	725
West	1,461	£217	200

Table 14 - Energy and Carbon Savings per Ward

Number of Measures	Number of Properties	Average Cost per Property
1	59	£1,001
2	638	£6,200
3	646	£12,717
4	284	£16,930
5	58	£20,567

*Table 15 - No. of Properties per Measure and associated Costs*



Inverclyde  
council



**Inverclyde Council**  
**Local Heat and Energy Efficiency Delivery Plan**

April 2024



# Inverclyde Local Heat and Energy Efficiency Delivery Plan



# Local Heat and Energy Efficiency Delivery Plan

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# Local Heat and Energy Efficiency Delivery Plan

## 1 Foreword

Inverclyde Council is delighted to introduce the first iteration of the Local Heat and Energy Efficiency Strategy (LHEES). This Strategy underpins the place-based approach to improving the energy efficiency and decarbonising the heat supply of all of Inverclyde.

The Strategy addresses the changes required to Inverclyde's buildings and infrastructure, including all domestic and non-domestic buildings, setting out how these works could be coordinated and undertaken to progress and achieve Scotland's Net Zero Carbon target. The Strategy will help steer interventions over the coming years aimed at making buildings in Inverclyde more energy efficient and migrating the heating of buildings away from fossil fuel-based solutions such as gas boilers to zero direct emissions solutions such as heat pumps and heat networks.

It is important to highlight how challenging these targets are, with nearly 90% of homes in Inverclyde connected to the gas grid. This will require large-scale activity from both the public and private sector, alongside commitment of significant resources. We aim to encourage and support businesses, owner/occupiers and wider partners throughout Inverclyde to join the journey to reduce emissions in line with wider net zero targets. This Strategy is being published at a time of great change, with the Heat in Buildings Strategy published in 2021, the Heat in Buildings Bill published in 2023, and the new Social Housing Net Zero standard out for consultation. Alongside this, funding mechanisms for retrofit, and energy tariffs for both gas and electricity are all currently under review.

This Strategy is published in a challenging financial landscape, which is expected to continue, already resulting in 30% of Inverclyde's households considered to be fuel poor. In light of this, the Delivery Plan for 2024 – 2028 has been prepared in conjunction with this Strategy. This proposes delivery areas of three different types; firstly, addressing areas with wide fuel poverty; secondly, encouraging widespread roll-out of heat pumps; and lastly, a combination of heat pumps in fuel poor areas.



# Local Heat and Energy Efficiency Delivery Plan

## 2 Executive Summary

This document is the Local Heat and Energy Efficiency Delivery Plan (LHEEDP or 'Delivery Plan') for Inverclyde which accompanies the Local Heat and Energy Efficiency Strategy (LHEES). Developed in line with guidance from the Scottish Government, it will help implement the LHEES vision set out by Inverclyde over the next five years (2023-2028).

The Council has two key themes to guide the development of the Delivery Plan;

1. Maximising the potential for heat networks, beginning with a central heat network on the Waterfront in Greenock Town Centre, expanding that to the remainder of the heat networks zones identified in this LHEES and linking it to existing heat networks. Additionally, Inverclyde will aspire to connect to a potential heat highway across the central belt if appropriate.
2. Focusing on areas with social housing households that have high levels of fuel poverty in order to reduce inequality.

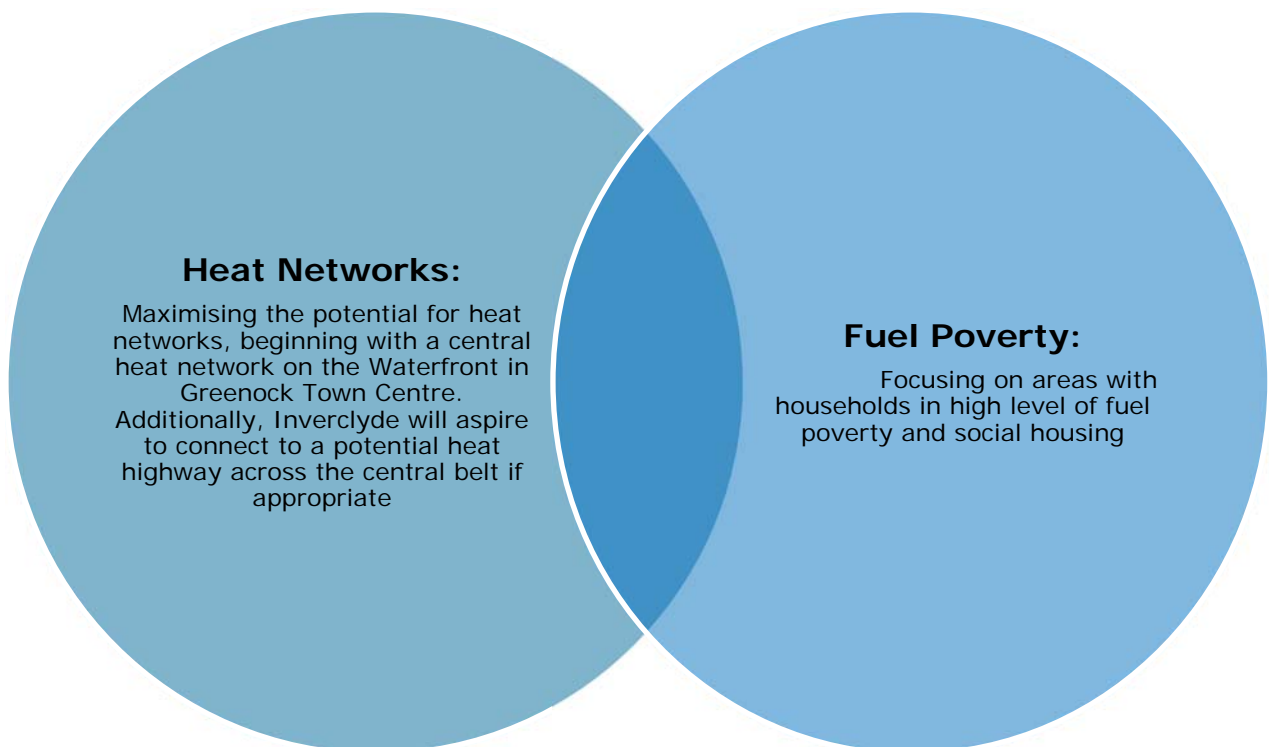


Figure 1 - Diagram illustrating the LHEES priorities

The LHEES and Delivery Plan fall within the remit of Inverclyde Council's Climate Change Working Group, who will align efforts and prioritise actions as part of a cohesive LHEES programme. The LHEES programme includes initiatives and actions beyond the current capacity of the working group, in anticipation of potential further resource being made available by the Scottish Government to deliver LHEES.

Given that the LHEES affects everyone within Inverclyde, it is imperative to continue engagement with stakeholders such as Registered Social Landlords (RSLs), NHS, etc. Therefore, the group will work with external and internal stakeholders most appropriate to the LHEES programme, as the aim for Inverclyde's LHEES is to have a collaborative approach across all relevant stakeholders, ensuring a cohesive approach.





# Local Heat and Energy Efficiency Delivery Plan

Following the LHEES methodology, the Council has identified 11 provisional heat network zone opportunities and five delivery area opportunities using heat demand data, local constraints, and fuel poverty data.

The map below highlights these 11 provisional Heat Network Zone Opportunities alongside the five Delivery Area Opportunities. These Delivery Areas target either heat pump ready properties, fuel poverty, or a combination of both.

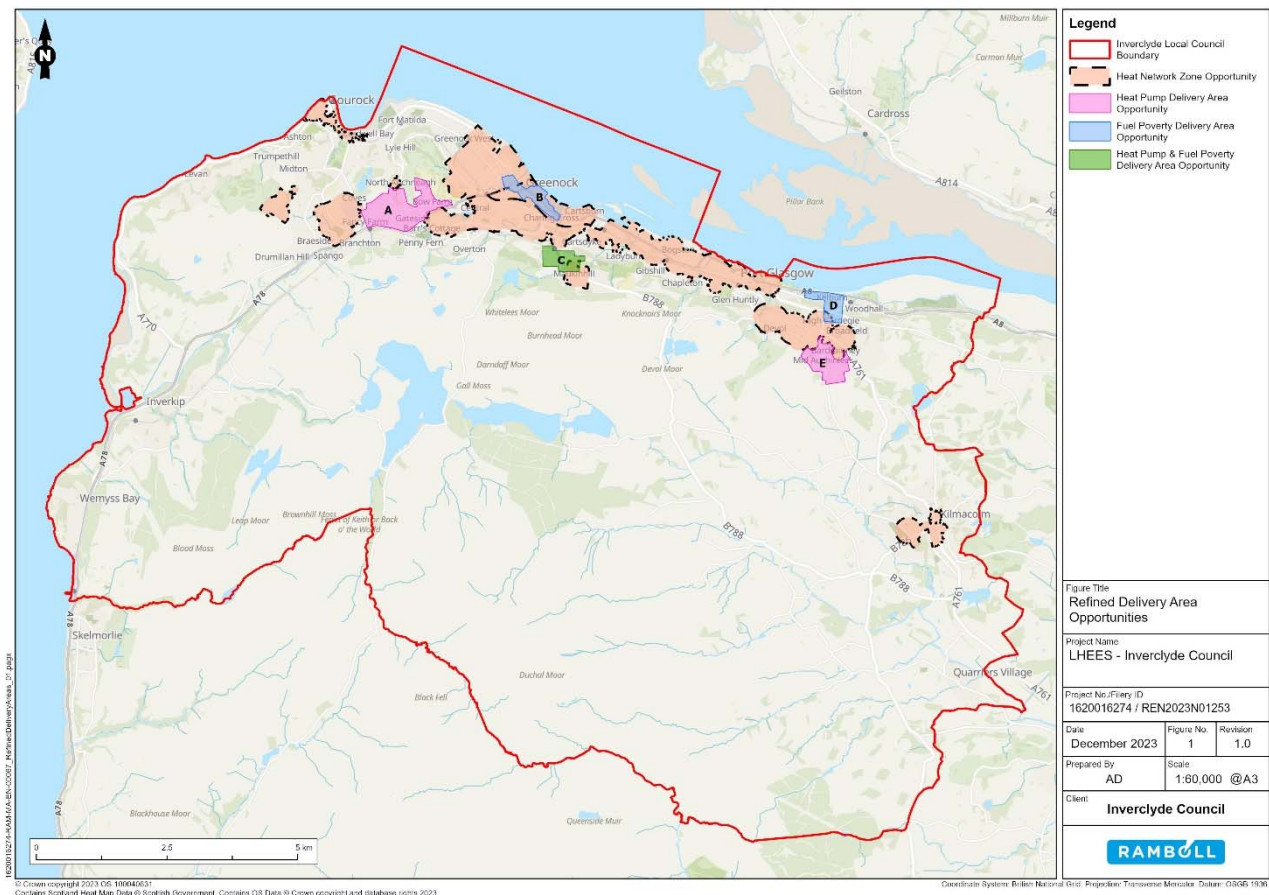


Figure 2 - Inverclyde provisional Heat Network Zones & Priority Delivery Areas



# Local Heat and Energy Efficiency Delivery Plan

## 3 Introduction to the Delivery Plan

This document is the Local Heat and Energy Efficiency Delivery Plan (LHEEDP or 'Delivery Plan') for Inverclyde and accompanies the Local Heat and Energy Efficiency Strategy (LHEES). This Delivery Plan will help to implement the LHEES vision set out by Inverclyde over the next five years (2023-2028). It has been developed in line with guidance from the Scottish Government and provides details on how the LHEES will be delivered. This Delivery Plan draws from, both, a data-led process which involved an analysis of regional needs and local building performance as well as a strategy-led process which informed the analysis with LHEES priorities identified via stakeholder engagement or national and local policies.

The Delivery Plan is intended to guide energy efficiency improvements and decarbonisation of heat in buildings while prioritising the key themes: developing a proficient heat network programme to provide the Inverclyde area with cleaner heat and addressing poor energy efficiency as a driver for fuel poverty. Inverclyde will consistently consult with key stakeholders through the implementation of this delivery plan including RSLs and other relevant stakeholders to ensure alignment of efforts.

## 4 Approach to Delivery Plan

### 4.1 LHEES Priorities

The purpose of this Delivery Plan is to detail the specific opportunities and delivery mechanisms for Inverclyde to develop their heat network portfolio with new developments and install building level measures. This covers short and medium goals within a 5-year timeframe and longer-term aspirational actions; thus the plan focuses on opportunities and approaches for this first phase of the LHEES, with the next Delivery Plan scheduled to be published no later than December 2028.

### 4.2 Inverclyde's Priorities

There are two key themes the Council has considered to guide the development of this Delivery Plan. These are intended to maximise the effectiveness of LHEES delivery as they are the two main priorities identified via the LHEES Strategy:

1. Maximising the potential for heat networks, beginning with a central heat network on the Waterfront in Greenock Town Centre, expanding that to the remainder of the heat networks zones identified in this LHEES and linking it to existing heat networks. Additionally, Inverclyde will aspire to connect to a potential heat highway across the central belt if appropriate.
2. Focusing on areas with social housing households that have high levels of fuel poverty.



## Local Heat and Energy Efficiency Delivery Plan

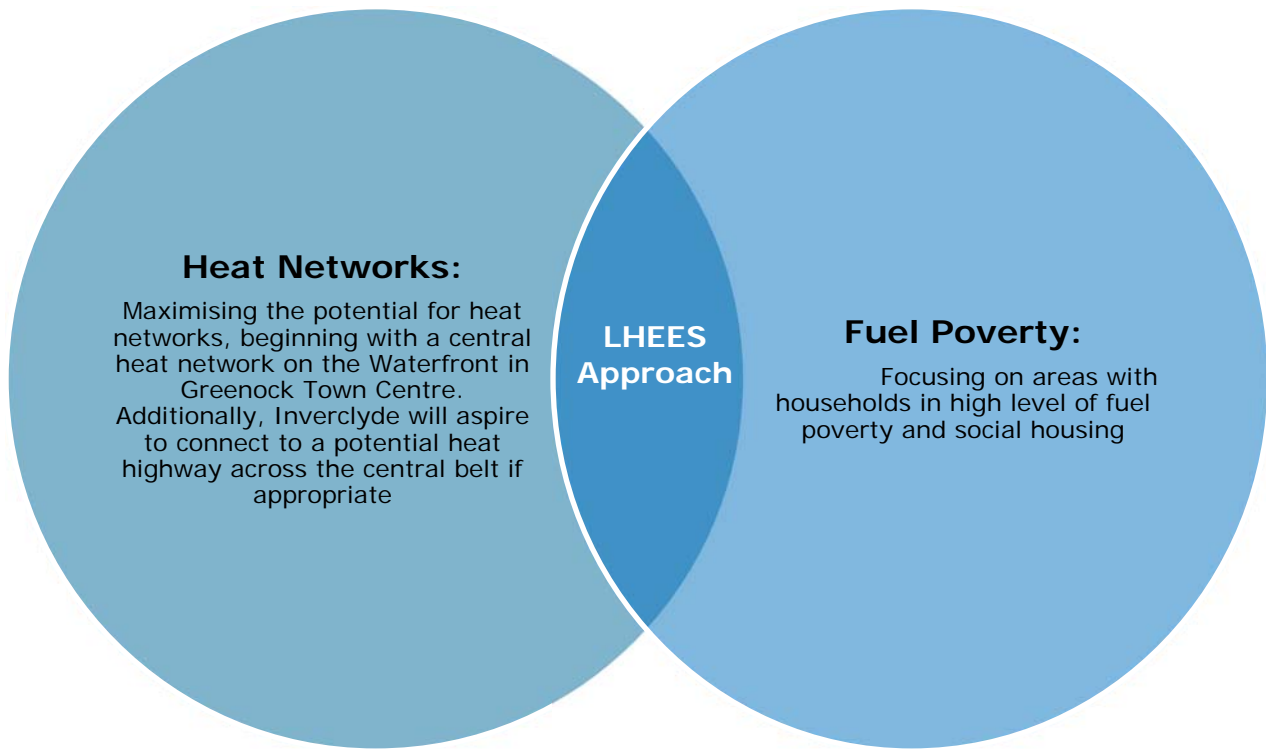


Figure 3 - Diagram illustrating the LHEES priorities

As shown in Figure 3 the core priorities for Inverclyde's LHEES are centred around heat networks and fuel poverty. These goals are mutual to decarbonising heat and eradicating poor energy efficiency as a driver for fuel poverty. Heat networks bring the opportunity for consumers to access heat at a lower cost than individual heating systems and can also offer protection from volatile energy price spikes. In addition, they also minimise the burden of maintenance from residents. Inverclyde's LHEES shows that many areas with high levels of fuel poverty are also those which fall into a potential heat network zone opportunity. Thus, heat networks are a major avenue for Inverclyde to address fuel poverty, alongside improving building fabric.

This Delivery Plan is based on a programmatic approach to implementing the LHEES. This will allow the limited council resources to be planned and deployed most efficiently across these dual priorities. The LHEES programme outlines the initiatives of an internal LHEES delivery team, a heat network programme, and a focus on areas with high levels of fuel poverty and social housing, especially where these coincide.

### 4.3 An LHEES Programme

Inverclyde Council currently has a Climate Change Working Group consisting of staff with a main or partial role in energy, environment, and climate change. The LHEES and Delivery Plan fall within the remit of this group. With its limited membership and resources, it will be important for the working group to align efforts and prioritise actions as part of a cohesive LHEES programme. This will be an effective method in which all contributors can find common goals, collaborate, track progress, share action and progress updates, and resolve issues together as a cross-departmental team working across several policy areas. This LHEES programme will enable the working group to implement the delivery plan insofar as resource is available.



## Local Heat and Energy Efficiency Delivery Plan

However, the LHEES Programme also includes initiatives and actions beyond the current capacity of the working group. This is in the anticipation of potential further resource being made available by the Scottish Government to deliver LHEES, recognising that as a far more resource intensive and complicated challenge than the development of the Strategy and Delivery Plan documents.

The aim for Inverclyde's LHEES is to have a collaborative approach across all relevant stakeholders, internal and external where they can feed into the implementation process and ensure it is a cohesive approach. Therefore, the group will also work with external stakeholders most appropriate to the LHEES programme.

The relevant initiatives of the LHEES Programme (sections 4.3.1 to 4.3.7) detailed below are a means of leveraging the most out of the resource available to unlock progress in heat network zones and retrofit delivery areas:

- The relevant council teams will need to align their efforts such as tasks, order of operation, roles, and timelines.
- External stakeholders will need to be identified and engaged to develop clearly-defined actions and joint objectives.
- Priorities for each area will need to be agreed and communicated with all stakeholders.
- Building level-pathways, heat network feasibilities and other infrastructure upgrades will need to be assessed and planned. This will include pathways for Council assets present in the area to lead by example with relevant actions (energy efficiency measures, zero carbon heat sources or connection to a heat network).
- The supply chain will need to be engaged to understand availability, shortfall and realistic delivery timings with the aim for work to be carried out by a local workforce, or have the local supply chain trained during delivery.
- Property owners will need clear and consistent communication leading toward an action. This may include incentives such as participation in an aggregated procurement exercise for a lower-cost and high-quality assured retrofit, or the availability of funding and finance schemes (e.g. those identified by the Green Heat Finance Taskforce) making retrofit financially more appealing.
- A host of other factors will need to be considered and planned to enable the most productive programme of activity.

These are some initial considerations, but the Council will build on these through existing learning and experience from Area-Based Schemes as well as further pilots, tests and ongoing programme of improvement. Ultimately, the Council will aim to specialise in project execution to the point it is able to scale its work in line with the level of change required to meet the LHEES strategy targets.

### 4.3.1 Governance and Leadership

Inverclyde will establish a subgroup of officers from the Climate Change Group that will form the LHEES Delivery Team. The responsibilities of this group will be to meet regularly to discuss progress of Inverclyde's LHEES and to implement actions.

LHEES Delivery team Governance:

- The Council will establish a clear cross-departmental operating model with roles and responsibilities of staff in the LHEES Delivery Team as well as collaborators.
- The Council will identify LHEES Champions across various teams who will enable smooth dissemination of information, joint decision-making, and collaboration across programmes.



## Local Heat and Energy Efficiency Delivery Plan

- Overall responsibility of LHEES will be allocated to the LHEES Delivery Team, ultimately falling within the remit of the Environment & Regeneration Directorate and reporting to the Council's Environment and Regeneration Committee.
- The LHEES delivery team will also manage the datasets and amend maps or plans as appropriate.

It is noted that during subsequent delivery of works, all local and national policies shall be adhered to including health & safety and environmental compliance.

### 4.3.2 Heat Network Programme

Inverclyde aspires to demonstrate national leadership as a local authority area without a major city or hubs but with a major heat network presence. The council has taken initiative to seek out opportunities through feasibility studies to utilise the River Clyde as a potential heat source for heat network expansion throughout a northern coastal 'heat belt'. The goal of this development is to contribute to the decarbonisation of the council area. In due course, this could also contribute to a 'heat highway' stretching across the central belt and create future opportunities for interconnectivity across the council areas.

The council has developed a feasibility for a waterfront heat network using the River Clyde. The feasibility study identified multiple heat sources and multiple technologies alongside potential locations for energy centres. The council also looked into additional heat sources in the event that the original malfunctions or the heat demand peaks and additional energy is required. All heat networks will utilise zero direct emission sources as an unnegotiable policy decision, following Inverclyde's commitment to decarbonising its heat supply. The waterfront heat network will potentially be the basis of a more expansive network beginning from Greenock Town Centre and with an aspiration of achieving the goal of a 'heat belt' across the northern coast of Inverclyde.

River Clyde Homes (RCH), the largest social landlord in Inverclyde, operates a number of locations with a heat network or some form of communal heating. As such RCH are a key stakeholder in ensuring existing and future heat networks are integrated into the heat belt where technically and financially feasible.

The council will endeavour to develop a heat network programme to progress work on this priority. This will consolidate and expand on the work completed to date at a more strategic and planned level.



The **first step** will involve the development of a Heat Network Strategy. The council will seek funding and advice from the Scottish Government's Heat Network Support Unit to develop an overall vision and approach for the systematic rollout of the heat belt. A Heat Network Strategy will provide the council and stakeholders with a clear and investible path to deliver heat networks at pace and scale. It will include the following objectives:

- A detailed options appraisal of the delivery vehicles, including an assessment of the council's own role with respect to various types of delivery models. This will include stakeholder engagement to understand the role of other organisations (especially other public bodies and social housing) and the private sector, leading to recommendation for a final decision.



## Local Heat and Energy Efficiency Delivery Plan

- An assessment of the council's statutory obligations and a statutory compliance framework which uses the regulations in the Heat Network (Scotland) Act as well as proposals in the Heat Network Delivery Plan to guide the council toward obligation. This will also highlight the opportunities and powers at the disposal of the council (e.g. via the licencing and permitting regime).
- The council will upskill its internal teams and appropriate stakeholders via detailed workshops on the economic, environmental, social, commercial, technical, and other aspects of heat networks. This will, firstly, help the council make informed decisions about the strategy and, secondly, prepare staff for the leading role which they will be required to take in the rollout of the heat belt (regardless of the delivery vehicle). This upskilling will begin with a gap analysis and maturity assessment (acknowledging the council's participation the Heat Network Mentoring Scheme), which will then be utilised to select options for bridging the gap.
- A business case which covers the following dimensions of the 5-case model (e.g. strategic case, management case etc.). This business case will provide the specific operating model for the delivery vehicle which is decided by the options appraisal. It will also include the level of investment, routes to market, governance structures and a host of other short-, medium- and long-term considerations to enable the rollout of the heat belt at the greatest possible pace and scale.
- A customer charter which defines how heat networks must operate, including a set of best practice principles that any customer in Inverclyde connected to a heat network should be able to expect (including heat tariffs, connection and disconnection rules and other aspects).
- The LHEES has made significant headway in helping to define provisional heat network zone opportunities. However, a more in-depth analysis will be carried out to understand heat demand via real-world data on energy use in the zones (e.g. via engagement with stakeholders), real-world data on waste heat, the current stage of the cycle of heating systems for key potential customers, future demand profile modelling using future energy scenarios, grid constraints and timelines (e.g. engagement with SPEN), topographical and technical constraints, renewable and energy storage opportunities, and other aspects which impact the feasibility of the interconnectivity of the heat belt.
- Where particular zone opportunities arise as attractive opportunities, the strategy will establish precedence, information and the council's approach and timeline for these to be designated as provisional heat network zones in line with the requirements of the Heat Network (Scotland) Act.

Through these elements, the Heat Network Strategy will provide a clear and actionable route for the council and its stakeholders. It will also shape the Heat Network Programme.

**Step 2** will involve the development and launch of a Heat Network Programme as a major initiative within the overall LHEES Programme. The nature and scope of the Heat Network Programme will become clearer once the strategy has been developed. However, there are certain elements which are likely to form part of this programme.

- The Heat Network Programme will house the responsibilities, skills and resources to execute the heat belt vision as well as handle all aspects of heat networks and communal heating systems across Inverclyde where there is a role for the council.

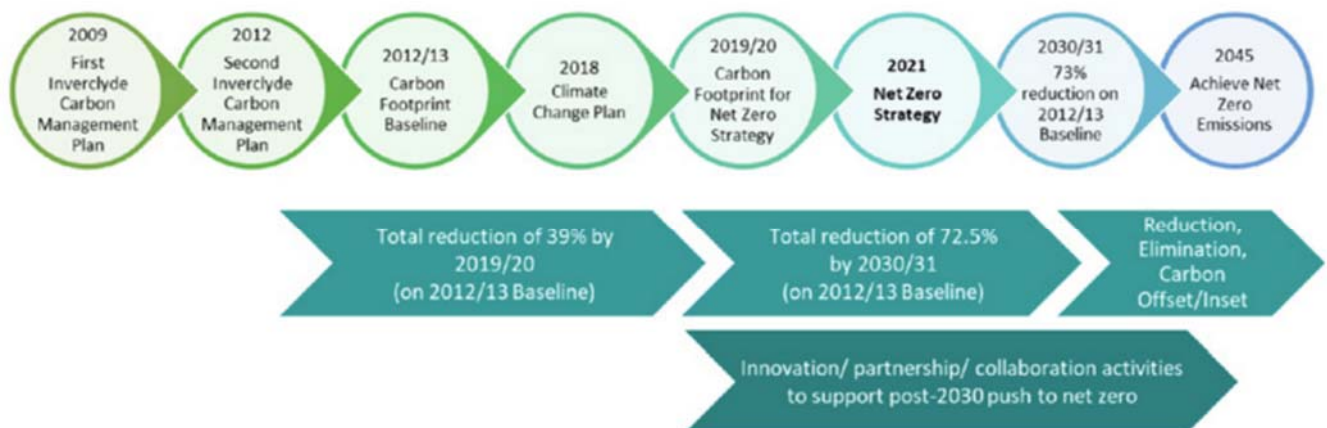


## Local Heat and Energy Efficiency Delivery Plan

- It will engage with stakeholders and hold key relationships with appropriate internal and external stakeholders. The programme will work synergistically with the overall LHEES programme to align priorities and remain focused on the LHEES priorities.
- It will be responsible for leading feasibility studies for individual heat networks, supporting business cases, and any pre-capital and commercial works to prepare the heat network for investment.
- Depending on the delivery vehicle model defined by the strategy, the programme will enable and facilitate the council's role with respect to this.
- Fulfil the council's statutory responsibilities and any regulatory functions with respect to the Heat Networks (Scotland) Act, including management of Building Assessment Reports (BARs), formal designation of provisional heat network zones, administering consents and permits if/where this authority has been sought by the council from the Scottish Government.

### 4.3.3 Council non-domestic retrofit leadership

Inverclyde Council wish to lead by example when it comes to retrofitting, decarbonising via heat pumps or connection to a heat network, and making Inverclyde's buildings future proof. It is the council's view that, while the LHEES is an area-wide approach with action needed by all respective property operators, the LHEES will benefit if the council not only plays its part but does so in a way which inspires, helps and encourages others. The council's Net Zero Strategy is at the centre of the drive to making the council's estate net zero. This strategy follows an ambitious timeline to net zero and therefore is already an ideal opportunity to align to this delivery plan.



- The council will align this Delivery Plan with its Net Zero Strategy and related Net Zero Action Plan to leverage decarbonisation opportunities to deliver wider benefits.



## Local Heat and Energy Efficiency Delivery Plan

- The council will use its non-domestic retrofit projects identified by the Net Zero Action Plan as pathfinders to learn and inform future projects for its estate as well as to transfer this to others in the area. An example of good practice is the deep retrofit of one of the oldest buildings in Inverclyde, the King George VI building, situated in Port Glasgow and dating back to the 1700s. The council recognises the importance of maintaining the building stock whilst making it air and watertight before retrofitting it, actions being implemented on this building. There may also be a potential role for the council to improve the feasibility of delivery area and heat network projects where it could use its own stock in the area as a lever to catalyse activity or unlock an opportunity. This could include commitment to connect council buildings to encourage investment into a heat network or retrofitting in a delivery area to inspire, encourage and engage others to join.
- A retrofit intervention must be identified, surveyed, designed, procured and then verified and monitored in line with best practice standards and procedures. It is this process that will be emulated in the delivery of LHEES across other organisations, including public bodies, private organisations and social housing. Understanding and recognising how to develop and deliver a retrofit programme will be critical for all property operators. If the council is able to secure additional resource, it will use this to support organisations through this process via advice, signposting, collaboration on procurement, and aligning initiatives across delivery areas and provisional heat network zones to enable a wider business opportunity.

### 4.3.4 Social housing leadership

All social housing in Inverclyde is provided by registered social landlords (RSLs) which are independent of the council (the council transferred its domestic stock to providers in 2007). The largest social housing provider is River Clyde Homes followed by Cloch Housing Association, and both have been consulted as part of developing this LHEES. This was a crucial factor for the development of delivery area retrofit plans and provisional heat network zones, as approximately 25% of the domestic stock is social housing. Due to these considerations, it is important to reflect collaboration with and leadership of social housing in the LHEES Programme.

Significant progress has been made to plan large scale transformation of Inverclyde's housing stock with the recent updates to Inverclyde's Local Housing Strategy (LHS) along with this LHEES. Social housing retrofit has been identified as a major way in which this momentum can be preserved and grown into implementation. The development of this LHEES involved engagement with RSLs, who have been encouraged to take a leading role in the retrofit of stocks and participation in heat network schemes. Delivery areas for property-level interventions have been identified with consideration to these stakeholders' goals along with the LHEES priority to focus on fuel poverty and social housing (which largely coincide). As such, implementation will also see RSLs lead activity, with the council's support, to encourage and promote retrofit in the identified areas.

This arrangement will promote a collaborative approach placing the fuel poor residents of Inverclyde at the centre to ensure their needs are met through LHEES actions. This collaboration will eventually become imperative for RSLs as the upcoming Social Housing Net Zero Standard (currently under consultation) will require minimum energy efficiency thresholds and heat decarbonisation or connection to a heat network. These requirements will make their participation in delivery area activity all the more critical. The council will drive this collaboration by:

- Using strategic government funding across various streams to ensure retrofit can be carried out on a larger scale in the future than current levels. Area-based schemes will align to LHEES delivery areas, and RSLs will be requested to support the focus areas which have been selected.





## Local Heat and Energy Efficiency Delivery Plan

- Aligning retrofit projects to further a collaborative approach and ensure the retrofit projects are prioritised according to fuel poverty, building stock condition, funding opportunities and other factors.
- Understanding and sharing an archetype approach across the sector. This means that a number of property types will be identified by RSLs (with support from the council if there is resource to do so) along with their most effective retrofit and heat solutions and costs. This information will then be shared with others across the region. This collaborative thinking and knowledge sharing will be a major way in which LHEES can drive benefits for the residents of Inverclyde.
- Utilising organisations and individuals with social housing experience and how best to navigate constraints that may arise will prove this LHEES to be more effective. Issues that bodies external to the council may be well versed in include blending funding streams, mixed tenure and tenants blocking retrofit works from being completed.
- Exploring the scope for joint procurement activities to reduce costs and open access to a larger number of property owners. This will also build confidence in the supply chain, promote quality and improved monitoring and verification, and reduce the procurement and administrative burden.

### 4.3.5 Awareness Raising and Stakeholder Engagement

As part of the LHEES Methodology, the council identified stakeholders relevant to delivery areas and heat network opportunities. The stakeholders are based on the relevance and influence they have on the delivery and/or the impact of delivery on them. Multiple engagements across stages of the development of this LHEES were conducted to ensure Inverclyde had an area-wide approach taking into consideration effects this LHEES would have. This was to ensure the interests of businesses, residents and the council's interests were all considered alongside the sustainability aspects that this LHEES will bring. The success of the LHEES programme will depend on ongoing engagement with key permanent stakeholders.

- RSLs such as River Clyde Homes and Cloch Housing Association
- Public bodies such as the NHS
- Scottish Power Energy Networks (SPEN) as a critical partner to investigate grid capacity/constraints, and upgrades required. The council will engage closely with the local 'strategic optimiser' to advise on heat network, communal heating, large-scale heat pump, renewable and energy/heat storage deployment.
- Scottish Government LHEES team and the HNSU as key advisors, enablers and funders of the LHEES activity.

These stakeholders will be key in enabling the LHEES, and without their involvement it is unlikely targets will be realised. Therefore, the council's stakeholder engagement initiative will:

- Establish clear working relationships with key external stakeholders, including setting up relevant data sharing agreements, forums, decision-making processes and responsibilities. Many of these relations exist but some may not be well-defined or be a productive relationship in relation to LHEES.
- An engagement plan including timeframes, content and objectives, all linked to the relevant location and stakeholders (based on the delivery area and/or heat network zone location). This will allow the LHEES Programme to align priorities of all stakeholders, synergise efforts and promote investment. Additionally, it will ensure all stakeholders impacted are informed and updated with current and upcoming plans and progress.



## Local Heat and Energy Efficiency Delivery Plan

The council will also retain and engage with a wider set of stakeholder groups, including charitable bodies, homeowners, private landlords, non-domestic building owners (real estate companies, supermarkets, and other large estate owners). However, this engagement will be contingent on the specific delivery area or heat network opportunity.

Awareness raising is also an important aspect of the LHEES, as without knowing or understanding about these local priorities homeowners and businesses are unlikely to be inspired. The awareness raising must highlight, both, the benefits (of comfort, net zero and bill savings) as well as upcoming regulations which will mandate action (as per the Heat in Buildings Bill). The council has a portfolio of engagement with communities and community groups to promote collaborative thinking and transparency. Members of the Climate Change working group are involved in Climate Beacons, a legacy initiative from COP26 delivered through libraries, community garden centres and art centres in Inverclyde. This is centred around education, awareness, and participation on climate change topics. This existing asset will be utilised for community engagement around LHEES, to promote a collaborative approach, communicate and educate about retrofit delivery areas and heat network zones.

The ambition of Inverclyde is to enable all relevant stakeholders to be involved in the delivery of LHEES and promote the achievement of its targets. The stakeholder engagement and awareness raising activity will be imperative to implementing a fully inclusive and mutually beneficial LHEES for the area. Throughout the implementation of Inverclyde's LHEES, the council will ensure the dual priorities of heat networks, and social housing and fuel poverty retrofit are at the core of the agenda.

### 4.3.6 Town and Village Centre Regeneration

Inverclyde will align its ongoing work on regenerating towns and villages through the implementation of this LHEES. These regeneration priorities, as referenced in the Net Zero Action Plan, have been considered as part of prioritising heat network zone and delivery area opportunities. Works to develop heat networks will be linked to regeneration efforts, providing crosscutting benefits to promote wellbeing of town and village residents. The LHEES implementation will be considered alongside the regenerative actions to develop and enhance these locations, including road services, economic development, and strategic investments.

### 4.3.7 Funding

The council's primary activity around provision of funding is leading and administering the Energy Efficient Scotland: Area Based Schemes (EES:ABS) projects. Inverclyde's Net Zero Action Plan details that the council will work with partners including the Scottish Government to focus specific funding, measures and resources to address climate change at a local level. However, this initiative will go further by bringing about collaborative thinking as to how to prioritise areas of this delivery plan whilst delivering a wide spectrum of building level measures, energy efficiency upgrades and heat network and energy infrastructure development. This initiative will be crucial in the delivery of this LHEES as the council will need to work with the plethora of stakeholders to channel funding strategically to maximise retrofit across the delivery areas and heat belt.

The council has a focus on fuel poverty and social housing, and launching a heat network programme which creates the conditions for high levels of interconnectivity across the area. The council will work with stakeholders and partners to maximise the use of funding schemes for these priorities. It will include leveraging and supporting others to gain the following funds:



## Local Heat and Energy Efficiency Delivery Plan

- **Scotland's Heat Network Support Unit (HNSU)<sup>1</sup>:** The Heat Network Support Unit (HNSU) can be accessed whereby they can offer advisory and funding services that address key challenges in the pre-capital stages of heat network development and building capacity across the public sector to deliver successful projects. £300million from the Scottish Government has been made available through **Scotland's Heat Network Fund<sup>2</sup>** for the development and installation of heat networks across Scotland. The Government's ambitions with the introduction of this fund include accelerating zero direct emissions heat network opportunities, ensure poor energy efficiency is not a driver for fuel poverty and to create high value, local, sustainable jobs.
- **Home Energy Scotland<sup>3</sup>:** Funded by the Scottish Government, this advice and funding service provides owner-occupiers and private landlords with support to improve the energy efficiency of their properties. It includes grant and loan support as well as advice services to help owners fund energy efficiency, zero emission heating and renewable energy installations.
- **Warmer Homes Scotland<sup>4</sup>:** This Scottish Government programme offers funding and support to households struggling to stay warm and manage energy bills by carrying out property assessments and installing a range of energy saving improvement which can include insulation, heating and renewable measures. Eligibility for this programme includes private homeowners and tenant of a private-sector landlord.
- **Area-based Schemes (ABS)<sup>5</sup>:** Funded by the Scottish Government and delivered by local authorities, ABS are place-based energy efficiency schemes targeted mainly at improving fabric efficiency of homes in areas with high levels of fuel poverty. ABS funding can also be complemented with funding from UK Government's Energy Company Obligation (ECO) scheme. Inverclyde Council delivers the ABS scheme across the local area in close partnership with registered social landlords.
- **Scottish Public Sector Energy Efficiency Loan Scheme<sup>6</sup>:** Salix Finance is offering zero-interest loans to eligible public bodies to facilitate energy efficiency improvement projects that result in financial and carbon savings whilst contributing towards Inverclyde's net-zero aspirations. Salix has invested over £75million in Scottish energy efficiency projects to date.
- **Scotland's Public Sector Heat Decarbonisation Fund:** The Scottish Government has made £20 million grant funding available within this financial year under Scotland's Public Sector Heat Decarbonisation Fund for projects to decarbonise their heating systems by replacing them with zero direct emissions systems, and for retrofit energy efficiency measures to support the overall decarbonisation of heat in buildings.
- **Business Energy Scotland<sup>7</sup>:** This Scottish Government programme offers advice and funding for SMEs through advisors to help save energy, money and create greener businesses. Businesses can choose from various options including lighting assessments, solar PV assessments and energy efficiency assessments which includes renewable heat technologies, insulation and window glazing. This programme has identified over £200million in savings to date for businesses.

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<sup>1</sup> Heat Network Support Unit, Scottish Government ([link](#))

<sup>2</sup> Scotland's Heat Network Fund, Scottish Government ([link](#))

<sup>3</sup> Home Energy Scotland, Scottish Government ([link](#))

<sup>4</sup> Warmer Homes Scotland, Scottish Government ([link](#))

<sup>5</sup> Area-Based Schemes, Scottish Government ([link](#))

<sup>6</sup> Salix, Scottish Government ([link](#))

<sup>7</sup> Business Energy Scotland ([link](#))



## Local Heat and Energy Efficiency Delivery Plan

The Council understands the importance of these funds for delivering LHEES alongside strong stakeholder engagement and collective efforts from these parties. The Council's LHEES vision set out in the LHEES strategy will come to fruition through the management of these funds coinciding with consistent engagement on progress.

The LHEES delivery team will communicate the available funding streams to the appropriate bodies and ensure they are made aware of the availability and criteria. This will be delivered through strong communication channels to ensure the LHEES actions are delivered sector and area wide where possible. This will be communicated to relevant council bodies and RSLs.



## Local Heat and Energy Efficiency Delivery Plan

### 5 Prospective Heat Network Zones & Delivery Areas

This section is based on two types of areas:

1. Heat network zone opportunities, which define areas where heat networks present the best potential for heat decarbonisation at scale. Not all properties may be suitable for connection, but it is likely that many will be able to connect, making it an attractive opportunity to invest into building one.
2. Delivery area opportunities, which define areas where there is a potential for a large proportion of properties to be retrofitted and which meet the LHEES priorities (e.g. areas with large numbers of properties where poor energy efficiency is a driver for fuel poverty). There are three main types of delivery areas. The council has included multiple types of areas to ensure there is a spectrum of delivery methods to reach the LHEES goals and that there is not a sole area targeted. Rather, an area-wide approach is being taken to reach the priority residents across multiple areas initially.
  - Areas with **energy efficiency upgrades** as a focus. These are areas with properties with poor energy efficiency as a driver for fuel poverty but the heat decarbonisation is not a priority. This is because many properties may need a fabric upgrade before they are ready to be considered for heat decarbonisation. It may also be because some of these properties already use zero direct emission heating (e.g. electric heating) or are present in a heat network zone which is preferable over heat pump installation.
  - **Heat pump ready homes**. These are areas where properties typically have a reasonable or good level of energy efficiency, making them suitable for an individual or communal heat pump installation (with little or no energy efficiency improvements). Heat pumps are a priority in this area because they do not have sufficient heat demand density to make a heat network viable.
  - **Heat pump ready homes alongside energy efficiency upgrades**. These are areas which have a good mix of both of the above types of properties.

Based on the LHEES methodology, the Council has identified eleven provisional heat network zone opportunities and five delivery area opportunities using heat demand data, local constraints, and fuel poverty data. These were formed after analysing Inverclyde area as a whole and then further analysis and engagement was undertaken to ensure the five delivery areas and eleven provisional heat network zones have the greatest potential to contribute to the LHEES priorities, national and local targets, and best align with existing schemes. These areas have been selected as the priority for this Delivery Plan (2024-2028) and thus will be the immediate focus for the LHEES Programme, which will leverage its initiatives to promote activity in each area/zone.



# Local Heat and Energy Efficiency Delivery Plan

## 5.1 Overview of the Heat Network Opportunities

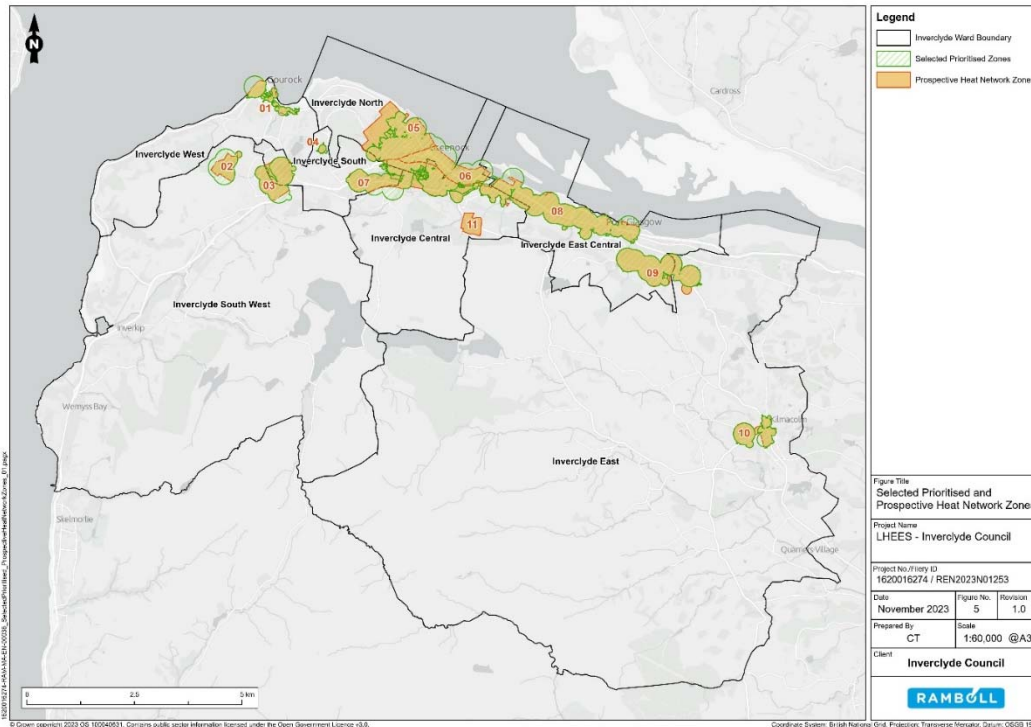


Figure 4 - Local Authority Wide Map including prospective heat network zones and selected prioritised heat network zones. This forms a 'heat belt' across the northern coastline with some additional priority areas separated from the belt due to a lack of heat demand density.

The heat network opportunities shown in Figure 4 were a result of following the LHEES Methodology, along with local priorities as well as technical and physical constraints such as roads and railway tracks. A stakeholder workshop took place with key stakeholders such as RSLs, the Scottish Government, and Scottish Power Energy Networks where local and national goals were noted to ensure that the heat network opportunities were aligned with these. Inverclyde has identified heat network led approach to this LHEES due to ample opportunities and work to date.

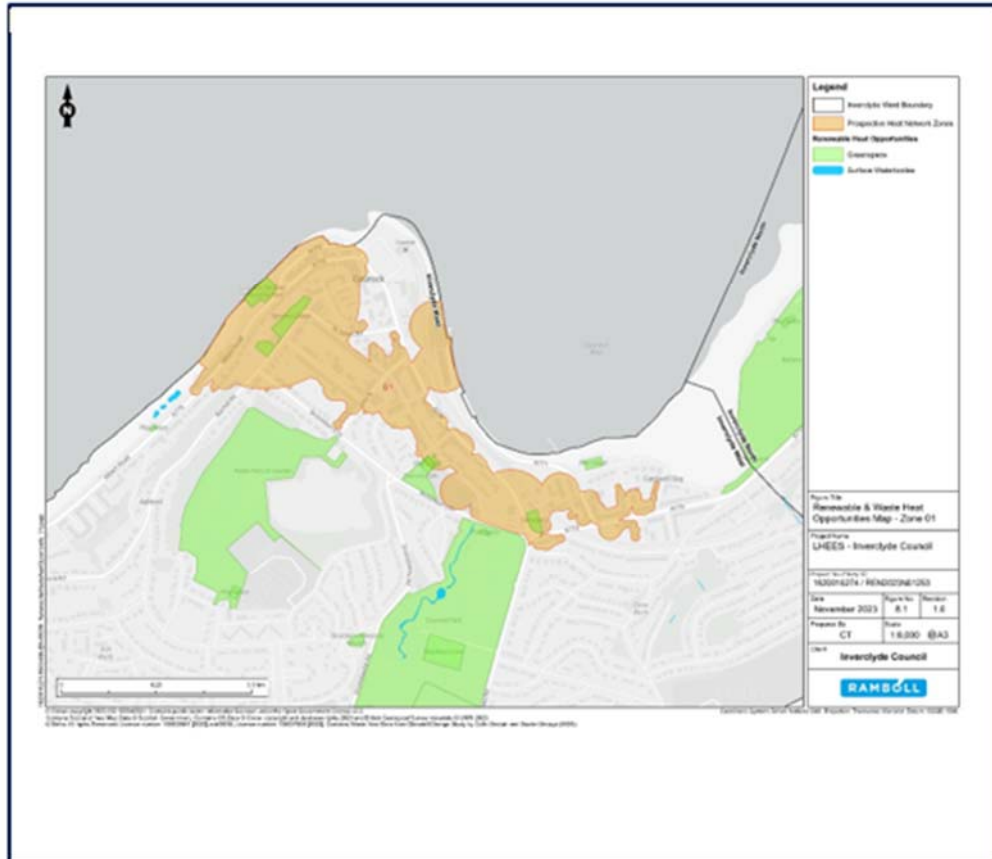
## 5.2 Individual Heat Network Opportunities

The individual heat networks zone opportunities are presented in this section. The analysis presented here is based on metrics such as linear heat density, anchor load threshold criteria, gridded heat density and local knowledge. The Council will take a technology agnostic approach to heat sources for the network, although heat sources are identified in each zone, further detailed feasibilities and business cases will guide the developments towards the best possible solutions.



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.1 Zone 1

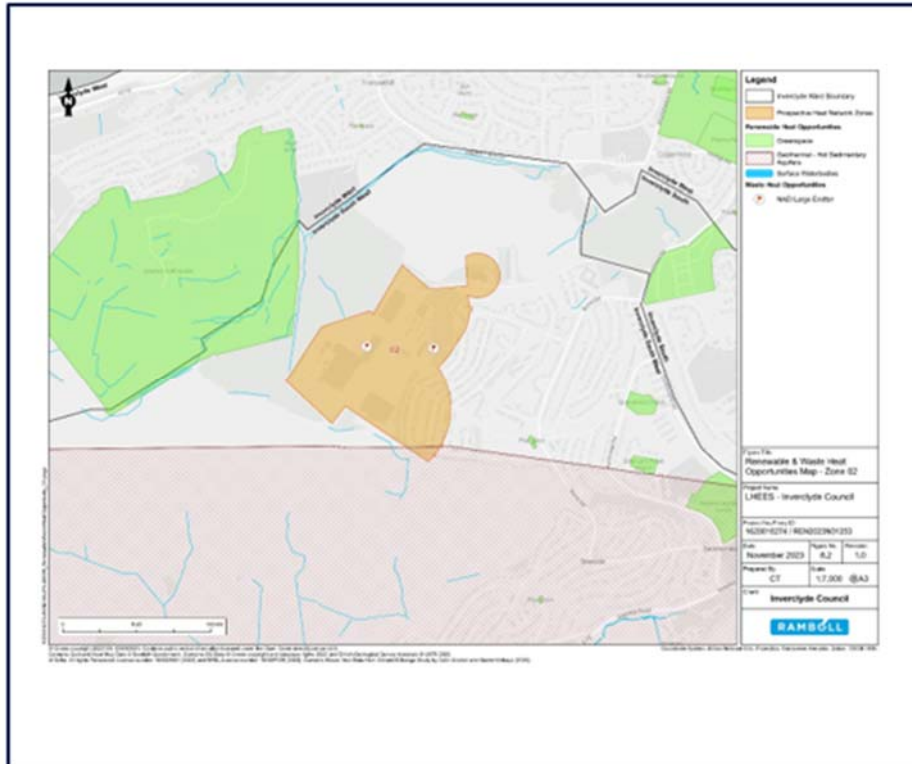


Zone Ward	Inverclyde West
Zone Area	26.6
Estimated Zone Heat Demand	21,783MWh/y
Potential Heat Sources	Green Spaces Surface Water
Fuel Poverty (% of households)	27.8%
Extreme Fuel Poverty (% of households)	14.1%
Proportion of Domestic Buildings	82%



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.2 Zone 2



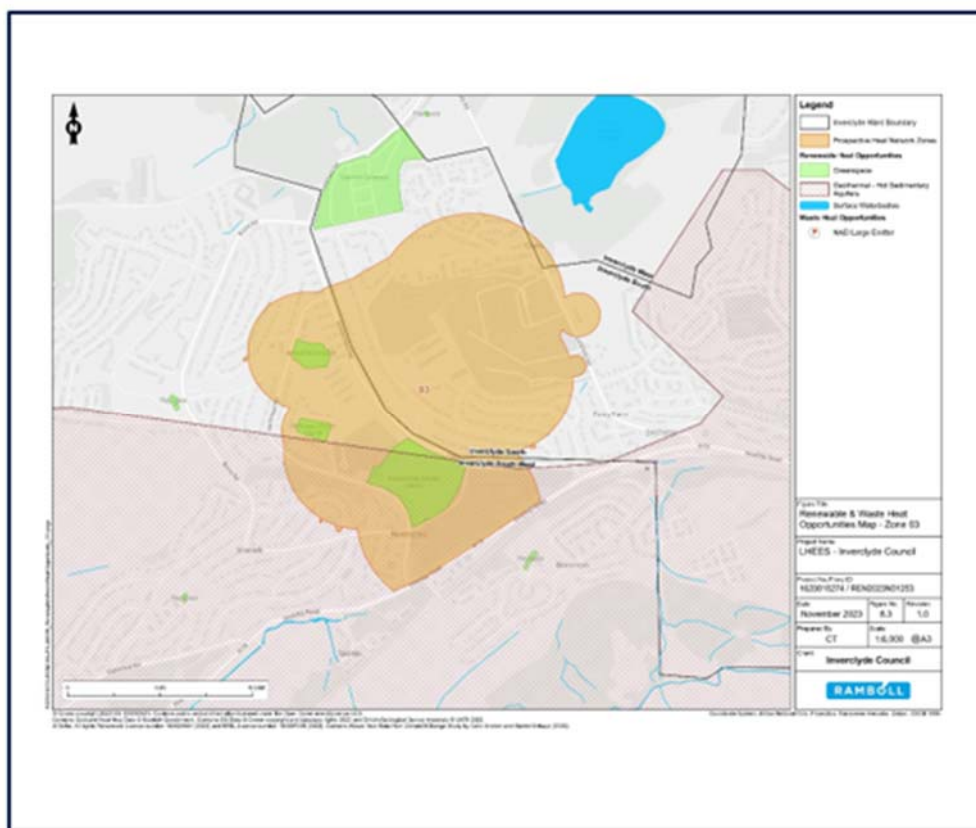
Zone Ward	Inverclyde South West
Zone Area	23.9
Estimated Zone Heat Demand	11,669MWh/y
Potential Heat Sources	Cooling Tower (Larkfield Industrial Estate) NAEI Large Emitter Geothermal
Fuel Poverty (% of households)	31.6%
Extreme Fuel Poverty (% of households)	18.1%
Proportion of Domestic Buildings	79%





## Local Heat and Energy Efficiency Delivery Plan

### 5.2.3 Zone 3

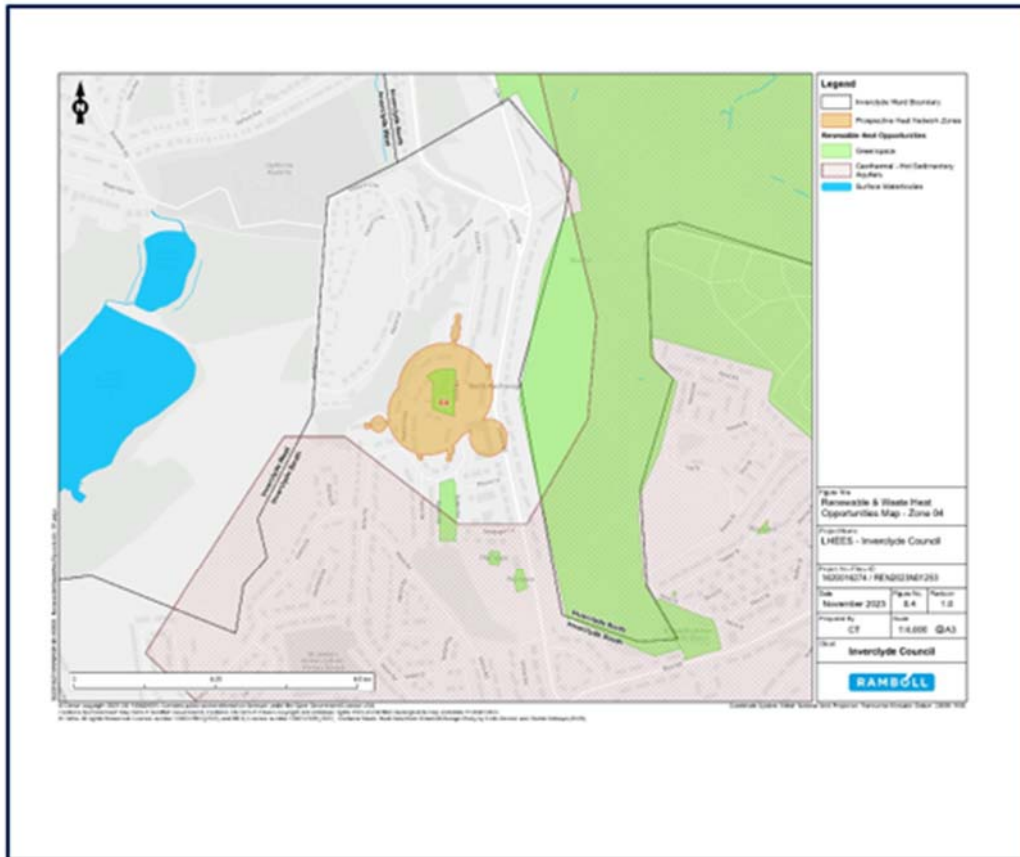


Zone Ward	Inverclyde South/ Inverclyde South West
Zone Area	61.1
Estimated Zone Heat Demand	25,979 MWh/y
Potential Heat Sources	Green Spaces Geothermal
Fuel Poverty (% of households)	30.1%
Extreme Fuel Poverty (% of households)	19.1%
Proportion of Domestic Buildings	95%



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.4 Zone 4

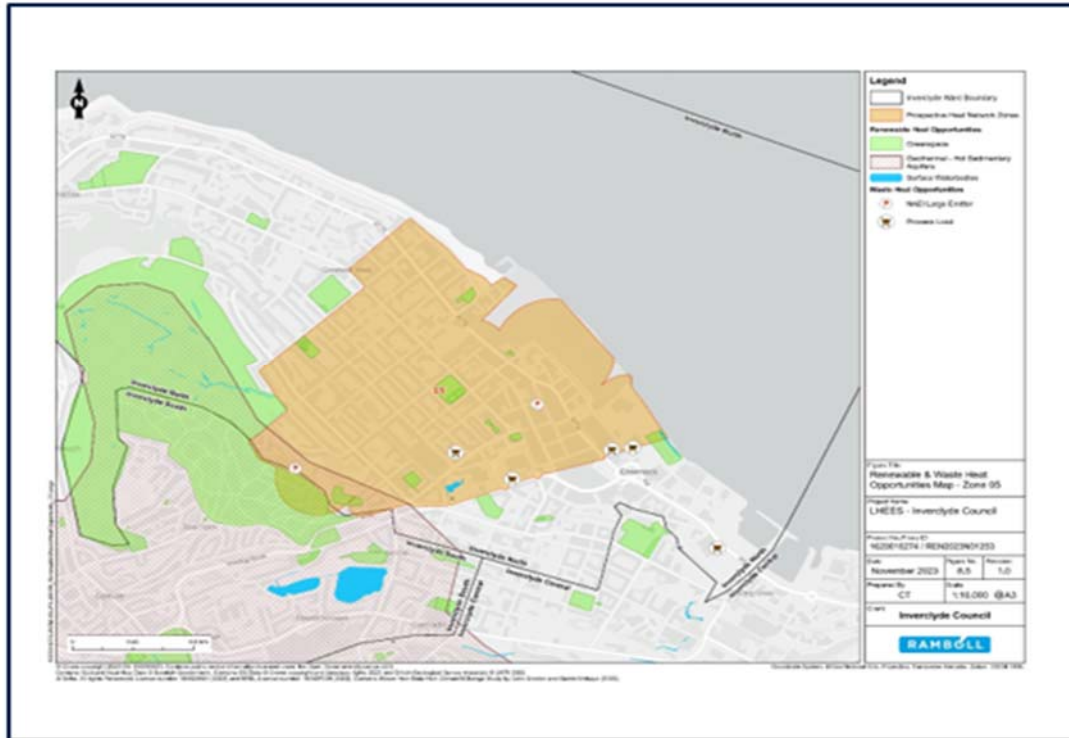


Zone Ward	Inverclyde South/ Inverclyde South-West
Zone Area	3.2
Estimated Zone Heat Demand	2,126 MWh/y
Potential Heat Sources	Green Space
Fuel Poverty (% of households)	32.5%
Extreme Fuel Poverty (% of households)	20.3%
Proportion of Domestic Buildings	93%



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.5 Zone 5

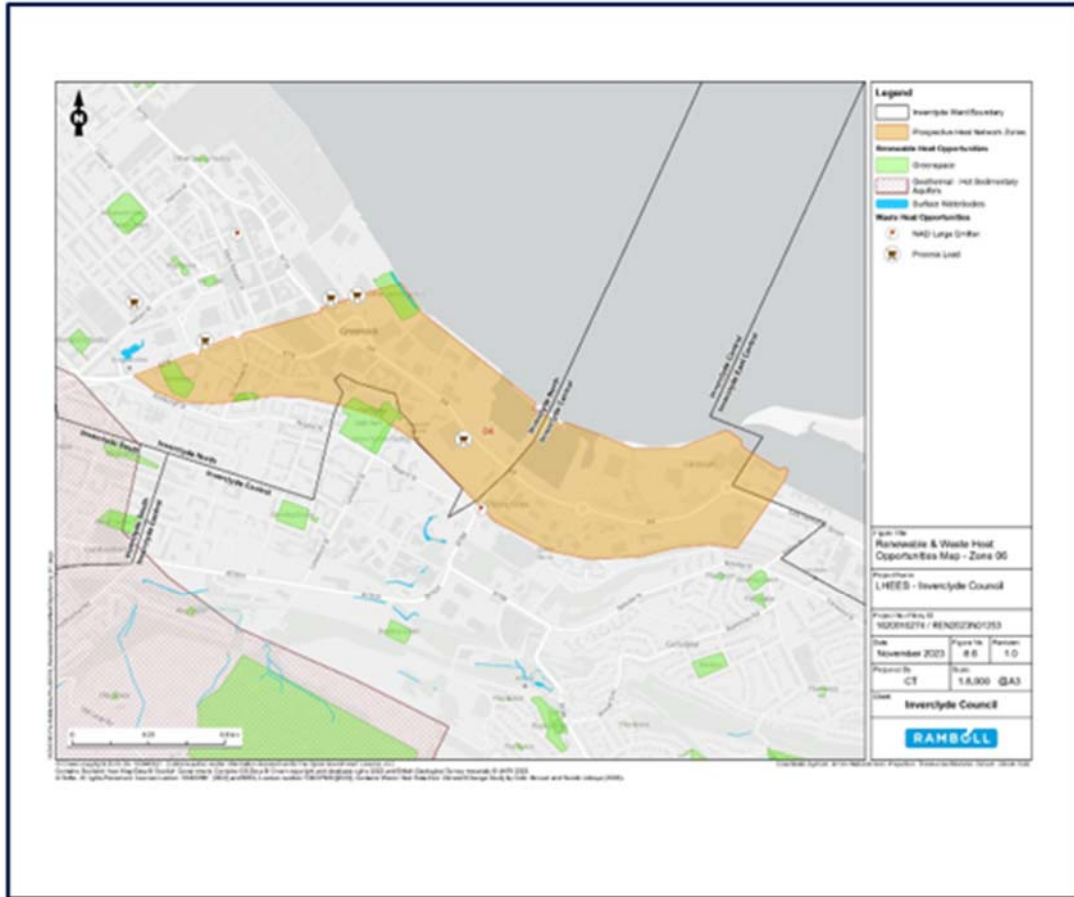


Zone Ward	
Zone Area	23.9
Estimated Zone Heat Demand	103,519 MWh/y
Potential Heat Sources	Green Spaces Process Loads (3No. Supermarkets, 1No Bakery) Surface Waterbodies NAEI Large Emitter Geothermal
Fuel Poverty (% of households)	28.1%
Extreme Fuel Poverty (% of households)	13.1%
Proportion of Domestic Buildings	80%



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.6 Zone 6

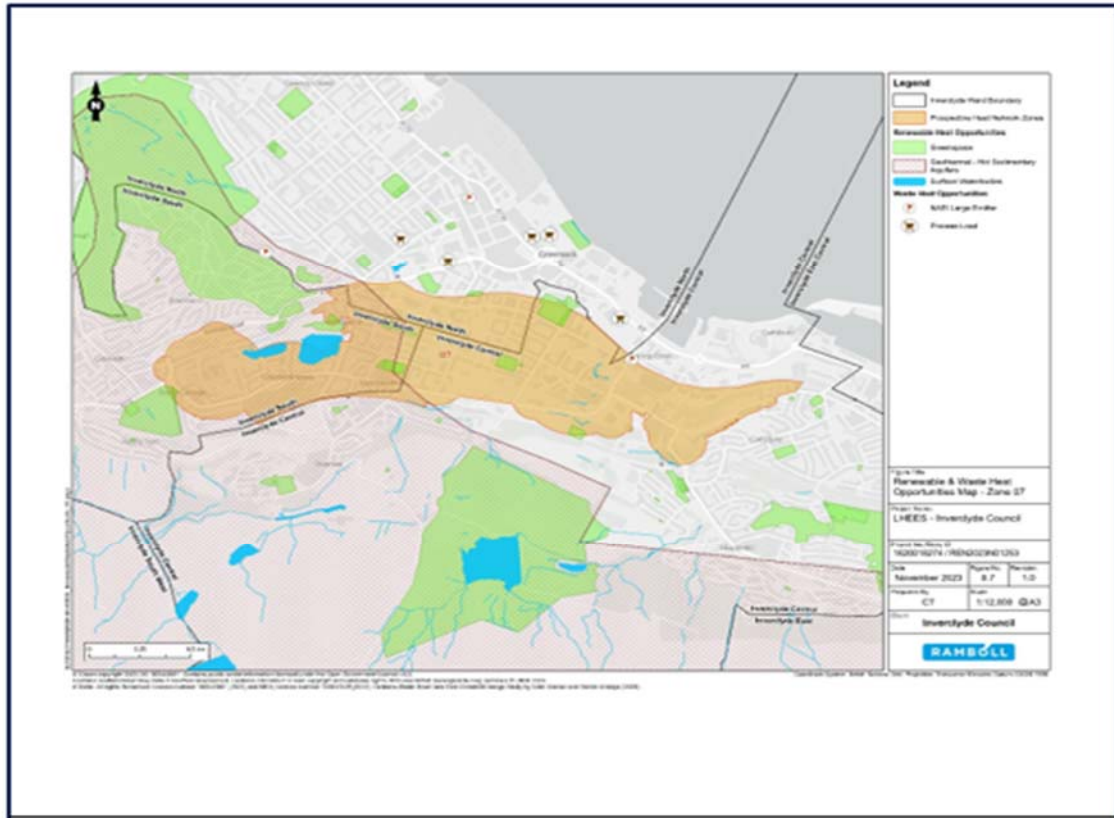


Zone Ward	Inverclyde North/ Inverclyde Central
Zone Area	69.7
Estimated Heat Zone Demand	37,256 MWh/y
Potential Heat Sources	Green Spaces Surface Waterbodies Process Load (1No. Supermarket)
Fuel Poverty (% of households)	35.6%
Extreme Fuel Poverty (% of households)	28.8%
Proportion of Domestic Buildings	70%



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.7 Zone 7

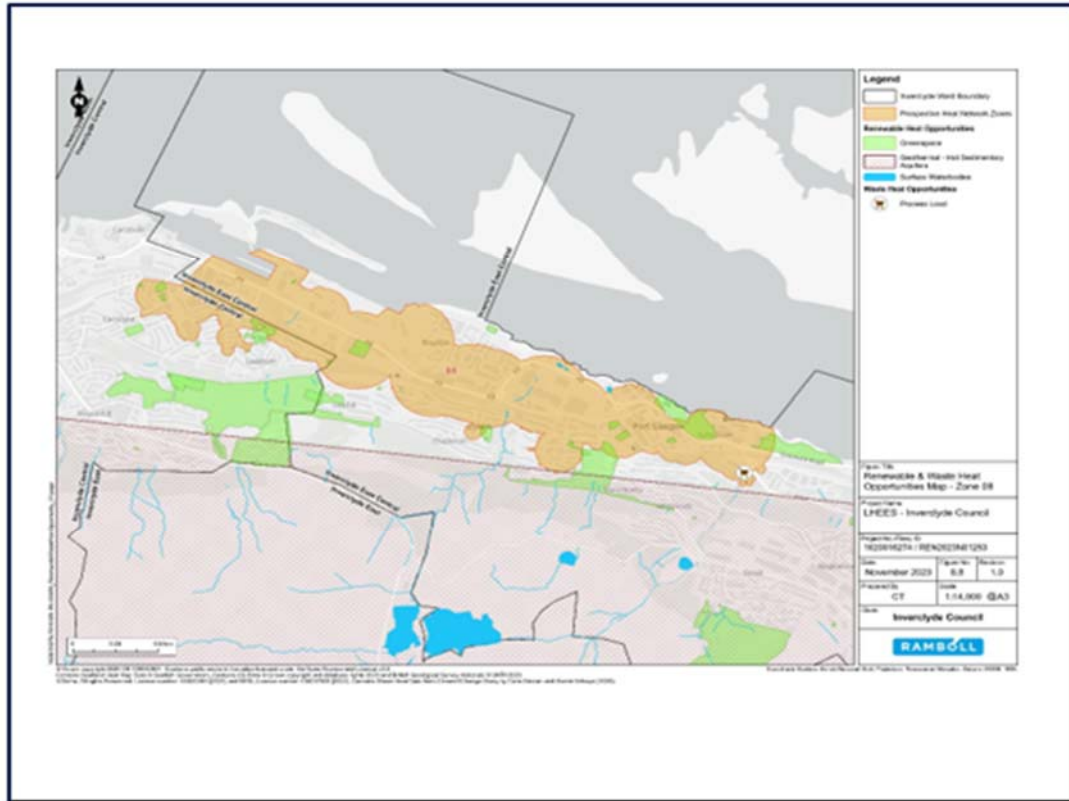


Zone Name	Inverclyde North/ Inverclyde Central/ Inverclyde South
Zone Area	146.1
Estimated Zone Heat Demand	68,852 MWh/y
Potential Heat Sources	Green Spaces NAEI Large Emitter Surface Waterbodies Geothermal
Fuel Poverty (% of households)	35.1%
Extreme Fuel Poverty (% of households)	26.7%
Proportion of Domestic Buildings	87%



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.8 Zone 8

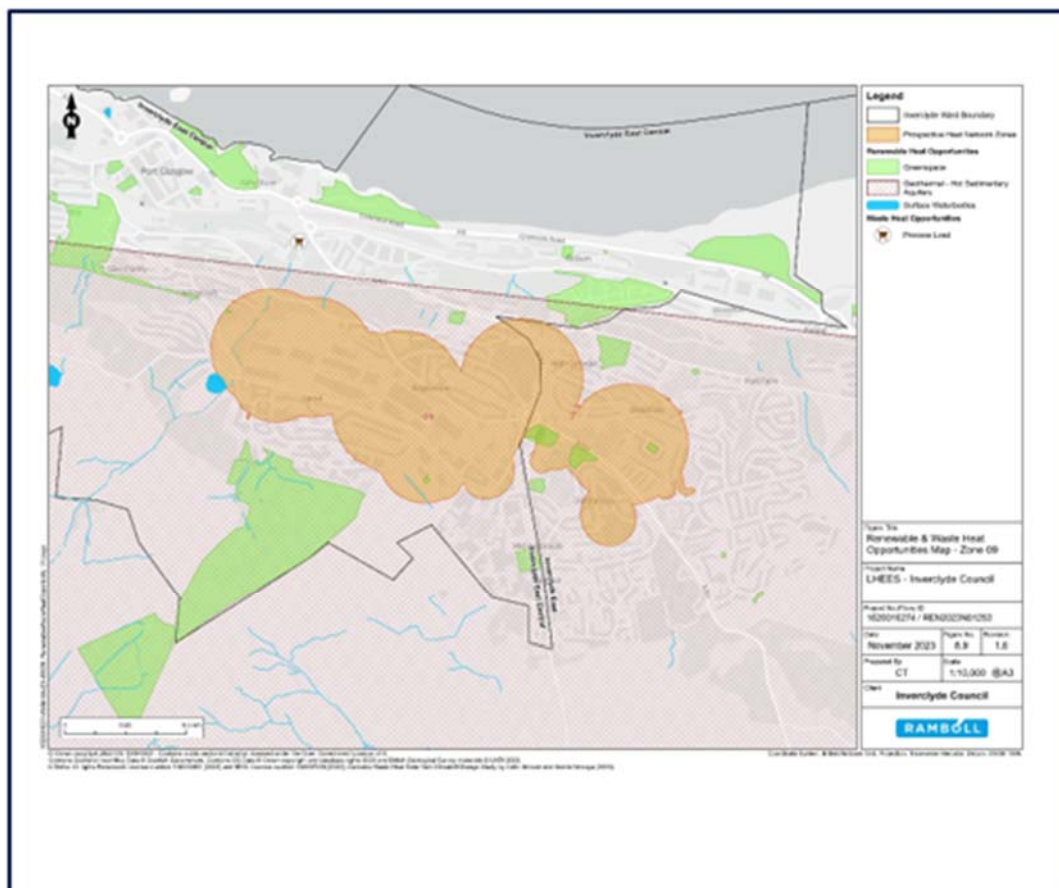


Zone Ward	Inverclyde East Central/ Inverclyde Central
Zone Area	173.6
Estimated Zone Heat Demand	68,895 MWh/y
Potential Heat Sources	Green Spaces Surface Waterbodies Process Load (1No. Supermarket) Geothermal
Fuel Poverty (% of households)	32.4%
Extreme Fuel Poverty (% of households)	23.4%
Proportion of Domestic Buildings	82%



## Local Heat and Energy Efficiency Delivery Plan

### 5.2.9 Zone 9

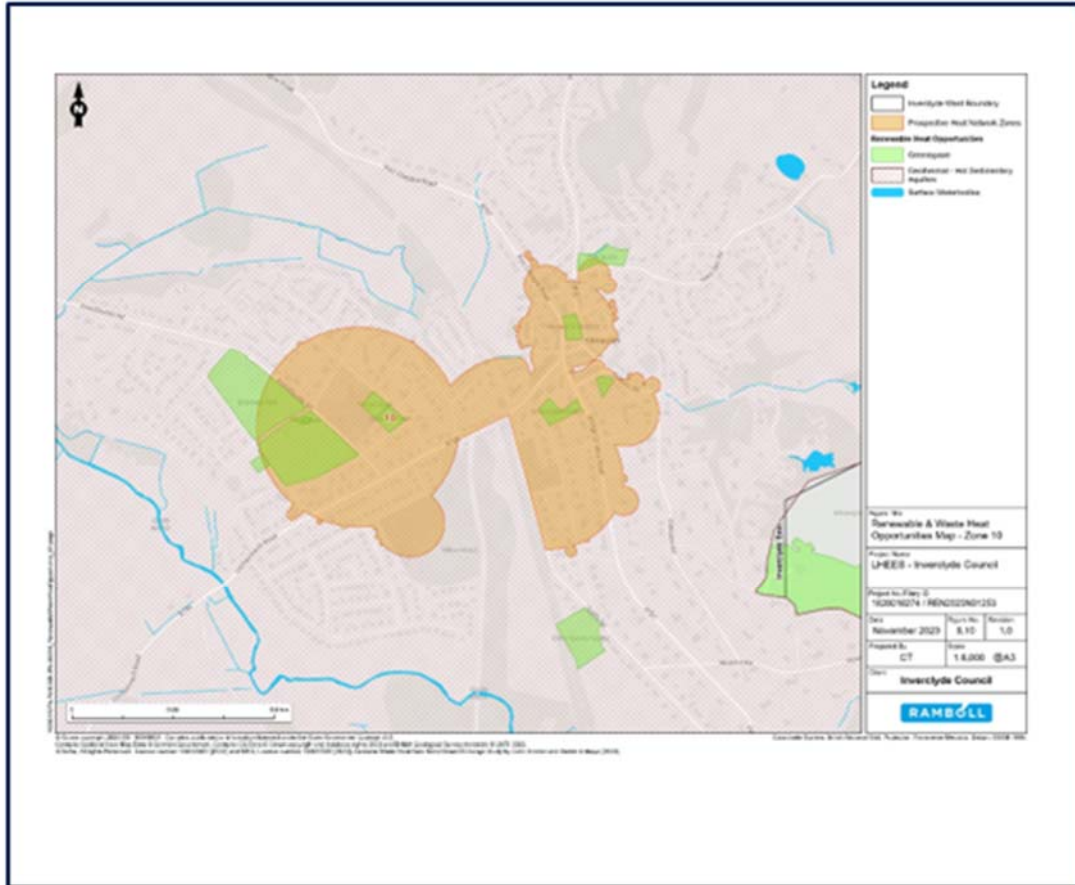


Zone Ward	Inverclyde East Central/ Inverclyde East
Zone Area	108.2
Estimated Zone Heat Demand	50,167 MWh/y
Potential Heat Sources	Green Spaces Geothermal Surface Waterbodies
Fuel Poverty (% of households)	31.4%
Extreme Fuel Poverty (% of households)	19%
Proportion of Domestic Buildings	93%



# Local Heat and Energy Efficiency Delivery Plan

## 5.2.10 Zone 10



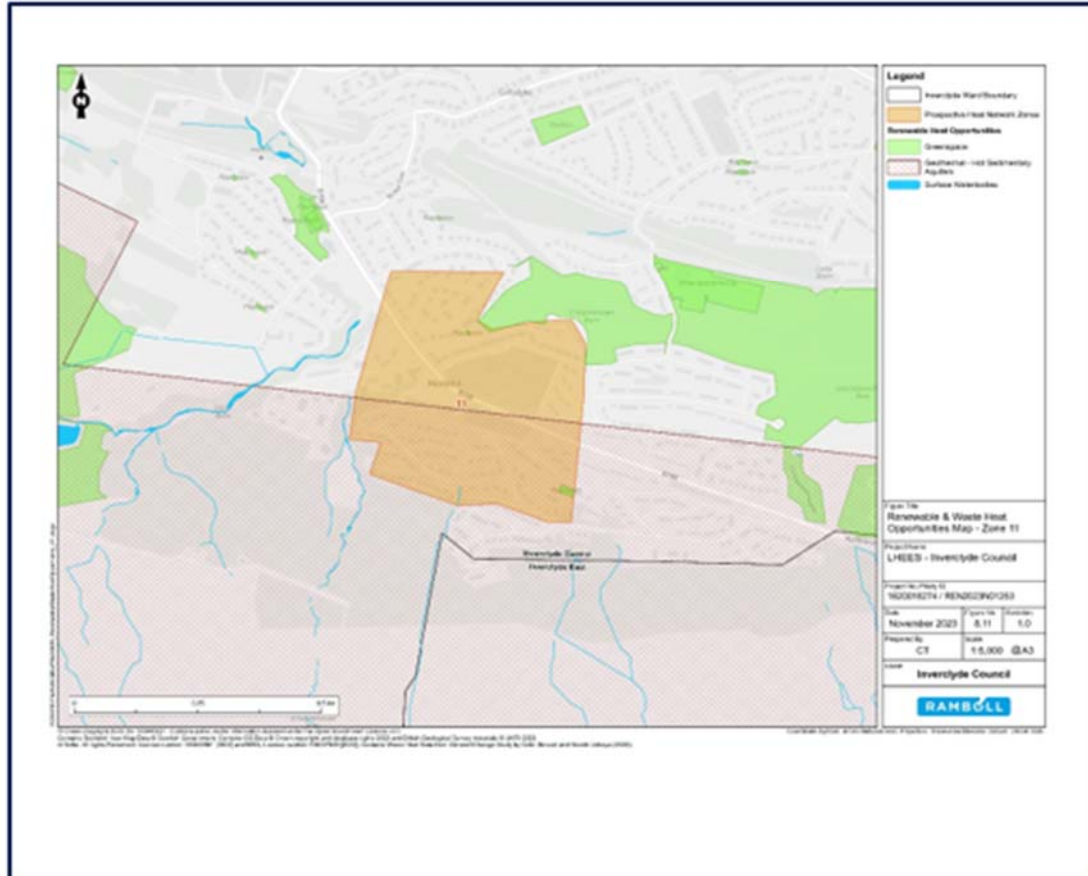
Zone Ward	Inverclyde East
Zone Area	41.1
Estimated Zone Heat Demand	18,374 MWh/y
Potential Heat Sources	Green Spaces Geothermal Surface Waterbodies
Fuel Poverty (% of households)	21.1%
Extreme Fuel Poverty (% of households)	1.2%
Proportion of Domestic Buildings	83%





# Local Heat and Energy Efficiency Delivery Plan

## 5.2.11 Zone 11



Zone Ward	Inverclyde East
Zone Area	18.7
Estimated Zone Heat Demand	5,566 MWh/y
Potential Heat Sources	Green Spaces Geothermal Surface Waterbodies
Fuel Poverty (% of households)	37%
Extreme Fuel Poverty (% of households)	25.5%
Proportion of Domestic Buildings	97%



# Local Heat and Energy Efficiency Delivery Plan

## 5.3 Overview of the Delivery Area Opportunities

Using the LHEES methodology, the Council has identified a significant amount of potential delivery area opportunities. This used domestic stock analysis to identify areas where poor energy efficiency is a driver for fuel poverty. To achieve this, the data for probability of fuel poverty (Figure 5) was used as the basis of identifying hotspots. This was then blended with data which provided information on levels of energy efficiency. The result of the analysis was the identification of hotspots where there is a high indication of fuel poverty and high levels of poor energy efficiency (Figure 6).

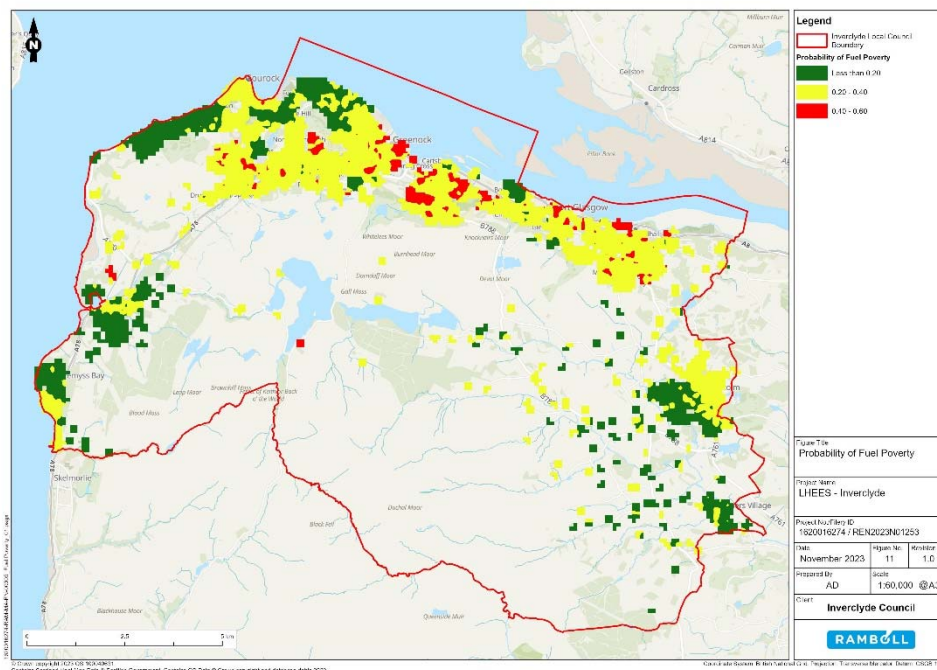


Figure 5 - Poor Building Energy Efficiency: Probability of Fuel Poverty Raster



## Local Heat and Energy Efficiency Delivery Plan

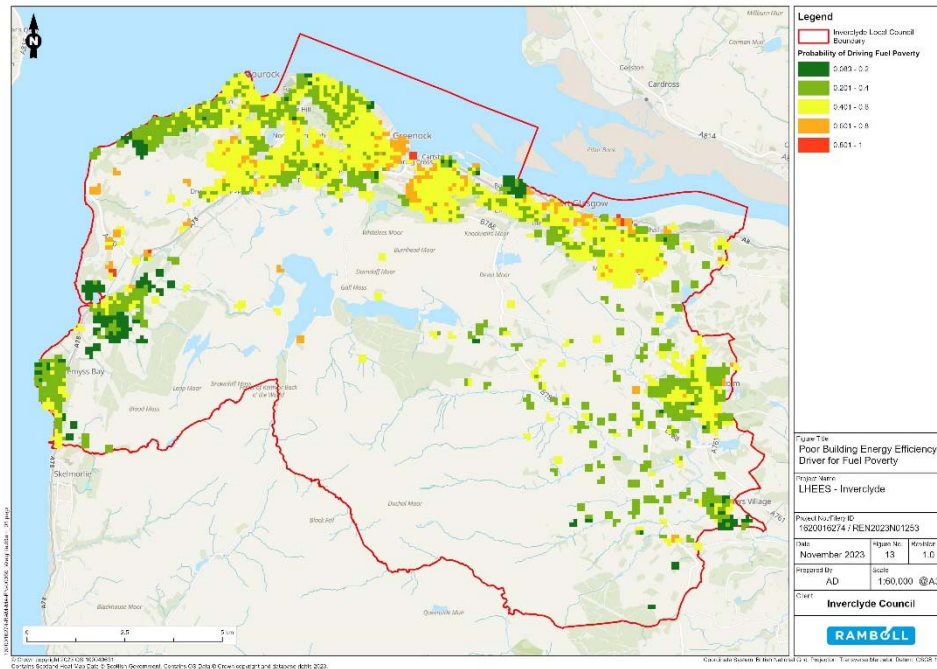


Figure 6 - Poor Building Energy Efficiency: Weighted Sum of Home Efficiency Factors Raster

In addition to this analysis, the council also assessed areas with a high concentration of heat pump ready properties which could be decarbonised with relative ease. These are properties with a reasonable or good level of energy efficiency and can have an individual or communal heat pump installed (sometimes with low-disruption and low-cost installations such as loft insulation or glazing). The council focused the analysis on on-gas properties as those are the most prevalent types of homes in Inverclyde. The requirements of these properties are:

- Not Category 0
- Property not listed
- Property not in conservation area
- Insulated walls
- Double/triple glazed windows
- Loft insulation > 99mm

The council reduced and combined these opportunities to five priority delivery area opportunities where they coincide with existing work Inverclyde and stakeholders are conducting or align with local and national targets for energy efficiency, fuel poverty and heat decarbonisation. These give priority delivery areas are the focus for this five-year period (2024 – 2028), with the remaining delivery areas addressed in future to capture Inverclyde as a whole.



# Local Heat and Energy Efficiency Delivery Plan

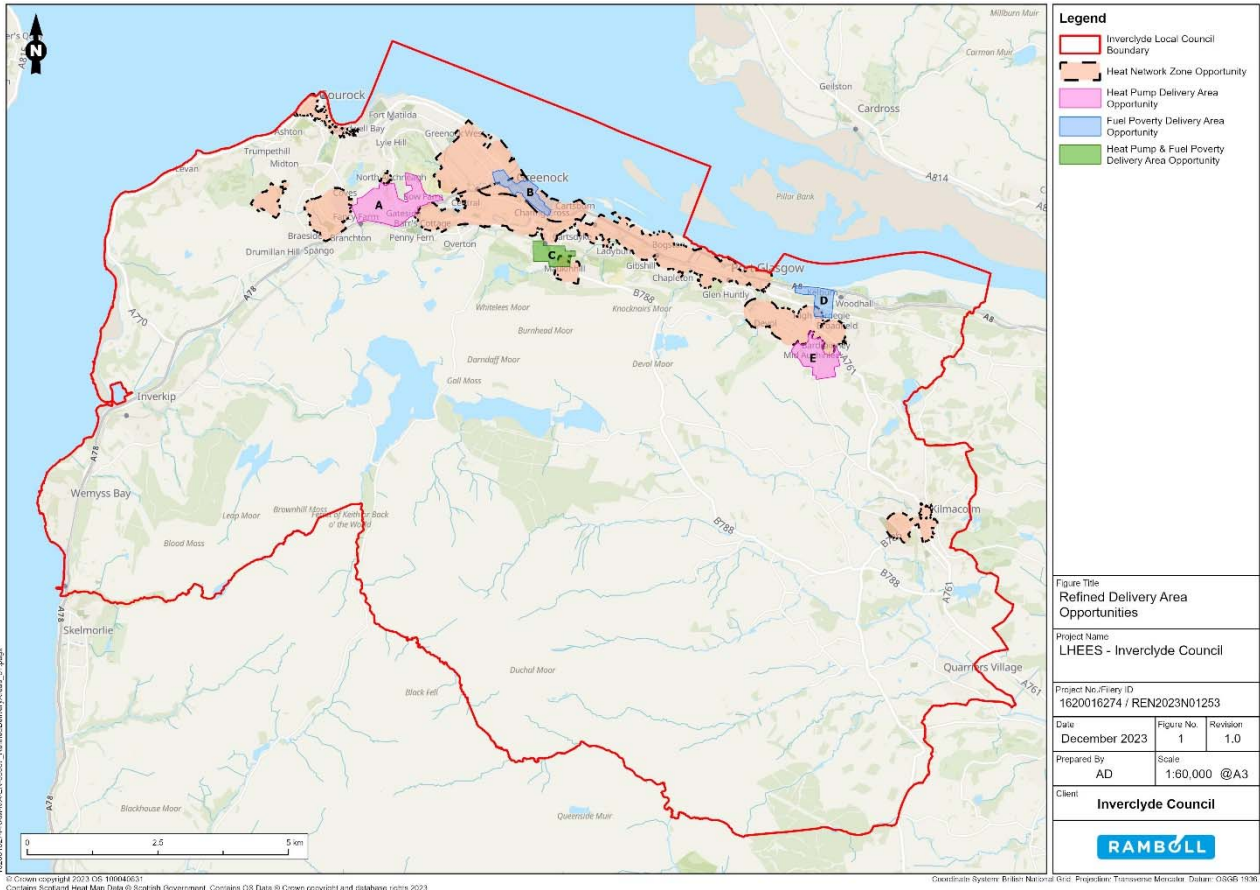


Figure 7 Map showing five priority delivery area opportunities alongside provisional heat network zone opportunities

Once these areas were identified, the council analysed the individual property-level energy efficiency and decarbonisation pathways. This approach set a target SAP score of 69 (equivalent to EPC C) for each property. This target was chosen in line with the Scottish Government’s Heat in Buildings strategy for residential properties, where it states that wherever technically and legally feasible, properties require a minimum EPC rating of C by 2033. The measures made available for the PEAT tool included all insulation, glazing, and draught proofing measures.

Table 1 displays PEAT outputs for EPC before and after measures have been applied. There is a significant increase to EPC C across all delivery areas. The PEAT tool was applied using the same measures across all opportunity delivery areas to address Fuel Poverty for areas B, C, and D and to improve EPC for those properties in areas A, C, and E prior to ASHP and PV measures.



## Local Heat and Energy Efficiency Delivery Plan

EPC	SAP	Area A		Area B		Area C		Area D		Area E	
		Before	After	Before	After	Before	After	Before	After	Before	After
B	81-91	8%	8%	1%	1%	0%	0%	0%	0%	10%	10%
C	69-80	49%	79%	46%	81%	72%	96%	41%	66%	42%	68%
D	55-68	35%	12%	36%	12%	26%	4%	35%	25%	35%	18%
E	39-54	6%	1%	10%	6%	2%	0%	14%	9%	9%	4%
F	21-38	2%	0%	6%	0%	1%	0%	9%	0%	3%	1%
G	1-20	0%	0%	1%	0%	0%	0%	1%	0%	1%	0%

Table 1 - PEAT Output: EPC Comparison for Refined Delivery Areas

Table 2 displays a range of savings associated with the implementation of energy efficiency measures. There is a relatively equal balance between all delivery areas, with Area C standing out as having the lowest values for all three saving types. Area C is an area of combined delivery opportunities.

Delivery Area Opportunity	Energy Saving (kWh)	Energy Bill Saving	KgCO <sub>2</sub> e Saving
Area A	3,390	£455	715
Area B	3,363	£564	593
Area C	2,802	£336	492
Area D	3,538	£545	615
Area E	3,326	£432	600

Table 2 - PEAT Output: Energy and Carbon Savings per Property per Delivery Area Opportunity

Table 3 displays properties by number of applied PEAT measures and their average cost per property. The variation between number of properties is not directly representative of needs in the area due to varying number of properties per area.



# Local Heat and Energy Efficiency Delivery Plan

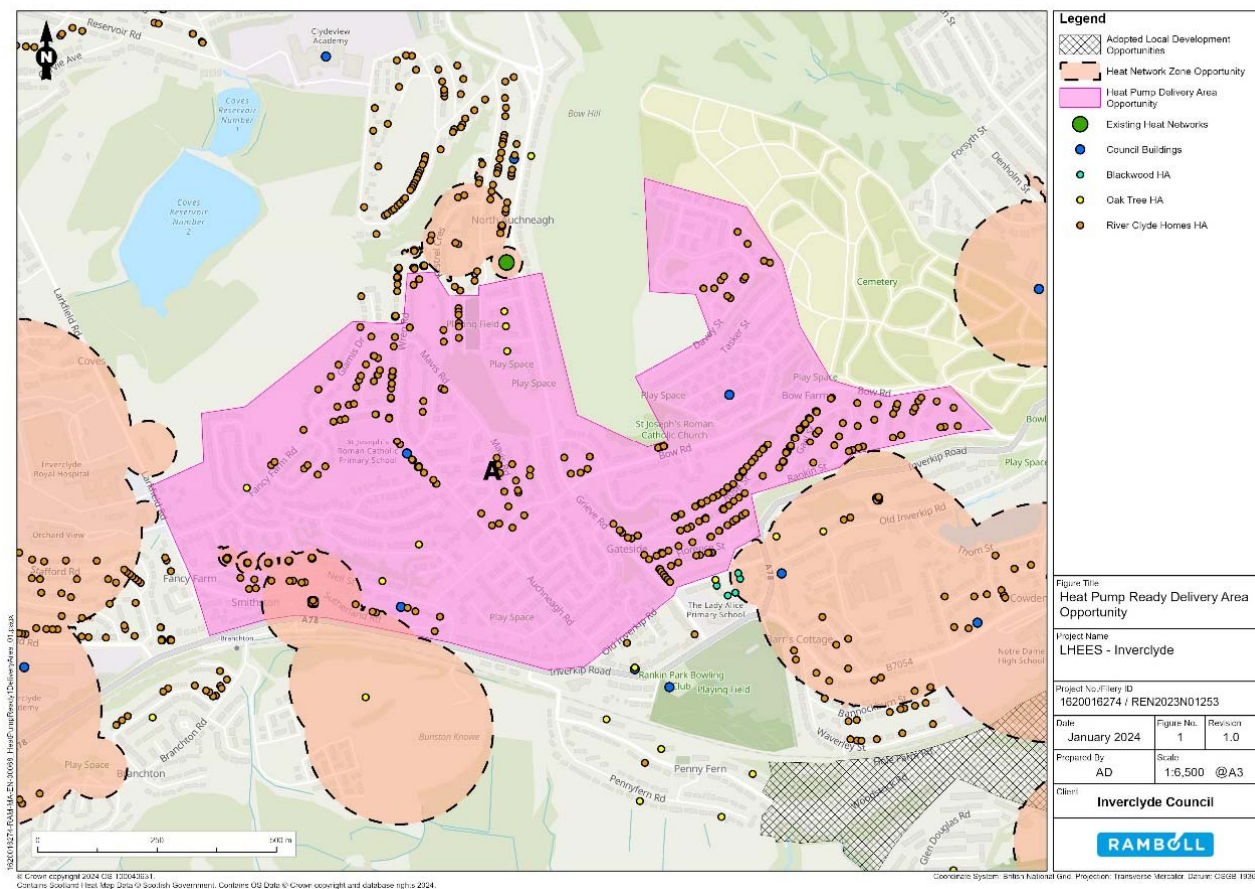
Measures	Area A		Area B		Area C		Area D		Area E	
	Property Count	Avg Cost	Property Count	Avg Cost	Property Count	Avg Cost	Property Count	Avg Cost	Property Count	Avg Cost
1	36	£915	1	£766	5	£532	9	£1,106	40	£1,290
2	284	£6,527	83	£3,339	38	£4,848	80	£9,220	145	£9,143
3	303	£13,829	56	£10,834	75	£15,420	77	£13,392	312	£16,478
4	249	£17,278	35	£14,022	22	£17,358	11	£17,836	149	£18,522
5	97	£22,666	12	£15,411	4	£21,263	N/A	N/A	10	£19,130

Table 3 - PEAT Output: Number of Measures per Opportunity Delivery Area with Average Cost per Property

## 5.4 Individual Delivery Areas Opportunities

The individual delivery areas are presented in this section. The analysis is based on outputs of the PEAT-OR tool which draws from EPC data along with modelled data where there are gaps.

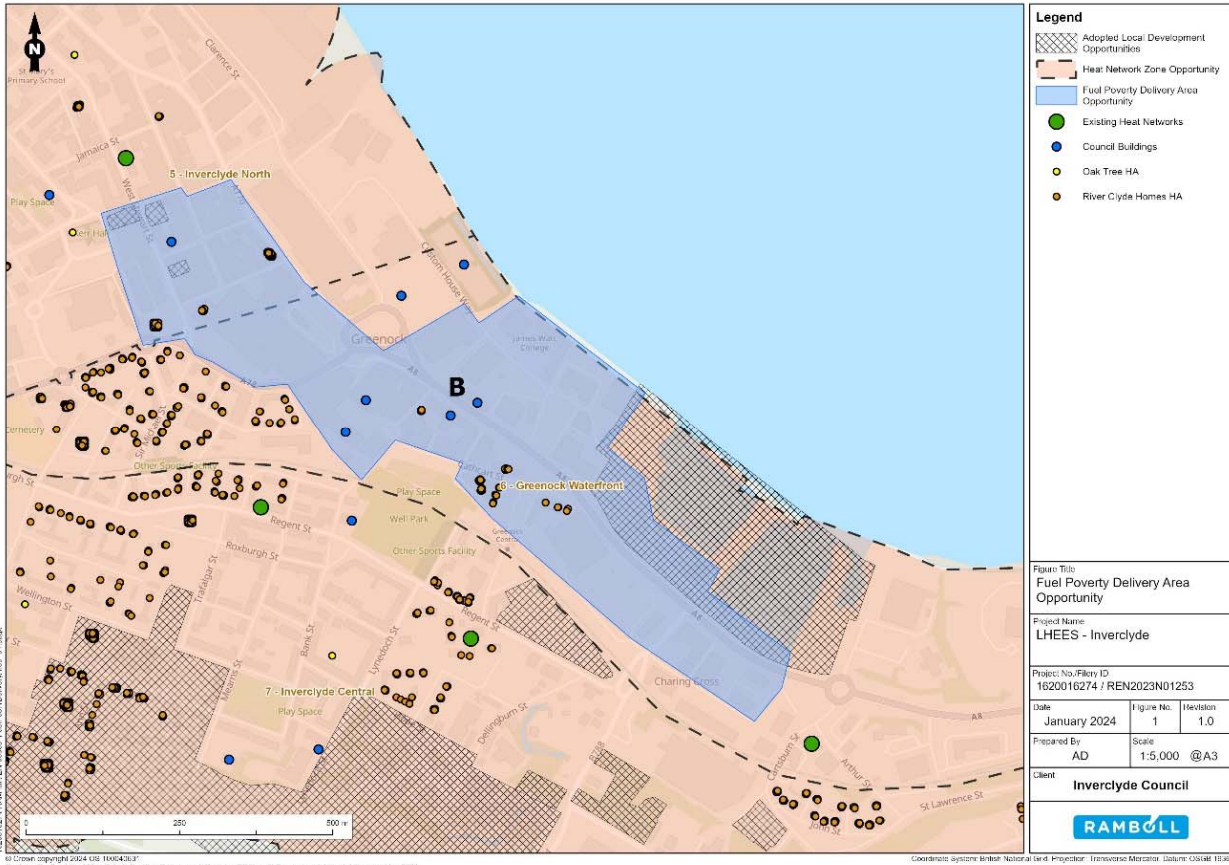
### 5.4.1 Heat Pump Ready Delivery Areas Opportunity A





# Local Heat and Energy Efficiency Delivery Plan

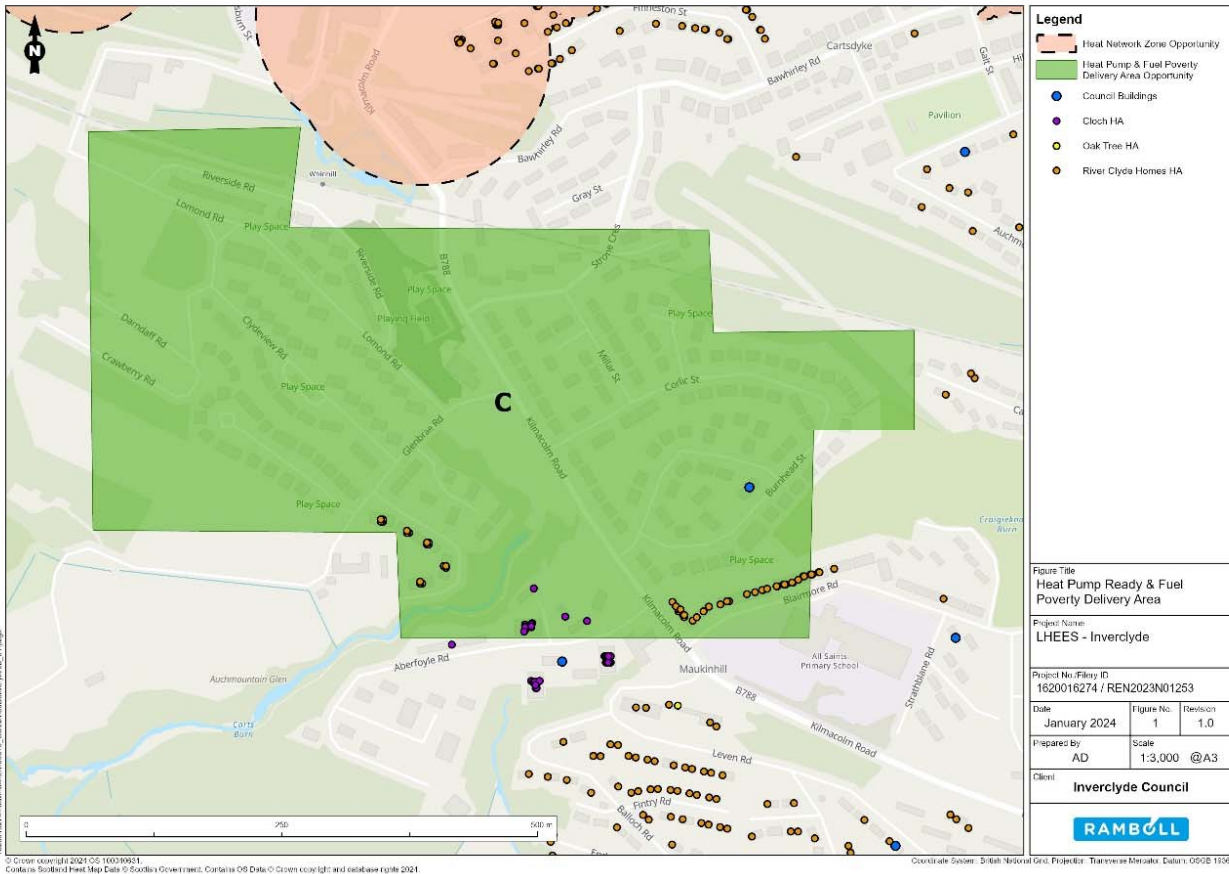
## 5.4.2 Fuel Poverty Delivery Area Opportunity B





# Local Heat and Energy Efficiency Delivery Plan

## 5.4.3 Heat Pump Ready and Fuel Poverty Delivery Area Opportunity C

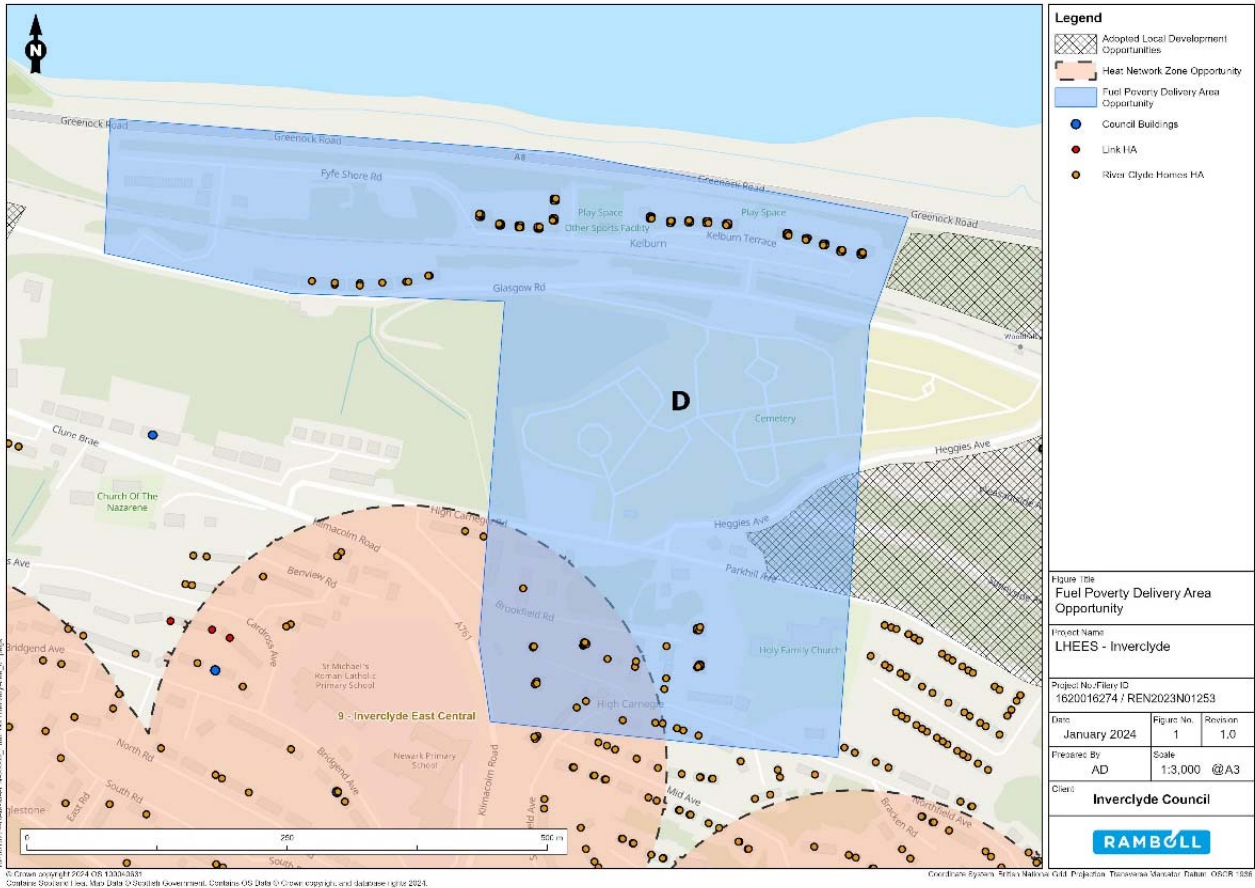






# Local Heat and Energy Efficiency Delivery Plan

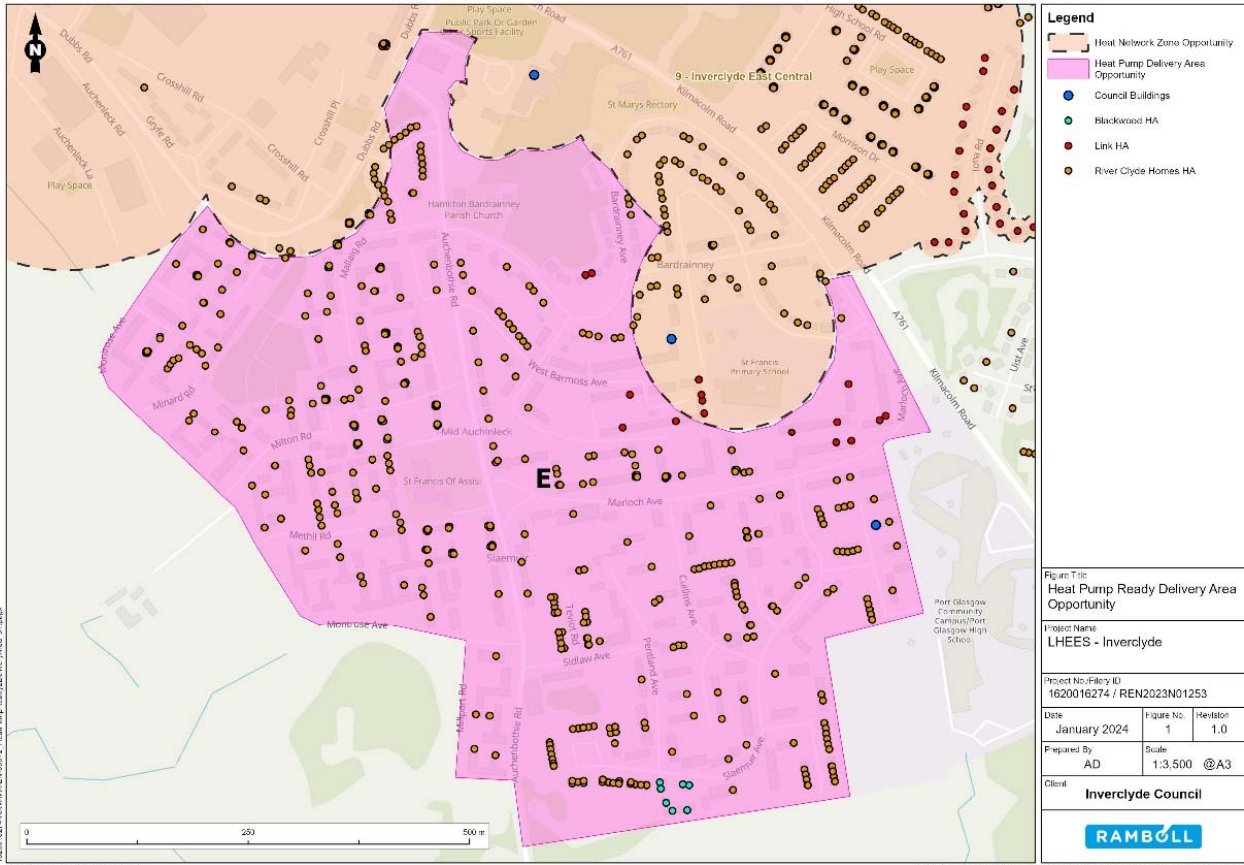
## 5.4.4 Fuel Poverty Delivery Area Opportunity D





# Local Heat and Energy Efficiency Delivery Plan

## 5.4.5 Heat Pump Ready Delivery Areas Opportunity E



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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV041/24/EM</b>
<b>Contact Officer:</b>	<b>Eddie Montgomery</b>	<b>Contact No:</b>	<b>01475 712472</b>
<b>Subject:</b>	<b>Energy &amp; Climate Change – Net Zero Action Plan Annual Progress Review / Scottish National Adaptation Plan Consultation</b>		

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## 1.0 PURPOSE AND SUMMARY

1.1  For Decision  For Information/Noting Tick any that apply

1.2 This report seeks to update the Committee on the progress made against the approved Net Zero Action Plan 2022/27 and provides an update on a further Energy and Climate Change related Scottish Government public consultation and the Council's response.

1.3 The Environment & Regeneration Committee of 28 October 2021 approved the Net Zero Strategy 2021-2045 ([https://www.inverclyde.gov.uk/assets/attach/14504/net-zero-strategy\\_web.pdf](https://www.inverclyde.gov.uk/assets/attach/14504/net-zero-strategy_web.pdf)) which sets out Inverclyde Council's route map to achieving net zero greenhouse gas emissions by 2045. The Net Zero Action Plan 2022/27 was approved by the Committee in November 2022 with funding allocation agreed in March 2023 as part of the 2023/26 Capital Programme.

1.4 The report provides a summary of the response to the Scottish Government consultation on the Draft Scottish National Adaptation Plan (2024 – 2029) which launched on 31 January and had a submission date of the 24 April 2024.

## 2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee:

- notes the current position and the progress on the specific actions of the 2022/27 Net Zero Action Plan as outlined in the report and Appendix A;
- notes the Draft Scottish National Adaptation Plan (2024 – 2029) Consultation and Inverclyde response as included in Appendix B.

**Stuart Jamieson**  
**Director Environment &**  
**Regeneration**

### 3.0 BACKGROUND AND CONTEXT

- 3.1 Inverclyde Council's Net Zero Strategy sets out a route map to achieving net zero direct greenhouse gas emissions from its operations by 2045, including an interim 2031 target. The primary focus is reducing emissions from the council's buildings, transport, street lighting, water and waste, before considering options for offsetting emissions that cannot be eliminated.
- 3.2 The Strategy will be implemented through a series of Action Plans, the 2022-2027 Action Plan was approved in November 2022 and provides the objectives and associated actions that will target the carbon reductions over the five years of the initial plan, subject to the limit of available funding. It was also agreed that, where appropriate, the proposed action plan projects will require to be brought back to Committee for approval prior to progression following the completion of detailed technical assessments of the one-off capital costs, revenue cost impacts (negative or positive), and carbon reduction improvements.
- 3.3 The Councils Environment & Regeneration Capital programme reflects the allocation of resources approved by Inverclyde Council on 2<sup>nd</sup> March 2023 including £3.3m to address the progression of the agreed 2022/27 Net Zero Action Plan.

#### **2022/27 Net Zero Action Plan**

- 3.4 The Committee has previously approved the Net Zero Action Plan 2022/27 with the last full update presented to the June 2023 Committee and interim targeted updates to the November 2023 and January 2024 Committees focusing on progress made on the areas of the plan that address Energy Use in Buildings and the Natural Environment.
- 3.5 The Actions within the approved Plan have been reviewed by the various Services and Officers with an update on progress included as Appendix A.

#### **Draft Scottish National Adaptation Plan (2024 – 2029)**

- 3.6 The Draft Scottish National Adaptation Plan (2024 – 2029) is in response to The Climate Change Committee's third Climate Change Risk Assessment that incorporates assessment of risks and opportunities from climate change to Scotland. It is structured around five 'Outcomes' each with a set of 'Objectives' and with policy proposals to achieve each Objective. A summary of the Outcomes is outlined below:

**Nature Connects:** refers to placing nature at the centre in addressing the impacts of climate change. This incorporates both rural and urban environments. Protecting the natural environment to enhance the resilience of ecosystems can in turn support societies to adapt to climate hazards, e.g. flooding. With respect to Local Authorities, key policy proposals include accounting for climate risks in development planning and 'nature networks' to connect nature-rich sites.

**Communities:** refers to taking a 'place-based' approach to design local solutions to climate change. Key policy proposals in this regard include 'Climate Action Hubs' supporting community-led adaptation and a 'National Flood Resilience Strategy'.

**Public Services and Infrastructure:** public sector organisations have a legal duty with respect to adaptation and it is considered that adaptation be aligned with their strategic outcomes and priorities. Key policy proposals include updated statutory guidance on Public Bodies Climate Change Duties on adaptation and supporting collaboration between the public sector in this regard.

**Economy, Business and Industry:** considers adaptation as both helping reduce economic costs of climate change and presenting economic opportunities in, for example, the growth of adaptation sectors.

**International Action:** recognises the role Scotland has in helping communities across the world particularly affected by climate change and that it can learn from other countries in how to help Scotland adapt.

3.7 Proposals of note include development planning to take account of current and future climate risks supported by National Planning Framework 4, national network of ‘Climate Action Hubs’, a ‘National Flood Resilience Strategy’, a strengthened ‘Public Sector Climate Adaptation Network’ and collaborative planning and investment partnerships on adaptation covering all regions by 2029. This Consultation was considered by The Energy and Climate Change Team with a response sent on behalf of the Council. The Council response is included as Appendix B.

#### 4.0 PROPOSALS

4.1 The Committee are asked to note the progress on the specific actions of the 2022/27 Net Zero Action Plan included as Appendix A and note that relevant reports will be brought back for Committee consideration as and when required.

4.2 The outcome of the consultation on the Draft Scottish National Adaptation Plan (2024 – 2029) will be monitored and any implications reported to a future Committee.

#### 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		x
Legal/Risk	x	
Human Resources		x
Strategic (Partnership Plan/Council Plan)	x	
Equalities, Fairer Scotland Duty & Children/Young People’s Rights & Wellbeing		x
Environmental & Sustainability	x	
Data Protection		x

#### 5.2 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	-	-	-	-	-

**5.3 Legal/Risk**

The Climate Change (Scotland) Act 2009 set a target to reduce greenhouse gas emissions by 80% by 2050 from a 'baseline' year of 1990. 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 legally binding, national target to reduce net greenhouse gas emissions by 75 percent by 2030 and then to reach net zero by 2045.

The Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Amendment Order 2020' 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.

**5.4 Human Resources**

There are no human resources issues arising from this report.

**5.5 Strategic**

There are no direct strategic implications as a result of this report.

**5.6 Equalities, Fairer Scotland Duty & Children/Young People**

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
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, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(b) Fairer Scotland Duty

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 – Assessed as not relevant under the Fairer Scotland Duty.

(c) Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

Where this implication is applicable, the CRWIA process must be followed. If the subject matter of the report requires a CRWIA, it must be referenced as a background paper and if available on the website, the link should be provided.

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.7 **Environmental/Sustainability**

The Councils Net Zero Strategy will be implemented through the 2022/27 Action Plan, which provides the objectives and associated actions that will target the Carbon Reduction Actions over the five years of the plan.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

## 5.8 Data Protection

Has a Data Protection Impact Assessment been carried out?

Where applicable, the corporate DPIA process must be followed. If the subject matter of the report requires a DPIA, it must be referenced as a background paper and if available on the website, the link should be provided.

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

## 6.0 CONSULTATION

6.1 Consultation has been undertaken with the Council Officers who form the Climate Change Working Group.

## 7.0 BACKGROUND PAPERS

7.1 None.



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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## 1. Carbon Reduction Action Area: Governance

### Leadership

1.1	Work with all Council Services and key partners including the Scottish Government to improve the quality of our emissions data and reporting mechanisms, and reduce carbon emissions annually, to reach Net Zero by 2045	Net Zero Strategy; Climate Change Reporting	Chief Executive; Partners including Scottish Government	Annual Climate Change Reporting to the Scottish Government: Council's total annual corporate emissions	2012/13 emissions	Continue to reduce carbon emissions annually to reach Net Zero as soon as possible	Annual	2.1; 2.5; 3.1
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#### Progress update – June 2023:

The climate change reporting data submitted by the Council shows that, from a baseline of 2012/13, the Council has been steadily reducing its carbon emissions. By 2021/22, the Council has reduced its greenhouse gas emissions from 19,104 in 2012/13 to 11,705 tonnes, a reduction of 39%.

#### Progress update – May 2024:

The climate change reporting data submitted by the Council (and reported to the January 24 Committee) shows that, from a baseline of 2012/13, the Council continues to steadily reduce its greenhouse gas emissions. By 2022/23, the Council has reduced its emissions from 19,104 in 2012/13 to 9,362 tonnes, a reduction of 51%. It should be noted however that from 01/04/2023, the Council took responsibility for electricity and gas charges for Inverclyde Leisure sites with emissions in respect of electricity and gas consumption for Inverclyde Leisure operated assets now set to be included in reporting for 2023/24 emissions. As advised to the January 2024 Committee it will be necessary to recalculate the baseline position to reflect this addition. It was also reported that the Council will report emissions for Municipal Waste from 2023/24, whereby, up to this year only internal waste emissions have been reported on. The Council, however, in January confirmed a new waste contractor that will divert waste from landfill to Energy from Waste which will also require to be considered in the 2023/24 reporting.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.2	Embed our aims to tackle Climate Change and to achieve emission reductions within our Council Corporate Plan and Inverclyde Outcomes Improvement Plan (IOIP)	Council Corporate Plan; IOIP	Corporate Policy & Performance Team	Council Corporate Plan and IOIP	Outcomes within IOIP 2017–2022	Key objectives and organisational priorities within the Council Corporate Plan	2023	1.2; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b>            New Inverclyde Council Plan 2023-28 and Inverclyde Alliance Partnership Plan 2023-33 approved April 2023. The Partnership Plan includes the outcome “Our natural capital is looked after, and we are effectively adapting and mitigating the effects of climate change” with the Council Plan including “Our natural environment is protected” as a key outcome. A strengthened performance management approach for the Council Plan will include regular updates on progress against our carbon reduction aims. The Council Plan links column has been updated to reflect the new plan themes and outcomes.</p>								
<p><b>Progress Update – May 2024:</b>            Action complete, with 5-year action plan requiring refresh within the life of current Council and Partnership Plans.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.3	Work with partners / ALEO's to encourage them to take action to reduce their own carbon footprint; add this requirement to the terms and conditions associated with grants awarded by the Council, Area Partnerships, procurement contracts etc.	Net Zero Strategy; Procurement Strategy	Climate Change Group; Procurement Manager; Regeneration Manager	N/A	N/A	N/A	2022 / ongoing	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Continue to work with Inverclyde Leisure on utility consumption reduction measures including optimising use, staff behaviour change, and options for physical asset interventions. Work has commenced in relation to making amendments to the council terms and conditions. A Net Zero section has been added to the updated contract strategy that will mandate consideration within all procurement exercises. 12 Designated Procurement Officers (DPO) across Services have registered to attended or have completed the climate literacy training. The council have encouraged the use of net zero within specification development where it is relevant, proportionate and cost effective to do so. Annual reporting of procurements influences and contribution that support the delivery of the Net Zero and circular economy agenda.</p>								
<p><b>Progress update – May 2024:</b> Inverclyde Leisure utility payment transferred to Inverclyde Council as of April 2023, physical asset interventions are reviewed and discussed at regular liaison meetings. Annual procurement reporting continues with the reporting of climate and circular economy criteria to be captured as part of the 2023/24 report. The recently published LHEES and work in relation to the Local Housing Strategy (Delivery Group 4) involves partnership working with local RSL's.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.4	Review Council standard committee report format to introduce Environmental / Sustainability implications section to ensure elected members and other readers of reports are alerted to any carbon, climate change or sustainability impacts	Net Zero Strategy	Head of Legal, Democratic, Digital & Customer Services	Production of new report template and guidance		New templates and guidance is in place	2022	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> New Committee report format in place and approved by June 2022 Policy &amp; Resources Committee (minor changes agreed May 2023).</p>								
1.5	Inclusion of a new e-learning module on the Climate Emergency, recommended for all Council employees; explore options to make this available to community / third sector organisations, via the wider e-learning platform	Net Zero Strategy	Human Resources & Organisational Development Team	Production of e-learning module on the Climate Emergency		E-learning module on the Climate Emergency in place	2023	3.1; 3.2
<p><b>Progress update – June 2023:</b> Currently linking with other Councils on the potential on working collaboratively in the development of an E-Learning module for Net Zero. Guidance has been developed by the Service which will be utilised for the development of modules and promoted to employees via ICON and other media channels.</p>								
<p><b>Progress update – May 2024:</b> E-learning module content has been created and, following sign off from Energy and Climate Change lead officers, will be launched and promoted.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.6	Ensure that training in carbon efficiency behaviours is provided to all new Council employees via the staff Induction process	Net Zero Strategy; Staff Induction process	Human Resources & Organisational Development Team	Introduction of Induction training in carbon efficiency behaviours for all new staff		Induction training in carbon efficiency behaviours is in place	2023	3.1; 3.2
<p><b>Progress update – June 2023:</b> The induction module is being reviewed to include guidance around carbon efficiency behaviours.</p>								
<p><b>Progress update – May 2024:</b> The induction module has been updated and includes guidance around carbon efficiency behaviours.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Funding</b>								
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1.7	Work with our partners including the Scottish Government to focus specific funding, measures and resources to address Climate Change at local level	Net Zero Strategy	IC Budget Strategy; Scottish Government (SG)	Specific funding, measures and resources to address the Climate Change projects at local level	N/A	Dedicated funding, measures and resources to address Climate Change projects at local level	Annual	2.1; 2.5; 3.1
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**Progress update – June 2023:**  
The Councils Environment & Regeneration Capital programme reflects the allocation of resources approved by Inverclyde Council on 2<sup>nd</sup> March 2023 including £3.3m to address the progression of the agreed 2022/27 Net Zero Action Plan. £0.99m grant funding has been secured through the Low Carbon / Vacant & Derelict Land Investment Programme (VDLIP) to support the delivery of the Learning Disability Community Hub project including the low carbon design approach. The £1.734m Port Glasgow Community Hub (refurbishment of King George VI building) funded through the Regeneration Capital Grants Fund (RCGF) also includes piloting a low carbon approach. The report being submitted on the Peatland Restoration proposals also notes the potential to access the Scottish Government Peatland Action Fund.

**Interim update – November 2023:**  
£0.99m grant funding has been secured through the Low Carbon / Vacant & Derelict Land Investment Programme (VDLIP) to support the delivery of the Learning Disability Community Hub project including the low carbon design approach.  
The £1.734m Port Glasgow Community Hub (refurbishment of King George VI building) funded through the Regeneration Capital Grants Fund (RCGF) also includes piloting a low carbon approach.  
The Peatland Restoration proposals for Dowries and Hardridge Farms have been progressed with £768,705 Scottish Government Peatland Action Funding now secured for Hardridge and Dowries application also being considered;  
Funding application made to Scottish Football Association (SFA) to address LED floodlighting upgrades across School and Leisure pitches (50% match funding required if successful);  
Museums Galleries Scotland - Capital Resilience Fund 2023 (grants available between £5,000 and £60,000) and opportunity for energy efficiency works with officers putting together a bid for heating controls / partial LED lighting in the Watt Institute

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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**Interim update – January 2024:**

Peatland Restoration proposals have been progressed with a further £103,981 Scottish Government Peatland Action Funding now secured for Dowries; Positive engagement continues with the Scottish Football Association (SFA) to address LED floodlighting upgrades across School and Leisure pitches (50% match funding required if successful); Museums Galleries Scotland - Capital Resilience Fund 2023. Grant application submitted for the maximum £60,000 for heating controls / partial LED lighting in the Watt Institute. Outcome awaited. Salix Public Sector Heat Decarbonisation Grant funding bid submitted addressing multiple sites aligning to existing Net Zero Action Plan projects. Outcome awaited; Potential funding support opportunities in relation to heat network studies as detailed within main report.

**Progress update – May 2024:**

Scottish Football Association (SFA) - LED floodlighting upgrades across School and Leisure pitches - 50% match funding confirmed up to maximum of £200K. Museums Galleries Scotland - Capital Resilience Fund - Grant application successful with £42K confirmed to address partial LED lighting in the Watt Institute. Salix Public Sector Heat Decarbonisation Grant – No award from the this round, Officers have met with Grant administrators to inform next round submission. Heat Network Support Unit (HNSU) – Strategic Heat Network Support application submitted and awaiting outcome of review panel. Currently engaging with River Clyde Homes who have been successful in obtaining funding for a feasibility study on expansion off their Broomhill network.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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Procurement								
1.8	Continue to implement and refresh the Procurement strategy, to ensure that goods and services are procured ethically and responsibly, from ethical and sustainable sources, including through the supply chain and sub-contractors	Net Zero Strategy; Procurement Strategy	Procurement Manager	Procurement Strategy Action Plan	Limited use of previous policy	Production, adoption and implementation of an updated Sustainable Procurement Policy	Dec 2022	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b>  Procurement strategy 2022-25 continues to be implemented and contains a sustainability and social value priority. Spend analysis will continue to be reviewed and will be supported within 2023/24 using sustainable tools such as the: Flexible Framework assessment tool; Prioritisation Tool; Sustainability Test. Continue to implement and deliver the fair work fits action plan. Fair Work First criteria is now mandatory in all council procurement exercises (Works &gt;£250k / Goods &amp; Services &gt;£25k).</p>								
<p><b>Progress update – May 2024:</b>  Procurement strategy 2022-25 continues to be implemented and contains a sustainability and social value priority. Spend analysis continues to be reviewed and reported as part on the annual procurement report which is reported to committee and the Scottish government. Priority will be given within 2024/25 to adopting where appropriate the use of sustainable tools such as the: Flexible Framework assessment tool; Prioritisation Tool; Sustainability Test. Continue to implement and deliver the fair work first action plan. Fair Work First criteria is now mandatory in all council procurement exercises (Works &gt;£250k / Goods &amp; Services &gt;£25k) with performance being reported annually to committee and the Scottish government as part of the annual procurement report.</p>								

On-going Complete



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.9	Produce and implement a new community benefits in procurement procedure, set out in an updated Social Value Strategy	Net Zero Strategy; Procurement Strategy; Social Value Policy	Procurement Manager	Production of an updated Social Value Policy		Production, adoption and implementation of an updated Social Value Policy	Dec 2022	1.1; 1.2; 1.4; 2.1; 2.3; 3.1
<p><b>Progress update – June 2023:</b> Social Value policy was presented at E&amp;R committee on 22 October 2022 for noting and approved at P&amp;R committee on 15 November 2022. Social Value policy has been fully implemented on possible contracts and success will be captured, monitored, and reported as part of the procurement annual report. The next phase of developing the social value policy into a community-based solution that supports community wealth building is underway and will be implemented in 2023/24.</p>								
<p><b>Progress update – May 2024:</b> Social value policy continues to capture and secure social value outcomes in accordance with the agreed benefits menu. Work is ongoing in a collaboration with City Region partners with a focus on implementing a community Wishlist based solution that will report consistently across the region on both local and city region projects. The new approach is at advanced stages with software having been procured and will be implemented FY 2024/25. All social value outcomes will be captured, monitored and reported as part of the annual procurement report.</p>								
1.10	Implement Flexible Framework assessment tool; <ul style="list-style-type: none"> <li>• Prioritisation Tool;</li> <li>• Sustainability Test</li> </ul>	Net Zero Strategy; Procurement Strategy	Procurement Manager	Procurement Strategy Action Plan		Implementation of flexible framework assessment tool	Feb 2023	2.3; 2.5; 3.1
<p><b>Progress update – June 2023:</b> As outlined in Action 1.8. Spend analysis continues to be the main tool in relation to understanding spend patterns and potential for rationalisation etc.. Progress has been limited in relation to the implementation and use of sustainable tools given other priorities, however the following tools will be implemented during financial year 2023/24: Flexible Framework assessment tool; Prioritisation Tool; Sustainability Test.</p>								
<p><b>Progress update – May 2024:</b> Update as outlined in Action 1.8.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Education and Learning</b>								
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1.11	Continue to support school staff to increase their confidence in embedding 'Learning for Sustainability' (Lfs) into the curriculum by working with partner agencies to organise opportunities to share practice	Lfs as part of Curriculum for Excellence	Education; national education partners; external partners agencies	Net Zero Strategy objectives embedded into 'Lfs' element of school curriculum		Net Zero Strategy objectives embedded into 'Lfs' element of school curriculum	Ongoing	1.1; 2.1; 2.3; 2.5
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**Progress update – June 2023:**  
 Career Long Professional Learning (CLPL) has been promoted with staff throughout the year, delivered online by Education Scotland and West of Scotland Education Development Centre (WOSDEC) with a focus on embedding Global Citizenship into the curriculum. Five clusters participated in the Keep Scotland Beautiful Dandelion Project. This project provided secondary schools with a growing cube. Through this project, all schools were provided with seed potatoes allowing pupils to grow these at home and then use these for transition projects with P7. In November 2022, pupils from Kilmacolm Primary School and St Columba's High School presented to Elected Members at the Education Committee to showcase how learning for sustainability is integrated into the curriculum.

**Progress update – May 2024:**  
 Career Long Professional Learning (CLPL) continues to be promoted by staff and this is being delivered by Education Scotland and West of Scotland Education Development Centre (WOSDEC). In August 2023 we appointed a Primary Science Development Officer (PSDO), with partial funding from Education Scotland and The Wood Foundation. The action plan that supports this role includes a focus on learning for sustainability. The PSDO shares practice from across Scotland on initiatives that are successful and supports teachers in the classroom through a coaching and modelling approach to build confidence in delivery.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.12	Support and expand the 'Eco-Schools' programme in Inverclyde schools	Curriculum for Excellence	Education; external partners	Levels of participation in 'Eco-Schools' activity; eco-projects delivered in schools	Currently 38nr schools / early years facilities registered and 9nr have Green Flags	Increased levels of participation in 'Eco-Schools' activities; more Green Flag Awards; more eco-projects delivered in schools	Annual	1.1; 2.1; 2.5
<p><b>Progress update – June 2023:</b>  There has not been an increase in the number of schools/early years establishments registered as an eco-school and there are still 9 schools/early years establishments who have a green flag. Establishments are working towards achieving their flag. Five clusters participated in the Keep Scotland Beautiful Dandelion Project which had a focus on learning for sustainability.</p>								
<p><b>Progress update – May 2024:</b>  We continue to have 9 establishments holding a green flag. Two have registered that they will gain this award in the next 12 months. One of our secondary schools is registered as an SQA centre that is able to deliver the Climate Emergency Training course. Two of our primary schools are participating in the STEM the Flow Competition (Upstream Battle).</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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1.13	Improve sustainability and recycling in schools including reduction / elimination of single-use plastic packaging, a greater selection of recyclable materials across school catering services, improved recycling in schools		Facilities Management; Education; Cleansing Services	Quantities of single-use plastic packaging purchased; quantities of recyclable materials across school catering services; recycling facilities in schools		No single-use plastic packaging in school canteens; increased quantities of recyclable materials across school catering services; recycling facilities in all schools	Annual	2.5; 3.1
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**Progress update – June 2023:**

School/Council kitchens no longer use single use plastic food packaging/cutlery with options being investigated for water in secondary schools (e.g. in cans or cartons). Water is now supplied in jugs within Primary Schools with same options as secondary being considered for providing water for school trips etc.. Currently liaising with main cleaning consumables supplier, Unico, on recycling/reuse options for 5 litre containers (majority of cleaning chemicals are supplied via these).

**Progress update – May 2024:**

School/Council kitchens no longer use single use plastic food packaging/cutlery. The option of moving to cans/cartons being investigated for water in secondary schools was proving too expensive. Two secondary schools (Clydeview Academy & Inverclyde Academy) have provided all pupils with a re-fillable water bottle to encourage pupils to use these instead. This could be rolled out to all secondary schools in the future. Cleaning chemical containers are now recycled/reused to cut down on the number of 5 litre containers wasted.

On-going	Complete
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Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.14	Reduction of food waste within secondary schools through introduction of pre-ordering system		Facilities Management; Education	Quantities of food purchased		Preparation of pre-ordered food only	2023	2.5; 3.1
<p><b>Progress update – June 2023:</b> Pre-order system funding has now been approved through Digital Modernisation Project Board and Service working alongside Procurement to tender and implement during school session 2023/24.</p>								
<p><b>Progress update – May 2024:</b> The new ICT Catering system has now been implemented in all secondary schools. The decision was taken to fully embed the new system and then introduce the new pre-order system. A visit to a secondary school in Glasgow City Council is planned for early May to look at the pre-order system in operation as all schools will operate differently due to their layout. A pilot in one secondary school will take place in the month of June with a view to rolling out to all schools in the new school session in August 2024.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.15	Continue to source local food and achieve the Soil Association's <i>Food for Life Served Here</i> award; and promote/ensure more plant-based food options in schools, including 'meat free' days and vegan options		Facilities Management; Education	Achieving the <i>Food for Life Served Here</i> award; food options available in school canteens	Food for Life Served Here Bronze award has been achieved by IC for past 4 years	Achieve <i>Food for Life Served Here</i> Silver award; more plant-based food options are available in schools, including promoted 'meat free' days and vegan options	Annual	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> We have been awarded our 5<sup>th</sup> year Bronze Food for Life award in May 2023, meat free days are available every day in school.</p>								
<p><b>Progress update – May 2024:</b> We have been awarded our 6<sup>th</sup> year Bronze Food for Life award in March 2024, meat free days are available every day in school. To achieve the Silver Food for Life award, would incur considerable costs as food would all have to be locally sourced and organic. Once the pre-order app is well established and the food costs/waste has reduced, we can investigate going down the silver award route.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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Sustainable Transport & Active Travel								
1.16	Work in partnership with our communities to identify local travel and transport solutions and to ensure a fair and just transition to a carbon neutral Inverclyde; explore options for shared community transport options, particularly for our rural communities	Local Transport Strategy (LTS)	Roads Services; partners & stakeholders including, Community Councils, Tenants & Residents Associations	Community involvement in decision-making over local transport and travel solutions	Travel and transport actions in LTS	Community approved travel & transport actions	2022 / ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Paused awaiting confirmation of Paths for All budget.</p>								
<p><b>Progress update – May 2024:</b> No further progress at this time.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.17	Continue the promotion of sustainable transport options in Inverclyde	LTS	Roads Services and other external partners	Awareness levels from Residents' Survey; number of behaviour-change interventions produced		Increased levels of awareness from Residents' Survey; increased number of behaviour-change interventions produced	Annual	1.3; 2.1; 2.5; 3.1
<p><b>Progress Update – June 2023:</b> Health Centre and council offices surveys have been undertaken and travel plan options have been prepared. On-going programme of cycling, walking and wheeling interventions.</p>								
<p><b>Progress Update – May 2024:</b> Undertaking Community engagement study in Greenock West to determine how residents travel and promoting the use of sustainable travel. No confirmed budget 24/25.</p>								



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.18	Continue the roll-out of new Electric Vehicle (EV) chargepoints around the area; develop management and maintenance of existing chargepoints	Electric Vehicle chargepoint (EVCP) strategy; LTS; LDP and relevant Planning Policy	Roads Services; Transport Scotland (ChargePlace Scotland); Planning Service; partners	Number of EV chargepoints installed and in good working order		A Journey (Rapid) charger in each of our 3 largest towns; An increasing number of on- and off-street destination chargers for residential use	2022 / ongoing	2.1; 2.3; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Glasgow City regions study into funding models being progressed and future procurement and development of a strategy complete with a range of options for consideration.</p>								
<p><b>Progress update – May 2024:</b> Further to the Glasgow City Region Study Inverclyde and partner Councils are considering options for the development of EV network which is covered by separate report on agenda of May 24 Committee.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.19	Support the switch to Electric Vehicles (EVs) in Inverclyde	Electric Vehicle chargepoint strategy	Roads Services; key partners and stakeholders	Nr of electric vehicles registered, as a proportion of the total number of licensed vehicles in Inverclyde		Increased use of EVs	2022 / ongoing	2.1; 2.5
<p><b>Progress update – June 2023:</b> Glasgow City regions study into funding models being progressed and future procurement and development of a strategy complete with a range of options for consideration.</p>								
<p><b>Progress update – May 2024:</b> Refer to update for item 1.18 above.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.20	Develop guidance for the specification and installation of EV chargepoints in new developments (including for new flatted/ communal parking in developments)	EV chargepoint Strategy; LTS; LDP / Supp. Planning Guidance	Roads Services; Planning Service; partners	EV Strategy and guidance		Implementation of EV Strategy and guidance	2022 / ongoing	2.1; 2.5
<p><b>Progress update – June 2023:</b> Service will work with planning on this.</p>								
<p><b>Progress update – May 2024:</b> Currently considering available information with a view to developing a future strategy and guidance.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.21	Work with NHS to implement Green Travel Plans for staff, and work up a promotional campaign with rewards e.g. Sustrans' Scottish Workplace Journey Challenge		Roads Services; NHS	Nr of Green Travel Plans for Staff produced for businesses / employers; Nr of staff travelling by active & sustainable Modes		Increasing number of Green Travel Plans for Staff produced for businesses /employers; increasing number of staff travelling by active & sustainable modes	2023 / ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> On-going development of travel plans for council buildings and Health and Care Centres.</p>								
<p><b>Progress update – May 2024:</b> Continued on-going development of travel plans for council buildings and Health and Care Centres.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.22	Progress implementation of the Segregated Active Travel Corridor between Greenock & Port Glasgow	LTS; LDP	Planning Service; Roads Services; developers; Sustrans; SPT	Segregated Active Travel Corridor progressing		Segregated Active Travel Corridor being implemented and being used	Ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Segregated path through East India and Victoria harbour complete, on-going design and development of future sections of this project.</p>								
<p><b>Progress update – May 2024:</b> Detailed design of section of the segregated path are complete and awaiting funding prior to construction.</p>								
1.23	Implement the actions in the Active Travel Improvement Plan (ATIP)	ATIP	Roads Services; Sustrans; Cycling Scotland; funding partners; community partners	Community initiated projects are incorporated into future LTS and implemented		Community initiated projects are incorporated into future LTS and implemented	Ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Active Travel action plan has been updated and progress assessed.</p>								
<p><b>Progress update – May 2024:</b> Active Travel action assessment is on-going.</p>								

On-going Complete

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.24	Improve management and maintenance of walking routes and the Core Path Network, continue to improve path surfaces to ensure access for all abilities, constructed for climate resilience (e.g. porous surfaces); ensure that our places encourage walking, with well-maintained streets, paths and public spaces that are fully accessible and fit for purpose; pedestrian priority; information on walking routes; walking/ pedestrian infrastructure	Core Paths Plan; ATIP	Ground Services; Property Services; Roads Services; funding partners; Inverclyde Local Access Forum	Core Paths Audits data		Improved management and maintenance of Core Paths Network as per Core Paths Audits	Ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Active Travel action plan has been updated and progress assessed.</p>								
<p><b>Progress update – May 2024:</b> Improvements are being made to the core network at Lunderston Bay.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.25	Work with partners to improve cycling route connectivity and safety, particularly to connect rural communities to larger settlements and/or public transport hubs and connectivity to local amenities	ATIP	Roads Services; funding partners; local cycle groups	Progressing connecting cycle routes		Connecting cycle routes are being implemented and being used	Ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> On-going discussion with funding partners to develop future schemes.</p>								
<p><b>Progress update – May 2024:</b> On-going discussion with funding partners to develop future schemes.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.26	Work in partnership with our communities to identify Green Network Connections initially between Greenock Town Centre and Lady Octavia and Greenock Cut car park	Green Network Connections Project	Roads Service; Planning Service and Sustrans	Outline designs	Existing network	Reduction in Carbon Emissions	2024	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> On-going project with community consultation to create active travel route from Lady Octavia to Greenock and Overton to Greenock. Future projects to be programmed.</p>								
<p><b>Progress update – May 2024:</b> The Study is complete, with future projects being considered.</p>								



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.27	Ensure connectivity of residential areas with local sustainable transport modes, including buses / bus stops, to reduce reliance on the car; maps of routes available to new residents to encourage active travel	LTS	Roads Services; Transport Services; Planning Service; SPT and other partners	As per LTS		As per LTS	Ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Paused awaiting confirmation of Paths for All budget.</p>								
<p><b>Progress update – May 2024:</b> Ongoing active travel programme, within available budgets and programme prioritisation.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.28	Ensure that Core Path network, active travel network and wider path network are integrated and connect residential areas (including new developments) with settlement amenities, destinations, parks/open space, transport hubs; path networks in and around settlements should include shorter recreational circuits; paths constructed for climate resilience (e.g. porous surfaces)	Core Paths Plan; LTS / ATIP; LDP	Outdoor Access Forum; Roads Services; Planning Service	Length of Core Paths and length of promoted active travel routes; path and active travel connectivity	Current length of Core Paths and length of promoted active travel routes	Increased length of paths & active travel routes; particularly in urban/semi-urban areas; increased path & active travel connectivity	Ongoing	1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Continued programme of active travel routes to connect communities.</p>								
<p><b>Progress update – May 2024:</b> On-going programme of work detailed in the Active Travel Strategy.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Town and Village Centre Regeneration</b>								
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1.29	Continue to support Town and Village Centres to develop and enhance our town and rural centres	LDP; Corporate Plan	Planning Service; Economic Development & Strategic Investment; Roads Service and other partners	As per LDP and Corporate Plan		As per LDP and Corporate Plan	Ongoing	2,1; 2.3; 2.4; 3.1
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**Progress update – June 2023:**  
Continued programme of footway regeneration. Port Glasgow complete and Kilmacolm on-going and Greenock in development.

**Progress update – May 2024:**  
Kilmacolm complete. West Blackhall Street regeneration phase 1 progressing on site.

On-going	Complete
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Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
1.30	Digital Towns – Continue to support measures to ensure that all town and village centres have the appropriate future-proofed infrastructure required to enable Inverclyde to have the most digitally-connected local economy and communities.	LDP; Corporate Plan	Economic Development and Strategic Investment; Planning Service; Roads Service and other partners	As per LDP and Town Centre Strategies		As per LDP and Corporate Plan	Ongoing	1.2; 2,1; 2.3; 2.4; 3.1
<p><b>Progress update – June 2023:</b> No progress to report this cycle.</p>								
<p><b>Progress update – May 2024:</b> No progress on this item.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Climate Adaptation</b>								
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1.31	Implementation of Glen Mosston Wildlife Reserve Flood Attenuation	Flood Risk Management Strategy	Roads Services	Progress Flood Protection Scheme		Reduce flooding incidences	Ongoing to 2023	2.5
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<p><b>Progress update – June 2023:</b> Works are complete.</p>								
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1.32	Implementation of Gotters Water Flood Prevention Scheme	Flood Risk Management Strategy	Roads Services	Progress Flood Protection Scheme		Reduce flooding incidences	Ongoing to 2023	2.5
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<p><b>Progress update – June 2023:</b> Works are on-going and programmed to be complete in 2023.</p>								
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<p><b>Progress update – May 2024:</b> Gotters Water Flood Protection scheme is complete.</p>								
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On-going	Complete
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Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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## 2. Carbon Reduction Action Area: Significant Carbon Emitters

### Energy Use in Buildings

2.1	Review / manage IC estate and operations to reduce emissions towards achieving Net Zero: energy efficiency, electricity, heat	Net Zero Strategy; IC Climate Change Reporting	Climate Change Group – all relevant Service Areas; Scottish Government	Emissions reduction towards Net Zero for energy efficiency	2012/13 emissions	Reduce carbon emissions annually to reach Net Zero as soon as possible	Annual	2.5; 3.1
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**Progress update – June 2023:**  
 Undertake a review of policies and guidance around energy use within assets e.g. mandatory heating shut down periods, optimising building controls. Undertaken in conjunction with actions below and within Awareness and Behaviour Change section.

**Progress update – May 2024:**  
 Collation of policies and guidance around energy use within assets e.g. mandatory heating shut down periods, optimising building controls is being undertaken with other local authorities. Undertaken in conjunction with actions below and within Awareness and Behaviour Change section.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.2	Continue Asset Management and New Ways of Working (NWoW) Pilot; review of operational assets and rationalisation; shift towards flexible, mobile working, to reduce energy costs and carbon footprint. Maximise opportunities presented by digital transformation	Council Asset Strategy & Management Plans; New Ways of Working Pilot; Workforce Plan	Strategic Asset & Capital Plan Management; New Ways of Working Project Board	Proportion of staff undertaking flexible / mobile working	N/A	Increased asset office rationalisation; Property Asset Strategy; increased proportion of staff undertaking flexible / mobile working; and increased sharing of assets	2022 / ongoing	2.4; 2.5; 3.1
<p><b>Progress update – June 2023:</b> James Watt building vacated by end of March 2023 as part of NWoW initiative. Delivering Differently / Change programme activity also targeting vacating Ingleston Park building Admin Block by end of March 2024. Further asset rationalisation / utilisation studies to be undertaken to inform future work streams.</p>								
<p><b>Progress update – May 2024:</b> James Watt building re-use being scoped in relation to proposed demolition of Hector McNeil House via Levelling-Up project. Ingleston Park building timeline moved back pending assessment of other locations. Further asset rationalisation / utilisation studies will continue to be undertaken to inform Asset rationalisation work stream saving target.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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2.3	Prepare, publish and update a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan	Local Heat and Energy Efficiency Strategies (Scotland) Order 2022; Net Zero Strategy	Head of Physical Assets; local partners; DNOs; Scottish Government	Production of an Inverclyde Local Heat and Energy Efficiency Strategy and Delivery Plan	N/A	Production, adoption and implementation of an Inverclyde Local Heat and Energy Efficiency Strategy and Delivery Plan	Dec 2023	1.2; 1.5; 2.1; 2.3; 2.5; 3.1
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**Progress update – June 2023:**

In process of completing Policy and Strategy Review and Stakeholder Engagement. Attended Scottish Government LHEES Capacity Building Workshops and Strategic Environmental Assessment event. Currently collating energy information for feasibility study of a district heating network project around the Greenock Waterfront area.

**Interim update – January 2024:**

Update included in Jan 24 Committee report. Complementary studies on-going in relation to the feasibility of a district heating network project around the Greenock Waterfront area with current study included as appendix to report. The Council continues to participate in the Scottish Government District Heating Mentoring Programme which is a 12-month programme delivered through the Heat Network Support Unit (HNSU) designed to build capacity within Scottish Local Authorities through knowledge and experience sharing. Full update on activity within body of the report.

**Progress update – May 2024:**

Draft LHEES Strategy and Delivery Plan was completed by the December 2023 deadline. A public consultation was held in March and April and comments incorporated to the final version of the documents being reported to the May Committee. The feasibility study completed for a district heating network project around the Greenock Waterfront area is being reviewed in the context of the engagement with River Clyde Homes and a current strategic heat network support grant obtained by them to investigate the expansion of the Broomhill network. Officers continue to engage on the Danish Board of District Heating and Scottish Government Mentoring Programme looking at how this work is undertaken in Denmark and within our Scottish Local Authorities.



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.4	Continue to consider and work towards Scottish Government guidance on Net Zero Public Sector Building Standards when taking forward any new and substantially refurbished building projects	Corporate Asset Management Plan; Capital Plans; Net Zero Strategy	Head of Physical Assets; Climate Change Group	energy target value per kWh /sqm/annum for core hour / facilities use	N/A	Maximum 67/kWh /sqm/annum for core hour / facilities use	2023 / ongoing	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> New Learning Disability Community Hub (new build) and King George VI Community Hub (refurbishment) projects both targeting 67/kWh/sqm/annum.</p>								
<p><b>Progress update – May 2024:</b> Officers attended a workshop in February 24 on the Introduction and Delivery of the Net Zero Public Sector Buildings Standard facilitated by the Scottish Government, the Scottish Futures Trust and Zero Waste Scotland. The event explored the delivery of the Scottish Government’s Net Zero Public Sector Buildings Standard - the Scottish Government’s recommended approach for delivering high quality and net zero compliant new and retrofitted buildings.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.5	Continue to consider energy efficiency improvements and incorporation of low carbon technologies in Council owned buildings as part of capital programme maintenance and lifecycle replacement activity	Corporate Asset Management Plan; Capital Plans; Net Zero Strategy	Head of Physical Assets; Climate Change Group	Energy efficiency measures / improvements installed	N/A	Energy efficiency measures installed / improvements made in all Council buildings	2022 / ongoing	2.5; 3.1
<p><b>Progress update – June 2023:</b> Further phase of window replacement (phase 6) completed at Greenock Municipal Buildings (double glazed from single, improved u-values). Options for improved u-values being considered as part of Greenock Town Hall Re-Roofing and Window Replacement project currently at design stage.</p>								
<p><b>Interim update – November 2023:</b> Further phase of window replacement (phase 6) completed at Greenock Municipal Buildings (double glazed from single, improved u-values); Greenock Town Hall Re-Roofing and Window Replacement project at tender issue stage also includes improved elemental u-values i.e. increased roof insulation and windows (double glazed from single). Cornalees Visitor Centre heating and ventilation upgrade being progressed as part of E&amp;R Core Property condition related investment and will also include 21nr photovoltaic panels; Re-roofing of Glenbrae Children’s Centre being planned / programmed as part of Education Capital Lifecycle programme and will also include 26nr integrated photovoltaic panels.</p>								
<p><b>Interim update – January 2024:</b> Greenock Town Hall project programmed to commence 1st Quarter 2024 (refer to capital report). Cornalees Visitor Centre works now progressing on site; Glenbrae Children’s Centre project programmed for summer 2024 to minimise disruption to Centre operation.</p>								
<p><b>Progress update – May 2024:</b> Greenock Town Hall project commenced on site (refer to capital report). Cornalees Visitor Centre works nearing completion (refer to capital report); Glenbrae Children’s Centre project programmed for summer 2024.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.6	Continue to address upgrade to LED lighting and intelligent lighting controls in our buildings including grounds and outdoor sports facilities (all new assets specify LED as standard)	Corporate Asset Management Plan; Capital Plans; Net Zero Strategy	Head of Physical Assets	Number of facilities upgraded to LED	To be established	All facilities upgraded to LED	2022 – 2027 and beyond	2.5; 3.1
<p><b>Progress update – June 2023:</b> Commission request issued for LED upgrade at Inverclyde Academy, consultant appointment to be progressed. Commission request issued for school pitch floodlight upgrade (3 secondary schools), consultant appointment to be progressed.</p>								
<p><b>Interim update – November 2023:</b> Commission request issued for LED upgrade at Inverclyde Academy, consultant appointment being progressed; Commission request issued for school pitch floodlight upgrade (3 secondary schools). Main training pool area of Greenock Waterfront receiving lighting upgrade (LED) whilst moveable pool floor project is being progressed and pool empty; Detailed feasibility studies progressed at 6 buildings aligning with Photovoltaic panel studies.</p>								
<p><b>Interim update – January 2024:</b> As noted in Funding section above, floodlighting project above now superseded by potential wider project for floodlight upgrade at Education and Leisure Pitches subject to outcome of SFA funding bid. Consultant appointed with design progressing; Greenock Waterfront Training Pool lighting upgrade (LED) complete.</p>								
<p><b>Progress update – May 2024:</b> As noted in Funding section LED floodlighting project progressing and at tender return stage (see capital report). The 6 buildings assessed for PV noted in 2.7 were also assessed for LED replacement and outputs considered in future lifecycle programme planning.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.7	Identify solar PV opportunities for public buildings where technically feasible and payback periods support investment	Net Zero Strategy	Head of Physical Assets	Number of PV installations	16 nr installations total capacity 211.59 kW	Increased number of PV installations and kW generation capacity	2023 - 2027	2.5; 3.1
<p><b>Progress update – June 2023:</b> Fee quotations received for preparing detailed feasibility studies at 6 buildings which also includes LED upgrade assessment (2.6).</p>								
<p><b>Interim update – January 2024:</b> Detailed feasibility studies progressed at 6 buildings aligning with LED upgrade assessments noted above. Priority projects have been identified and included in Salix funding bid with next steps involving detail design and tender.</p>								
<p><b>Progress update – May 2024:</b> Detail design and tender information being progressed for 6 buildings previously identified in the net Zero Action Plan. PV panels were incorporated in the Cornalees Visitor Centre project. Additional PV proposed to be funded on the Inverclyde Community Hub project (refer to capital report). PV panels being incorporated in the Glenbrae Children’s Centre re-roofing project. PV panels being incorporated in the King George VI retrofit project.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.8	Identify opportunities for lower emission alternatives to fossil fuel boilers for public buildings where existing boilers are reaching end-of-life, where technically feasible and considering existing building fabric performance	Capital Plans; Net Zero Strategy	Head of Physical Assets	Number of low / zero emission installations	5 nr properties with ASHP; 1 nr property with biomass	Increased number of low / zero emission installations	2022 - 2027	2.5; 3.1
<p><b>Progress update – June 2023:</b>            Fee quotations received for preparing detailed feasibility studies at 3 buildings which also includes retrofit option appraisal (2.14) and LED upgrade assessment (2.6).</p>								
<p><b>Interim update – January 2024:</b>            Detailed feasibility studies progressed at 3 buildings. Priority projects have been identified and included in Salix funding bid with next steps involving detail design and tender.</p>								
<p><b>Progress update – May 2024:</b>            Detail design and tender information being progressed for 3 buildings previously identified in the net Zero Action Plan.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.9	Identify opportunities for replacement of gas catering equipment with efficient electric alternatives for public buildings where existing equipment reaching end-of-life and where technically feasible	Capital Plans; Net Zero Strategy	Head of Physical Assets; Facilities Management	Number of kitchens with gas equipment	N/A	No kitchens with gas equipment	2022 – 2027 and beyond	2.5; 3.1
<p><b>Progress update – June 2023:</b>  Suitable electric alternative equipment for gas ranges has been identified in consultation with FM and suppliers. Condition assessment of catering equipment now required to prepare an indicative programme of replacement and allow electrical capacity checks to be undertaken in a phased/prioritised manner.</p>								
<p><b>Progress update – May 2024:</b>  No significant progress.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.10	Review current estate gas AMR provision and invest in additional devices where asset consumption patterns support investment	Net Zero Strategy	Head of Physical Assets	Number of assets with gas AMR	52 nr operational (2 nr half-hourly)	Increased number of assets with gas AMR	2023 / ongoing	2.5; 3.1
<p><b>Progress update – June 2023:</b> In the process of arranging the upgrade of gas AMRs to ‘Platinum’ level for all gas supplies, which provides half-hourly consumption data and will allow greater interrogation of when energy is used to allow optimisation.</p>								
<p><b>Interim update – November 2023:</b> In the process of arranging the upgrade of gas AMRs to ‘Platinum’ level for all gas supplies, which provides half-hourly consumption data and will allow greater interrogation of when energy is used to allow optimisation. In terms of smart metering, for gas the Council / Inverclyde Leisure now has 87% of its consumption going through half hourly measured meters with the aim to get to 95% plus by the end of the financial year.</p>								
<p><b>Progress update – May 2024:</b> In the process of arranging the upgrade of gas AMRs to ‘Platinum’ level for all gas supplies, which provides half-hourly consumption data and will allow greater interrogation of when energy is used to allow optimisation. 90% complete, with remainder in process of trying to schedule.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.11	Review current estate electrical classification profiles to address non-half hourly metered sites, install 'Smart' or AMR meters across Profile Class 1-4 assets	Net Zero Strategy	Head of Physical Assets	Number of Profile Class 1-4 assets with 'Smart' or AMR meter	0 – currently only Profile Class O half-hourly available (32 nr)	Increased number of Class 1-4 assets with 'Smart' or AMR meter	2023 / ongoing	2.5; 3.1
<p><b>Progress update – June 2023:</b> A number of SMART/AMR meters have been installed as part of supplier programme and currently in process of arranging further installs to target school summer holidays.</p>								
<p><b>Interim update – Novemeber 2023:</b> In terms of smart metering, the Council / Inverclyde Leisure now has 79% of its consumption going through half hourly measured meters with the aim to get to 95% plus by the end of the financial year.</p>								
<p><b>Progress update – May 2024:</b> 22 supplies have SMART/AMR meters installed with which data is coming through; 17 supplies have SMART/AMR installed but data is not coming through; 2 supplies have SMART/AMR installed but only little or partial data coming through; 79 supplies to have SMART AMR meters installed.</p>								



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.12	Investigate the feasibility of a web-based centralised platform to allow facility and energy management staff to monitor, analyse and predict the performance of buildings to minimise energy consumption, reduce costs and work towards net-zero targets	Net Zero Strategy	Head of Physical Assets	Number of assets linked to centralised platform	Limited ability to view / control data remotely. Installed equipment not used to full potential	Initial pilot involving 20-25 education buildings	2023/24	2.5; 3.1
<p><b>Progress update – June 2023:</b> In process of procuring new Cloud-based energy Monitoring &amp; Targeting software over June/July 2023. Also investigating linking of Building Energy Management Systems for all major assets to allow visibility of real time usage and ability to centrally monitor/control.</p>								
<p><b>Interim update – November 2023:</b> Population of data and invoices for the new Energy Monitoring and Targeting software nearing completion (Systemlink) which significantly improves data quality for reporting and allows better energy and financial management of the consumption and costs; Officers currently working with Council’s term contractor and specialist contractor to restore links to majority of Building Energy Management Systems in Education estate and larger non-school estate operational assets. Options being explored for system upgrades to provide centralised live monitoring capability.</p>								
<p><b>Progress update – May 2024:</b> Procured a new Cloud-based energy Monitoring &amp; Targeting software and completed with asset information and historical data. Also now starting to investigate, via consultancy support, what is required to bring Building Energy Management Systems for all major assets back into operation and ability to centrally monitor/control.</p>								

On-going	Complete
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Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.13	Continue to use benchmarking and historical data to identify the highest emission / energy consuming assets, commission targeted energy audits to inform programme of controls and other improvements	Net Zero Strategy	Head of Physical Assets	Number of targeted audits completed	2 audits completed to date	Increased number of audits completed – prioritising top 10 highest consuming assets	2022 / ongoing	2.5; 3.1
<p><b>Progress update – June 2023:</b> The new Monitoring and Targeting software noted in 2.12 above will allow greater interrogation of the data to highlight poorer performance and sites to be targeted for energy audits.</p>								
<p><b>Progress update – May 2024:</b> The new Monitoring and Targeting software noted in 2.12 has allowed greater interrogation of the data to highlight poorer performance and sites to be targeted for energy audits.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.14	Continue to investigate the implications of deep retrofit across the estate to identify potential solutions and associated capital costs including technical and logistical barriers to implementation	Net Zero Strategy	Head of Physical Assets	Number of detailed retrofit feasibility studies completed	2 studies currently in progress	Increased number of retrofit feasibility studies completed	2022 / ongoing	2.5; 3.1
<p><b>Progress update – June 2023:</b> Two studies completed (Port Glasgow Municipal Buildings and St Joseph’s Primary School). Further studies commissioned including Greenock Municipal Buildings and Waterfront Leisure Centre with data gathering phase on-going. Further study of a primary school (Kings Oak PS) in process of being scoped.</p>								
<p><b>Interim update – November 2023:</b> Two studies completed (Port Glasgow Municipal Buildings and St Joseph’s Primary School). Further studies commissioned including Greenock Municipal Buildings and Waterfront Leisure Centre with data gathering phase on-going. Further study of a primary school (Kings Oak PS) in process of being scoped. Studies progressing towards completion for Greenock Municipal Buildings, Waterfront Leisure Centre and Kings Oak Primary School; Officers working with hub West Scotland who are forming a Net Zero Collaboration Group and linking with BE-ST (Built Environment Smarter Transformation) to maximise knowledge sharing and pooling of resources around areas such as the retrofit challenge.</p>								
<p><b>Interim update – January 2024:</b> Greenock Municipal Buildings and Waterfront Leisure Centre studies complete. Kings Oak Primary School study being finalised. Summary report will be subject of report to future committee; hub West Scotland Net Zero Collaboration Group co-ordinated by BE-ST (Built Environment Smarter Transformation) continues to meet to enable knowledge sharing and pooling of resources around areas such as the retrofit challenge.</p>								
<p><b>Progress update – May 2024:</b> Kings Oak Primary School study completed providing best value analysis of differing levels of retrofit intervention. hub West Scotland Net Zero Collaboration Group co-ordinated by BE-ST (Built Environment Smarter Transformation) continues to meet to enable knowledge sharing and pooling of resources focusing on the retrofit challenge.</p>								

On-going Complete

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.15	Increase resources to assist in the development of net zero policy / Local Heat and Energy Efficiency Strategy and plans, including the monitoring, control and reduction of energy use in buildings	Net Zero Strategy; Property Services Restructure; LHEES	Head of Physical Assets	Number of Energy / Carbon Management staff	Currently 1 Carbon Reduction Officer	Increased number of Carbon / Energy Management staff	2022 / ongoing	2.5; 3.1; 3.2
<p><b>Progress update – June 2023:</b> New Energy &amp; Climate Change Team Leader commenced in post end May 2023. Recruitment for Energy &amp; Climate Change Officer &amp; Support Officer on-going.</p>								
<p><b>Interim update – November 2023:</b> Energy &amp; Climate Change Team Leader commenced in post end May 2023. Energy &amp; Climate Change Support Officer in post from early August. The recruitment of a Projects Officer is on-going with a number of attempts to advertise but with limited responses, post in process of being re-advertised.</p>								
<p><b>Interim update – January 2024:</b> The recruitment of a Projects Officer remains a priority, however, response from activity to date has been limited.</p>								
<p><b>Progress update – May 2024:</b> The Projects Officer has not been able to be recruited to at this time, however a Graduate is now employed within the team as of February 2024.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Transport</b>								
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2.16	Review / manage each of the following aspects of IC estate and operations to reduce emissions towards achieving Net Zero: our Transport Fleet and Business Mileage	Net Zero Strategy; IC Climate Change Reporting	Climate Change Group – all relevant Service Areas; Scottish Government	Emissions reduction towards Net Zero for Transport Fleet and Business Mileage	2019/20 data – Grey Fleet 318 CO2e	Reduce carbon emissions annually to reach Net Zero as soon as possible	Annual	2.5; 3.1
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**Progress update – June 2023:**  
A review of Pool Car high mileage users has been undertaken and those services with High Mileage users have been consulted. A report has been drafted and will be brought to the Corporate Management Team in 3<sup>rd</sup> Quarter 2023 for consideration.

**Progress update – May 2024:**  
The service will carry out a refreshed value for money study that takes into account the current situation and will make recommendations accordingly. A number of high mileage users are now using fleet resources to address reductions in mileage claims. Two ULEV’s are planned for Physical Assets to address one high mileage grey fleet vehicle and one long term hire vehicle.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.17	Implement an Ultra-Low Emissions Vehicles (ULEV) strategy for our Council vehicle fleet	Vehicle Replacement Programme; ULEV Strategy	Service Manager Grounds & Waste	ULEV Strategy implemented	N/A	ULEV Strategy implemented	2022	2.5; 3.1
<p><b>Progress update – June 2023:</b> Report on the transition to ULEV’s and review of the vehicle replacement programme phasing being submitted to Special June E&amp;R Committee for consideration/approval. The strategy includes a proposed procurement programme linked to Action 2.18 below.</p>								
<p><b>Progress update – May 2024:</b> New vehicle procurement programme phasing is now in place and reported as part of regular capital programme report to Committee.</p>								
2.18	Continue to phase out petrol and diesel light commercial vehicles within the Council fleet as part of ULEV strategy and in line with Scottish Government targets	Vehicle Replacement Programme; ULEV Strategy	Service Manager Grounds & Waste	Numbers of ULEV light commercial vehicles in Council Fleet	Annual CO2e 2019/20 base – Car 27 / LCV 279	Replace the Council’s light commercial vehicles with ULEV	2022 - 2025	2.5; 3.1
<p><b>Progress update – June 2023:</b> The proposals to be considered are in line with the action at 2.17 above. All petrol and diesel cars removed from fleet by 2025 and phase out of light commercial vehicles subject to approval of report.</p>								
<p><b>Progress update – May 2024:</b> Phasings are in line to meet 2025 targets with action as per 2.17 strategy approval. 4 ULEVs purchased within 2023/24 with a further 15 ULEVs planned for 2024/25. On target to have all petrol and diesel cars removed from fleet by 2025 with exception of 1 vehicle.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.19	Continue the development of ultra low emissions vehicles (ULEV) options across the Council, including HGV fleet and utilisation of full electric vehicle (EV) and hybrid technology for pool cars and operational vehicles	VRP; ULEV Strategy	Service Manager Grounds & Waste	Numbers of ULEV vehicles in Council Fleet	Annual CO2e 2019/20 base – HDV 683	Replace the Council’s fleet with ULEV wherever feasible	2022 – 2027 and beyond	2.5; 3.1
<p><b>Progress update – June 2023:</b> The proposals to be considered are in line with the action at 2.17 above. HGV fleet and available option to be considered in a future report in line with Scottish Government 2030 targets. Pool car position subject to report as indicated in 2.16 above.</p>								
<p><b>Progress update – May 2024:</b> HGV fleet and available option to be considered in a future report in line with Scottish Government 2030 targets. Pool car position subject to refreshed study and report as indicated in 2.16 above.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.20	Continue the development of an electric vehicle charging strategy and expansion plan for Glasgow City Region	Electric Vehicle Charging Strategy (EVCS)	Head of Physical Assets / Roads Services	Number of EV chargepoints across the City Region area		Increased number of EV chargepoints installed across the City Region area	Annual	2.5; 3.1
<p><b>Progress update – June 2023:</b> Glasgow City regions study into funding models and future procurement and development of a strategy complete with a range of options for consideration.</p>								
<p><b>Progress update – May 2024:</b> Further to the Glasgow City Region Study Inverclyde and partner Councils are considering options for the development of EV network which is covered by separate report on agenda of May Committee.</p>								



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.21	Continue the programme of installation of electric charging points for electric vehicles at all Council offices, depots, public buildings and car parks	Local Transport Strategy (LTS); EVCS	Head of Physical Assets / Roads Services	Number of EV chargepoints installed at Council buildings / public car parks	Currently 29nr + 4nr in planning. The first EV chargepoint was installed in 2015	Increased number of EV chargepoints installed at all Council buildings and public car parks wherever possible	2023 - 2025	2.5; 3.1
<p><b>Progress update – June 2023:</b> Glasgow City regions study into funding models and future procurement and development of a strategy complete with a range of options for consideration. Additional 30 charging points proposed as part of Council fleet ULEV proposals.</p>								
<p><b>Progress update – May 2024:</b> Refer to 2.20 above and Glasgow City region workstream. Also currently considering locations across Inverclyde for charge points to support fleet ULEV phasing.</p>								
<b>Streetlighting and Water</b>								
2.22	Continue the programme of replacement of remaining white light / non-LED streetlights, signs and bollards	RAMP; Net Zero Strategy	Head of Physical Assets / Roads Services	Percentage of assets LED	Currently 97.5%	100% - difficult locations, delayed projects etc.	Aug 2023	2.5; 3.1
<p><b>Progress update – June 2023:</b> Works on-going, currently 99% complete.</p>								
<p><b>Progress update – May 2024:</b> The replacement to LED programme is on-going, including difficult locations.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.23	Review traffic signals for LED conversion and implement programme of conversion / replacement	RAMP; Net Zero Strategy	Head of Physical Assets / Roads Services	Percentage of assets LED	Currently 60%	100%	Dec 2023	2.5; 3.1
<p><b>Progress update – June 2023:</b> Review of existing infrastructure complete, now programming works.</p>								
<p><b>Progress update – May 2024:</b> The review traffic signals for LED conversion and implementation is on-going.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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2.24	Continue the regular review and monitoring of automatic meter reading (AMR) data showing water usage and correct for consumption anomalies and identified leaks	Net Zero Strategy	Head of Physical Assets	N/A	N/A	N/A	2022 / ongoing	2.5; 3.1
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**Progress update – June 2023:**  
All water AMRs will be connected to the Monitoring and Targeting software referred to in 2.12.

**Progress update – November 2023:**  
All water AMRs where available being connected to the Monitoring and Targeting software referred to in 2.12.

**Progress update – May 2024:**  
All water AMRs are connected to the Monitoring and Targeting software referred to in 2.12 and now automatically upload.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.25	Review current estate water AMR provision and invest in additional devices where asset consumption patterns support investment	Net Zero Strategy	Head of Physical Assets	Number of assets with water AMR	15 nr operational	Increased number of assets with water AMR	2023 / ongoing	2.5; 3.1
<p><b>Progress update – June 2023:</b> A number of the existing AMRs for water are due to expire and data will potentially become unreliable. A benchmarking exercise is underway to identify priority sites for replacement and expansion of existing provision where appropriate.</p>								
<p><b>Progress update – November 2023:</b> A programme of water meter installs is scheduled for late October to capture around 20-25 of the highest consuming assets.</p>								
<p><b>Progress update – May 2024:</b> A number of the existing AMRs for water had expired and data had become unreliable. A benchmarking exercise was undertaken to identify priority sites for replacement and expansion of existing provision where appropriate. This has now been completed and we are now receiving AMR data for 25 sites.</p>								

On-going Complete

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.26	Continue to consider water saving devices and improvements in Council owned buildings as part of capital programme maintenance and lifecycle replacement activity	Corporate Asset Management Plan; Capital Plans; Net Zero Strategy	Head of Physical Assets; Climate Change Group	Water saving devices / measures installed	N/A	Water saving devices / measures installed in all Council buildings	2022 / ongoing	2.5; 3.1
<p><b>Progress update – June 2023:</b> Improvements will be identified from analysis of the Monitoring and Targeting data. Water efficiency will continue to be considered in specifications for new and refurbished assets including lifecycle activity.</p>								
<p><b>Progress update – May 2024:</b> Improvements will be identified from analysis of the Monitoring and Targeting data. Water efficiency will continue to be considered in specifications for new and refurbished assets including lifecycle activity. The new AMR loggers have already picked up some large external leaks in a couple of sites.</p>								
<b>Waste</b>								
2.27	Review of the impacts of our garden waste and food waste services	Waste Services	Service Manager Grounds & Waste	N/A	Pre service change years	Assessment of the carbon impact of service changes	Dec 2024	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> A waste compositional analysis is planned using the pre Garden Waste Charges and fortnightly food waste collection service as baselines.</p>								
<p><b>Progress Update – May 2024:</b> The desktop waste compositional analysis has concluded an impact of approximately 7% reduction in overall recycling rate. Potential future legislation may require councils to provide free Garden Waste collections.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.28	Review our fortnightly co-mingled can, paper, plastic and card collection services in light of anticipated changes in material throughput	Waste Services	Service Manager Grounds & Waste	N/A	Current service delivery model	Following the introduction of Deposit Return Scheme (DRS) and emerging packaging interventions the review will assess the fit for purpose status of existing services	Mar 2025	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> The service will engage with Zero Waste Scotland to undertake a review of services, the DRS has now been delayed until October 2025 so any impacts will not be apparent until after this date.</p>								
<p><b>Progress Update – May 2024:</b> Discussions with Zero Waste Scotland have concluded. Service delivery shows potential improvements directly linked to 2.27.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.29	Improving the quality of our recyclable materials through targeted marketing and communications campaigns	Waste Services	Service Manager Grounds & Waste	% of household waste recycled	17%	12% - Identify and reduce contamination and offer additional improve materials quality	Mar 2024	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> The service is currently reviewing the communication campaigns. The waste compositional analysis will identify the types, levels, contamination and potentially target those areas where performance is poor.</p>								
<p><b>Progress Update – May 2024:</b> The communications resources have now been reviewed and updated. This will be reviewed on a regular basis.</p>								
2.30	Increasing consumer options to enhance recycling at our main recycling centres	Waste Services	Service Manager Grounds & Waste	Increased facilities and routes for disposal	N/A	Identify materials streams for additional recycling not currently offered including reuse options where possible	Mar 2023	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> There is limited scope presently to increase the range of material streams at a reasonable cost. The emerging issue with persistent organic pollutants (POPs) in foams and textiles have significantly impacted in this sector.</p>								
<p><b>Progress Update - May 2024:</b> Short term solution to persistent organic pollutants (POPs) and waste upholstered domestic seating (WUDS) has been identified. New facilities are available at the two recycling centres. The impact of this material stream is being raised through the Waste Managers Network with SEPA.</p>								

On-going	Complete
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Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.31	Dedicated commercial waste collection services and associated food and recycle collections	Waste Services	Service Manager Grounds & Waste	N/A	Current service levels	Review commercial waste service and	Mar 2023	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> A report was issued to Committee on the Commercial waste Services and prices have been reviewed to reflect costs.</p>								
<p><b>Progress Update – May 2024:</b> New prices are now in place and being charged for commercial waste.</p>								



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.32	Improve our recycling targets and work with SG to identify more relevant targets in the face of moving waste up the hierarchy	Waste Services	Service Manager Grounds & Waste	% of household waste recycled	48%	70% - With a reduction in traditionally recycled materials as a result of SG interventions work with ZWS and SEPA to identify long term target metrics	Dec 2027	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> Recycling levels are increasing and heading towards pre pandemic levels. Baselining data to reflect service changes is being undertaken at 2.27. Target will need to be reviewed as material come out of the waste stream post implementation of the Deposit Return Scheme.</p>								
<p><b>Progress Update – May 2024:</b> This action is delayed pending the introduction of the Deposit Return Scheme in 2025, unlikely that the impact of a reduction in plastics and cans will be fully delivered until 2026 onwards.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
2.33	Review existing waste contract arrangements to meet Landfill Diversion ban	Waste Services	Service Manager Grounds & Waste / Procurement Manager	Compliant Contract	N/A New target from 2025	No more than 5% of Biodegradable Municipal Waste to be sent to landfill	Dec 2025	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> A report has been prepared in relation to the landfill ban. Support has been provided by ZWS on some technical elements of the process.</p>								
<p><b>Progress Update - May 2024</b> A new contract has been signed to deliver the landfill ban in 2024. Waste is now being taken for Energy from Waste with elements of recycling. This has resulted in a significant reduction in waste going to Landfill.</p>								

On-going Complete

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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### 3. Carbon Reduction Action Area: Awareness and Behaviour Change

#### Natural Environment

3.1	The Council's Ranger Service to interpret / educate / raise awareness of climate change mitigation, adaptation and sequestration as part of their remit	IC Ranger Service Roles and Remit	Service Manager Grounds & Waste / IC Ranger Service	Engagement statistics	200 people per annum	Inclusion of interpretation / education / awareness-raising about climate change mitigation, adaptation and sequestration in ICRS remit and being implemented	Ongoing	1.1; 2.1; 2.5; 3.1
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**Progress update – June 2023:**  
This work is ongoing and has been well received. A content review is planned to ensure that information is current and appropriate.

**Progress Update – May 2024:**  
Content is up to date and continues to be well received, potential training identified to content delivery staff in Nature Development Leadership. Content review will be ongoing.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
3.2	Work in partnership with local community to look after the marine environment, including Inverclyde coast and beaches (e.g. beach cleans), including the responsible use and enjoyment of the coast	IC Ranger Service Roles and Remit	Service Manager Grounds & Waste / IC Ranger Service; Partners; Volunteers	Number of beach cleans / promotional events etc.	N/A	Maintain & increase numbers of beach clean events / promotional events etc. as appropriate	Ongoing	2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b> There is an active and supportive network of volunteers and partners engaged at Clyde Muirshiel. Growing this support within existing resources will be undertaken.</p>								
<p><b>Progress Update - May 2024:</b> Limited success in growing support however existing support is very active and engaged. Action ongoing. Some limited interest from local companies in Environmental works as part of their corporate responsibilities.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Circular Economy</b>								
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3.3	Work with Partners to support the establishment of Circular Economy Facilities including the provision of storage facilities	Forward: Public Library Strategy 2021-25	Inverclyde Libraries	Number of circular economy facilities	Toy / gardening equipment Library established in Central Library; Funding procured for Pilot hub in SW Library	Increased Number of circular economy facilities across the Council area	2025	1.2; 1.3; 1.5; 2.1; 2.5; 3.1
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**Progress update – June 2023:**  
 Toy and Garden resource Library established in Central Library. Funding procured through John Lewis Circular Futures Fund to establish hub. Hub established and launched, open to the public on Friday 2<sup>nd</sup> June 2023 – this is one of 9 dedicated hubs located across Scotland

**Progress Update – May 2024:**  
 Lend and Mend Hub launched and open – June 23- Apr 24 - 94 workshops with 694 attendees alongside 364 drop ins. Partnerships developed with Shed/ RiG Arts to support delivery. Extension of facilities dependant on funding. Toy / Garden resource library has been extended with 2 new Seed Libraries launched in Feb/ Mar 24 through Scottish Governments Climate engagement fund. Tool Library to be established in June 24.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Active Travel</b>								
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3.4	Support schools to develop Bikeability Scotland training, to teach skills needed to cycle safely on roads, and 'Play on Pedals' (which aims to give all children the chance to learn to ride a pedal bike before they start Primary 1)	Active Travel Strategy; Active Inverclyde	Education; Community Safety and Resilience	Nr pupils undertaking Bikeability Scotland Level 1, 2 & 3 training, and 'Play on Pedals'	Nr pupils undertaking Bikeability training 2021-22: Level 1: 67 Level 2 (on road): 60 Level 2 (playground) : 326 Level 3: 0 Play on pedals: 0	Increased uptake of Bikeability Scotland [In 2023-24  Increased uptake of 'Play on Pedals' [In 2023-24]	Annual	1.1; 1.2; 1.3; 1.5; 2.1; 2.5
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**Progress update – June 2023:**  
Provisional numbers for 22-23 show a 66% increase in level 1 pupil numbers, a 2% decrease in level 2 (off road) pupil numbers, and a 7% increase in level 2 (on road) pupil numbers. Due to ongoing service pressures within the road safety team an alternative model of support to Educational establishments will be explored for both bikeability and play-on-pedals in the 2023-24 session.

**Progress update – May 2024:**  
2022-23 Bikeability return shows an 8% increase in the number of pupils undertaking 'on-road' level 2 training, but there has been an 11% decrease in the number undertaking 'playground' level 2 training. Level 1 training pupil numbers remain consistent with 2021-22 numbers. Provisional numbers for 2023-24 show an increase of at least one more school participating in the programme.  
Continuing service pressures within the road safety team has meant that there have been limited opportunities to support the 'play on pedals' scheme to early years establishments in 2023-24, however there has been expressions of interest from some establishments about taking this forward into the next academic session.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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3.5	Active Travel to School campaign and promotion, including parking management around schools, and supporting modal shift from school buses to active travel wherever feasible	Active Travel Strategy; Active Inverclyde	Environmental Services; Education; Community Safety and Resilience	Nr pupils travelling to school by active travel modes (Sustrans Hands Up Scotland Survey data)	49.7% of pupils travelling actively to school in 2021 (Sustrans Hands Up Scotland Survey data)	Increased % of pupils travelling to school by active* travel modes (Sustrans Hands Up Scotland Survey data)  *All school types and travel mode = walk, cycle, scooter/skate, park & stride	Annual	1.1; 1.3; 2.1; 2.5
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**Progress update – June 2023:**

School Travel Plans have been prepared and issued to all schools in Inverclyde. They encourage active travel and public transport use and identify measures to improve the school and road environment. Schools were issued with Active Travel Plans at the beginning of 2023 and the Community Safety & Resilience will advise and support them with the relevant suggested actions for the 2023-24 academic session.

**Progress update – May 2024:**

Road safety officer has supported five primary schools with their Junior Road Safety Officer programme during 2023-24. The Road Safety (Schools) Working Group also supported Inverkip Primary School with a project to improve safety around their school exit points with Property Services, Roads, Community Safety & Resilience, and the school all contributing to the project.

Roads officers are currently operating a walking competition to encourage pupils at Newark, St Michael's, St Ninian's and Whinhill Primary Schools to walk to school more. Electronic boxes are installed on routes to each school each Wednesday and each pupil was issued with a fob to scan on the boxes to gain points. The pupils with the highest points at the end of the competition win prizes.

Parking restrictions were recently introduced adjacent to Newark, St Michael's and St John's Primary Schools to discourage parking at inappropriate locations.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
3.6	Support Bikeability cycle training for secondary school pupils throughout Inverclyde	Active Travel Strategy; Active Inverclyde	Roads Services: Sustrans; Cycling Scotland	Nr of Bikeability training sessions for secondary school pupils and number of participants	None at present	Increased numbers of Bikeability training sessions and participants	Annual	1.1; 1.2; 1.3; 1.5; 2.1; 2.5
<p><b>Progress update – June 2023:</b> We continue to look at ways to introduce and support Bikeability in secondary schools and seek funding opportunities where possible.</p>								
<p><b>Progress update – May 2024:</b> Community Learning and Development, Community Safety &amp; Resilience and Sport secured external funding from Sports Scotland for a cycling maintenance project within Port Glasgow Community Campus, which will link into Bikeability training for staff involved.</p>								



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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<b>Awareness Raising &amp; Engagement</b>								
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3.7	Support and expand the “Kind Climate” Collections and related programming for Schools as part of Libraries Inspire Schools programming		Inverclyde Libraries Education	Levels of participation in the Libraries Inspire kind climate collections and programming with schools	8 Primary schools in 2020/21; 16 schools registered 2021/22.	Increased levels of participation in the “Kind Climate” Libraries Inspire programme in Inverclyde Schools	Annual	1.1; 2.1; 2.5; 3.1
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**Progress update – June 2023:**  
 Kind climate collections and associated programmes rolled out to all Inverclyde Schools as part of the Libraries Inspire Schools Programming – collections built on in line with stock strategy. 3 collections currently in circulation and 16 schools registered in 2022/23.

**Progress Update – May 2024:**  
 Kind climate collections and associated programmes rolled out to all Inverclyde Schools as part of the Libraries Inspire Schools Programming – collections built on in line with stock strategy. 3 collections currently in circulation and 16 schools registered in 2023/24 – this has been expanded with Climate engagement collections and associated programming in secondary schools through funding allocated through Shelf Life – Scottish Governments climate engagement fund 2023-24.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
3.8	Support Community initiatives such as cooking classes, community kitchens, food growing including collaboration with the Inverclyde Food Network, community entertainment to reduce the need to travel and support vibrant and sustainable communities	Locality Plans; Inverclyde Food Growing Strategy	CLD; Cultural Services; ICDT Area Partnerships; Dandelion Connected Communities	Number of Community initiatives supported by the council	Harvest festival; Community Pantries; Invergrow project	Increased number of community Initiatives supported by the council and the food growing network; Roll out of Invergrow project and the Food Growing Strategy	Ongoing	1.1; 1.2; 1.3; 1.5; 2.1; 2.3; 2.5; 3.1
<p><b>Progress update – June 2023:</b>            Inverclyde Libraries part of IFCN – West College Scotland delivering Horticulture course out of SW library on allotment gardening. Inverclyde libraries and partners RIG arts have a Greening Officer to increase participation and engagement with Community Garden and plans are progressing for more events in space.</p>								
<p><b>Progress Update – May 2024:</b>            Inverclyde Libraries part of IFCN. Inverclyde libraries and partners RIG arts have a Greening Officer to increase participation and engagement with Community Garden and plans are progressing for more events in space / a series of 6 free ‘Sow and Grow’ talks took place from Sept 23- Feb24 with successful funding from InverGrow fund. The Drying Green is currently being developed as an education garden for the network.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
3.9	Set up a network of “Green Teams” to help promote sustainability, raise awareness and encourage engagement with the move to a low carbon lifestyle		Across Directorates Cultural services	Network of Green teams set up	Many individual departments already engaged	Network of Community Green teams set up	2025	1.3; 2.1; 2.5; 3.1; 3.2
<b>Progress update – June 2023:</b> Green Team set up in Inverclyde Libraries – delivering initiatives internally and externally.								
<b>Progress update - May 2024:</b> Green Team operational in Inverclyde Libraries – delivering initiatives internally and externally.								
3.10	Work with Communities to encourage and support the formation of local volunteer groups, such as Blooms and Biccies / Chatty Café @SW to support the enhancement of specific open space	Forward _ Public Library strategy 21-25	Cultural services; Local Groups; Partners	Number of Local Chatty cafes underway	Currently 4 focussed chatty cafes up and running	Increased number of Climate focussed Chatty cafes underway and supported	Ongoing	1.2: 1.3; 1.5; 2.1; 2.5; 3.1
<b>Progress update – June 2023:</b> 4 Focussed chatty cafes meeting on a regular basis as legacy of Climate Beacon work for COP26.								
<b>Progress Update – May 2024:</b> Extension of Chatty café network planned for June 24 with the introduction of a new café supporting the ICFN and food growing strategy.								

On-going	Complete
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Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
3.11	Continue to use our collections to explore and respond to aspirations around climate change and planetary limits		Cultural services Inverclyde	Nr of objects / resources linked to the climate crisis, sustainability and the environment		Increase in investment in climate focussed collections / programming	Ongoing	1.1; 1.3; 2.1; 2.5; 3.1
<p><b>Progress update – June 2023:</b>  Promotions for Climate Week / Sustainability etc.. Work to commence on collections within the Watt Institution.</p>								
<p><b>Progress Update – May 2024:</b>  Promotions for Climate Week / Sustainability continue, partner with Green Tangerine on The Clyde Beach clean - Work commenced with digitisation of collections within the Watt Institution to support heritage growing and engagement around the herbarium.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
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#### 4. Carbon Reduction Action Area: Offsetting

##### Natural Environment

4.1	Review existing tree/flora to establish current carbon sequestration / carbon storage levels	OSAMP	Service Manager Grounds & Waste	Production of Management Plan	To be established	Increase tree / hedgerow planting	2022 - 2024	2.5
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##### Progress update – June 2023:

Currently in the process of procuring external consultant support to assist the production of a Management Plan, contract projected to be in place 3<sup>rd</sup> Quarter 2023.

##### Progress Update – May 2024:

Consultant engaged (Green Action Trust) and full plan of works reported to Committee and subsequently delivered in 2023/24.

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
4.2	Develop and incorporate into LDP and implement measures for new developments e.g. landscaping species list to optimise biodiversity	LDP	Planning Service; Service Manager Grounds & Waste	Planning Guidance	To be established	Development of adaptation measures.	2022 - 2023	2.1; 2.5
<p><b>Progress update – June 2023:</b> Service will work with planning on this.</p>								
<p><b>Progress update – May 2024:</b> No significant progress.</p>								
4.3	Continue to control invasive species	OSAMP, Council Policy	Service Manager Grounds & Waste	Eradication of non-native invasive plant species	As per management of invasive species	Work towards eradication of non-native invasive plant species	Ongoing - 2027	2.5
<p><b>Progress update – June 2023:</b> Prioritisation now on Ash dieback and replacing any non-native ash with native species trees.</p>								
<p><b>Progress Update – May 2024:</b> Work continuing on Ash Dieback and replacing with native species. Mapping of Japanese Knotweed has concluded and works are ongoing on eradication in a planned systematic manner.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
4.4	Undertake projects to naturalise amenity grassland to enhance local biodiversity, improve natural habitats and support wildlife through wildflower meadow planting	OSAMP	Service Manager Grounds & Waste	% of amenity grassland naturalised	Current level is under 5% (to include survey work of newly introduced species)	20% of amenity grassland naturalised (insect/species count)	2022 - 2027	2.5
<p><b>Progress update – June 2023:</b> Wildflower seeding has been tested in a number of locations within Inverclyde to assess effectiveness prior to rolling out to further locations.</p>								
<p><b>Progress Update – May 2024:</b> The creation of both wildflower meadows and naturalised grassland has been undertaken. This will be expanded to other areas as appropriate.</p>								

Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
4.5	Undertake projects for woodland creation / enhancement, native tree planting and hedgerow planting in and around our communities (in appropriate locations) to offset the carbon emissions, including mitigation of impact of tree diseases (e.g. Ash dieback)	OSAMP	Service Manager Grounds & Waste	Areas of native woodland planted; number of native urban / street trees planted	To be established	Increased areas of woodland in and around urban areas; increased numbers of urban / street trees	2022 - 2027	2.5
<p><b>Progress update – June 2023:</b> Green Action Trust have commissioned a report on potential tree planting within Inverclyde. Over 630 new trees have been planted in 2023 with additional trees now being grown on and planned.</p>								
<p><b>Progress Update – May 2024:</b> As a result of Nature Restoration Funding over 10,000+ trees have been planted, in 2023/24. Further planting schemes will be identified and progressed subject to funding.</p>								



Ref	Action	Relevant Strategy / Plan	Lead Person / Service	Service Indicator	Baseline	Target (where applicable)	Target date	Council Plan Links
4.6	Undertake projects to maximise carbon storage potential of land through peatland restoration and conservation.	OSAMP	Service Manager Grounds & Waste	Implement projects working in partnership	As per national indicators	Restoration of up to 1100 hectares of compromised peatland at Hardridge and Dowries Farms	2022 - 2027	2.5
<p><b>Progress update – June 2023:</b> Separate report to June E&amp;R Committee. Officers have met with GCV Green Network Partnership, potential for this project to be fully funded.</p>								
<p><b>Interim update – January 2024:</b> Peatland projects at Hardridge and Dowries farms approved at June 2023 E&amp;R Committee. Officers with support from the GCV Green Network Partnership have progressed projects with tenders issued, returned and evaluated. Formal acceptance pending confirmation of Peatland Action Fund grant support. Hardridge – Grant offer received. Project is over 3 seasons/years. Formal project acceptance issued with commencement on site early January 2024. Dowries – Grant offer received. Project is over single season/year. Formal acceptance being prepared with commencement on site to be agreed but anticipated late January 2024.</p>								
<p><b>Progress Update – May 2024:</b> Two schemes (Dowries and Hardridge) have been identified and externally funded, Dowries works consisting of 140ha have been completed and Hardridge at 790ha is ongoing and due for completion in 2026.</p>								

1. What do you think the current effects of climate change are on people in Scotland?

**More frequent and severe weather events, e.g. heavy and/or long periods of rain causing flooding, higher temperatures in summer, high winds and storms, etc. that impacts on numerous and various aspects of life, e.g. health, food, transport, infrastructure, utilities, etc.**

2. The next Scottish National Adaptation Plan will cover the period of September 2024 to 2029. What effects, if any, do you expect climate change will have on people in Scotland over the next five years?

**Greater frequency of events mentioned in 1. Above.**

3. What actions, if any, would you be willing and able to take to adapt to climate change? You may wish to consider the action you could take a) in your community and b) around your home and/or business.

**Inverclyde Council has a central role in helping prevent and reduce impacts of climate change so would take action appropriate to Inverclyde in regards this.**

4. What factor(s), if any, would prevent you from taking action to adapt to climate change and become more climate-resilient?

**Inverclyde Council may be limited in the action it can take due to budget constraints so would possibly have to prioritise action.**

5. What action(s) do you think the Scottish Government should prioritise in order to build greater resilience to the impacts of climate change?

**Essential infrastructure and services, e.g. health, buildings, transport, agriculture, etc. but placing a focus on nature based solutions that promote biodiversity and prevention and management of invasive species.**

6. Which of the following actions should the Scottish Government prioritise? Please check all that apply.

i. More trees and green spaces in built-up places for flood resilience and cooling

ii. More joined up natural habitats (“nature networks”)

iii. Managing pests and diseases which will be more prevalent with climate change

iv. Restoring forests and peatland

v. Reinforcing natural coastal barriers such as dunes

vi. Other

**All of the above, increase of ‘natural infrastructure’ in general.**

7. When you consider your local natural space e.g. park, canal, woodland or beach, what would you like to see improved in terms of blue and green space in your local area?

**Increasing the number of ‘wild’ areas for biodiversity.**

8. For Scotland to adapt to the impacts of climate change, lots of different groups, such as individuals, communities, businesses and public bodies, will need to work together and support each other. How could others support you (or your organisation) to adapt to climate change over the next five years?

**Inverclyde Council engagement with Community Councils on local adaptation, HSCP on health impacts of climate change with focus on public health, transport providers on transport networks and related infrastructure, District Network Operators and other utilities organisations with respect to utilities infrastructure, digital companies and organisations with respect to digital networks and infrastructure.**

9. In what way(s) could the plan help different groups across Scotland and/or its regions to collaborate on climate adaptation?

**See 8. above. Note LHEES should incorporate adaptation.**

10. Scotland's net zero targets are part of global efforts to limit global temperature rise to 1.5°C. At the same time, the Climate Change Committee's advice is to adapt now to a minimum global temperature rise of between 1.5 and 2°C for the period 2050 – 2100, and to consider the risks of up to a 4°C warming scenario. Should the Scottish Government adopt the Climate Change Committee's advice to 'adapt to 2°C and assess the risks for 4°C'?

**Strongly agree.**

11. Some decisions, for example those in relation to long-term planning or infrastructure investment, may require greater consideration of future climate conditions. Would further guidance on the appropriate future climate scenario(s) to consider when you (or your organisation) are making plans and investment decisions be useful?

**Yes.**

12. If yes, what sort of information or advice would be useful for you or your organisation when considering future climate scenarios in long-term planning or investments?

**Information and advice on the specifics of how climate change could potentially affect Local Authority Services bespoke to the type of Local Authority areas, urban, rural, mixed, etc.**

13. Climate change makes extreme weather more likely in Scotland. When weather events disrupt one part of our infrastructure (e.g. energy, telecoms, transport networks), the impacts can quickly "cascade" out to disrupt other infrastructure networks or vital services. For example, an interruption in electricity will quickly affect businesses, hospitals and transport. Would an assessment of "cascading" risks from weather-related disruptions to infrastructure help you or your organisation to adapt?

**Yes. Local Authority Services are often dependent on infrastructure so require to understand risks and potential impacts to help take appropriate action to effectively adapt.**

14. The Climate Change Committee suggests more Scottish businesses should be assessing and responding to climate risks. What, if any, are the barriers to businesses accessing advice and support on climate risks?

**Time pressures of running businesses, whereby, climate change is not or considered as a core part of the business.**

15. Climate change is projected to increase disruption of international and domestic supply chains. How do you anticipate disruption to domestic and/or international supply chains caused by climate change will affect Scottish business, industry and consumers?

**Significantly as many Scottish businesses rely on such supply. This is illustrated on recent impacts on supply chains due to global events.**

16. What, if any, should the role of government be in supporting more resilient supply chains?

**Promoting and informing on issues of climate change in terms of impacts on supply chains, encouraging action to adapt and putting in place the required policy and legislative framework to allow effective adaptation.**

17. Farming, fishing and forestry sectors are particularly exposed to impacts of climate change. How should farming, fishing and forestry businesses be supported to adapt to climate change?

**Outreach and effective engagement with these specific sectors providing information on how they can adapt effectively and possibly appropriate incentives to do so. These sectors also have a role in terms of national adaptation so a focus should be placed on them.**

18. Scottish businesses will face challenges as a result of climate change impacts. However, climate change will also present business and innovation opportunities. What, if any, do you think are the business and innovation opportunities arising from climate change in Scotland?

**Public sector contracts for implementation of green infrastructure and other adaptation measures, e.g. how buildings and infrastructure can cope with different types of weather and temperatures and designing buildings and infrastructure to be able to cop with these. Also opportunities in regards climate change mitigation such as in energy efficiency and renewable/'non-polluting' energy, carbon capture and storage, energy storage, 'green' transport and 'active travel', etc. Note opportunities for incorporating adaptation into LHEES.**

19. What, if any, support would be required to encourage businesses in Scotland to take advantage of innovation opportunities arising from climate change?

**Outreach and engagement with the business community and businesses informing of and promoting the opportunities and providing suitable incentives for businesses to consider and take advantage of opportunities. Note require trained workforce to deliver on opportunities so should also focus on developing skills, engaging with Education sector and the organisations that deliver training to promote opportunities.**

20. How could the Scottish Government support communities impacted by climate change across the world?

**Provide funding for adaptation projects, train local people on implementing adaptation projects, provide knowledge and expertise.**

21. Scotland is known for its excellence in climate change research. Are there international adaptation focussed research opportunities which Scottish-based academic work should focus on?

**Bangladesh is known for its adaptation work so Scotland could learn from this.**

22. Both public finance and mechanisms to leverage greater private finance will be required to deliver adaptation action. What do you see as the main barrier to private investment for adaptation action?

**Difficulty in demonstrating returns on investment.**

23. How can SG support/incentive more private investment?

**Blended finance models and open data platform and industry-led common metrics to quantify returns on investment. Countries that can demonstrate they have adapted to climate change may be seen as more attractive in regards general investment.**

24. The draft Adaptation Plan sets out plans to develop an adaptation monitoring and evaluation framework. Our proposed approach is for annual reports to include a set of quantitative indicators to monitor progress to the Adaptation Plan's objectives. In addition, we propose to publish a baseline at the start and report on progress at the end of the Adaptation Plan to track longer-term outcomes. Do you agree with the proposed approach to monitoring adaptation?

**Agree**

25. Do you have suggestions of data or indicators that could be used to track adaptation outcomes in Scotland?

**Recorded impacts of climatic events on buildings and infrastructure.**

26. What, if any, impacts do you think this Adaptation Plan will have on groups/individuals who share the aforementioned protected characteristics?

**Cannot think of any impacts, adaptation should benefit all.**

27. What, if any, measures could be taken to strengthen any positive impacts or lessen any negative impacts in this respect?

**Public engagement promoting and demonstrating benefits of adaptation.**

28. What, if any, impact do you think this Plan will have on inequality caused by socioeconomic disadvantage?

**Positive impact as helping prevent negative impacts of climate change on those considered socially and economically disadvantaged.**

29. What, if any, measures could be taken to strengthen any positive impacts or lessen any negative impacts in this respect?

**Public engagement promoting and demonstrating benefits of adaptation.**

30. What, if any, impact do you think the Adaptation Plan will have on children's rights and wellbeing?

**Positive as helping prevent negative impacts of climate change.**

31. What, if any, measures could be taken to strengthen any positive impacts or lessen any negative impacts in this respect?

**Public engagement promoting and demonstrating benefits of adaptation.**

32. What, if any, impacts do you think the Adaptation Plan will have on Island communities?

**Positive with Island communities possibly being particularly susceptible to negative impacts of climate change.**

33. What, if any, measures could be taken to strengthen any positive impacts or lessen any negative impacts in this respect?

**Public engagement promoting and demonstrating benefits of adaptation.**

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Head of Service - Regeneration, Planning and Public Protection</b>	<b>Report No:</b>	<b>ENV032/24/NM/KL</b>
<b>Contact Officer:</b>	<b>Kenny Lang</b>	<b>Contact No:</b>	<b>01475 715906</b>
<b>Subject:</b>	<b>Play Area Spend Update 2024/25</b>		

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## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of the report is to update the Committee in respect of the proposed play area projects to be undertaken within the 2024/25 Play Area Strategy.

1.3 The available Play Area Strategy budget for 2024/25 is £236k, full spend of this amount is anticipated in the current financial year and the projects are detailed within the body of this report.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that the Committee agrees the proposed play area projects identified within this report.

**Neale McIlvanney**  
**Head of Service - Regeneration, Planning and Public Protection**

### 3.0 BACKGROUND AND CONTEXT

- 3.1 Inverclyde Council currently have 53 play areas of varying sizes. These play areas have been developed over a number of years and upgraded to improve the overall play experience and we now have over 90% of our play areas which include accessible equipment.
- 3.2 The Scottish Government identified funding of £629k for play areas from 23/24 up to 25/26 as part of the General Capital allocation. The available budget for play areas in 2024/25 is £236k which includes two elements of planning gain consisting of £15k from Oak tree Housing Association and £24k for Sir Michael Street. A recurring capitalisation cost of £30k for one of the play area fitters is also paid from the play area Capital budget and not included in the figures below.
- 3.3 The play areas are regularly checked and maintained by Council staff with ad hoc repairs being paid through the revenue account. All larger equipment, new facilities or surfacing are generally included in the Capital Spend.
- 3.4 The table below shows a priority list of identified spend for play areas, this list is taken from a longer list developed through the year by our staff.

Area	Works	Spend 000s (est)
West Glen Park Kilmacolm	Replacement of Multiplay unit	£25
Riverside Road Greenock	Refurbishment	£35
Sir Michael Street Greenock	Replace surface	£45
Jacobs Drive Gourock	Replace surface	£45
Smithston area	New play area	£86

- 3.5 Preliminary discussions with community representatives in the Smithston to identify a preferred site is ongoing.
- 3.6 If approval is given officers will engage with local representatives and nearby residents to develop a facility within this area.
- 3.7 Progress on the approved projects will be reported to this committee via the regular Capital Report.

### 4.0 PROPOSALS

- 4.1 The Committee are asked to note the progress on projects and note that relevant reports will be brought back for Committee consideration as and when required.

### 5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		x
Legal/Risk		x
Human Resources		x
Strategic (Partnership Plan/Council Plan)		x
Equalities, Fairer Scotland Duty & Children & Young People's Rights & Wellbeing		x



Environmental & Sustainability		x
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## 5.2 Finance

### One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Play Area Strategy		2024/25	£197	NA	Excludes Capitalised post of £30k
Planning gain		2024/25	£39		

### Annually Recurring Costs/ (Savings)

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

## 5.3 Legal/Risk

N/A.

## 5.4 Human Resources

N/A.

## 5.5 Strategic

N/A.

## 6.0 CONSULTATION

6.1 Consultation will be undertaken in respect of the new play area within the Smithston area to confirm a preferred site and regarding proposals.

## 7.0 BACKGROUND PAPERS

7.1 None.

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Director Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV034/24/EM/DA</b>
<b>Contact Officer:</b>	<b>David Aitken</b>	<b>Contact No:</b>	<b>01475 712964</b>
<b>Subject:</b>	<b>Contract Awards - 1 October 23 to 31 March 2024</b>		

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## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is to advise the Committee of contracts awarded for the supply of goods or materials, provision of services and execution of works during the period 1 October 2023 to 31 March 2024.

## **2.0 RECOMMENDATIONS**

2.1 That the Committee note the contracts awarded by the Council during the period 1 October 2023 to 31 March 2024.

**Stuart Jamieson**  
**Director, Environment & Regeneration**

### 3.0 BACKGROUND AND CONTEXT

3.1 The Council has adopted a process, within its Standing Orders Relating to Contracts (20.4), to ensure that all Contract Awards, Direct Awards, Negotiated Contracts and Modifications are reported on a six monthly basis to Committee. The financial thresholds for reporting were revised in March 2022 as part of the Council's review of key governance documents. The revised thresholds for reporting are as per Contract Standing Order 8.1 for contracts that exceed the amounts below:

- Supplies and Services £50,000;
- Works £250,000.

It is also a requirement of this governance process to report the outcome of any blacklisting protocol applications.

3.2 Appendix 1 provides details of contracts awarded for the period 1 October 2023 to 31 March 2024 where the estimated price of the contract exceeds £50,000 for the supply of goods or materials/ the provision of services and where the estimated price of the contract exceeds £250,000 for the execution of works.

3.3 Appendix 2 provides details of direct awards; direct call-offs from frameworks; ICT negotiated contracts; and contract modifications made in the period 1 October 2023 to 31 March 2024 where the value of the contract exceeds £50,000 for the supply of goods or materials/ the provision of services.

3.4 There have been no blacklisting protocol applications during the period 1 October 2023 to 31 March 2024.

### 4.0 PROPOSALS

4.1 That the Committee note the contracts awarded by the Council during the reporting period.

### 5.0 IMPLICATIONS

5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

#### 5.2 Finance

There are no finance implications directly arising as a result of this report.

One off Costs

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

Annually Recurring Costs/ (Savings)

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

### 5.3 Legal/Risk

There are no legal/risk implications directly arising as a result of this report.

### 5.4 Human Resources

There are no direct human resources implications directly arising as a result of this report.

### 5.5 Strategic

None.

## 6.0 CONSULTATION

6.1 The Interim Head of Legal & Democratic Services was consulted during the preparation of this report.

## 7.0 BACKGROUND PAPERS

7.1 None.

DATE OF AWARD	TITLE	PROCUREMENT ROUTE	NAME OF SUCCESSFUL TENDERER	LOCATION OF SUCCESSFUL TENDERER	TOTAL CONTRACT AMOUNT	CONTRACT TERM	SME YES/NO	NUMBER OF LOCAL COMPANIES WHO SUBMITTED A TENDER	CONTRACT LOTTED YES/NO
<b>CONTRACT AWARDS</b>									
06/11/2023	Hardrige Farm Peatland Restoration 23-025	Open Tender	McGowan Environmental Engineering LTD	Aviemore	£798,705	3 Years	Yes	0	No
21/11/2023	Maintenance and Minor Works for Fencing, Valustrades and Blacksmiths Lot 1 - Property Services Lot 2 - Environmental Services and Roads Lot 3 - HSCP	Open Tender	Lot 1 - Inverweld Limited Lot 2 - City Gate Construction (Scotland) Limited Lot 3 - Lux Fabrication	Port Glasgow Linwood Stirling	Lot 1 - £250,000 Lot 2 - £110,000 Lot 3 - £40,000	2 Years	Yes	1	Yes
14/12/2023	Greenock Town Hall - Roofing, Windows and Ventilation	Open Tender	EMTEC Group Limited	Hamilton	£1,681,615	3 Years	Yes	0	No
14/12/2023	Collection, Haulage, Treatment and Disposal of Residual Waste	Open Tender	Viridor Energy Limited	Somerset	£54,000,000	15 Years	No	0	No
16/01/2024	Cashless Catering & Nutritional Analysis System Upgrade including Support & Maintenance	Open Tender	ParentPay Limited	London	£111,235	8 Years	No	0	No
29/01/2024	Provision of a Care and Repair and Small Repair Service	Open Tender	Bridgewater Housing Association Limited	Renfrew	£556,800 Schedule of Rates	4 Years	Yes	0	No
30/01/2024	Independent Advocacy Service for Children and Young People	Open Tender	Barnardo's	Essex	£170,000	2 Years	No	0	No
20/02/2024	Provision of a Care at Home Service for Adults and Older People (Framework)	Open Tender	365 Care Limited Care 1 Professional Services Ltd Care Staff Ltd Caring Grace Limited Cottage Care Services Evergreen Home Support Firstcare Solutions Karma Healthcare Oncall Care Services Partners That Care Plum Tree Care Scotia Homecare Solutions Support and Social Care Net Unfading Care	Paisley Ipswich Glasgow Paisley Greenock Greenock Coventry Gourock Glasgow Greenock Glasgow Greenock Edinburgh London	£10,550,000	5 Years	Yes	5	No
29/02/2024	Provision of a Carers Advice, Information and Support Service	Open Tender	Unity Enterprise	Glasgow	£1,474,975	5 Years	No	1	No
30/02/2024	Provision of a Community Connector Service	Open Tender	Inverclyde Community Care Forum T/A Your Voice	Greenock	£428,331	3 Years	Yes	1	No
11/03/2024	PPM and Minor Repair of Fire, Intruder and Disabled Refuge Systems	Open Tender	DM Integrated Limited	Airdrie	£712,000	4 Years	Yes	0	No
26/03/2024	Provision of Employability Services in Inverclyde Lot 1 Vocational Training & Personal Development Lot 2 Addressing Health Barriers to Employment Lot 3 Supported Employment & Employer Engagement Lot 4 Financial Advice & Support Lot 5 Environmental Employment Programme	Open Tender	Lot 1 - Inverclyde Community Development Trust Lot 2 - Stepwell Consultancy Ltd Lot 3 - Enable Scotland (Leading th Way) Lot 4 - Inverclyde Community Development Trust Lot 5 - Financial Fitness Resource Team	Greenock Greenock Eurocentral Greenock Greenock	Lot 1 - £1,287,868 Lot 2 - £259,576 Lot 3 - £483,996 Lot 4 - £780,000 Lot 5 - £120,496	2 Years	Yes	3	Yes

DATE OF AWARD	TITLE	SUPPLIER	LOCATION OF SUPPLIER	TOTAL CONTRACT AMOUNT	CONTRACT TERM	SME YES/NO
<b>DIRECT AWARDS</b>						
14/11/2023	Provision of a Gateway Recovery Service	Scottish Association for Mental Health	Glasgow	£572,000	2 Years	Yes
30/11/2023	Provision of Residential Care and Educaitional Services including Short Breaks	The Good Shepard Centre	Bishopton	£378,000	2 Years	Yes
12/01/2024	Provision of a Care at Home Service in Inverclyde (Self Directed Support Option 3)	Karma Healthcare	Gourock	£500,000	4 Months	Yes
01/03/2024	Provision of Annual Support & Maintenance for SWIFT and Provision of a SAP Business Objects Licence	OLM	Middlesex	£103,734	1 Year	No
14/03/2024	Public Space CCTV Service within Inverclyde	CloudVPlus Holdings LTD	Port Solent	£298,772	2 Years	Yes
20/02/2024	Provision of Interim Beds Service	Marchmont Care Home Limited	Bucks	£184,808	5 Years	No
07/03/2024	Provision of an Early Intervention and Family Support Service	Children 1st	Edinburgh	£195,712	1 Year	No
27/03/2024	Provision of Employability Services in Inverclyde - Employment Advice, Advoacy and Guidance£256,128/	Inverclyde Advice & Employment Rights	Greenock	£152,000	2 Years	Yes
<b>DIRECT CALL OFF FROM FRAMEWORK</b>						
11/03/24	Replacement of existing Verint Supplied System	Computacenter UK Ltd	Herfordshire	£256,127	5 Years	No
<b>ICT NEGOTIATED CONTRACTS</b>						
N/A	-	-	-	-	-	-
<b>MODIFICATIONS</b>						
N/A	-	-	-	-	-	-

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>16 May 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV036/24/EM/AG</b>
<b>Contact Officer:</b>	<b>Audrey Galloway</b>	<b>Contact No:</b>	<b>01475 712102</b>
<b>Subject:</b>	<b>Property Asset Management Public Report – Remarketing of 80 Leven Road, Greenock; Results of public consultations at lower Kempock Street, Gourrock and Wateryetts Drive, Kilmacolm</b>		

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## 1.0 PURPOSE AND SUMMARY

1.1  For Decision  For Information/Noting

1.2 The purposes of this report are (1) to seek consent to remarket the former community centre at 80 Leven Road, Greenock as the previous preferred bidder is no longer interested in acquiring the facility; and (2) to advise the Committee of the outcome of two consultation processes recently completed in relation to (a) a proposal to lease an area of ground at lower Kempock Street, Gourrock; and (b) a proposal to dispose of an area of land at Wateryetts Drive, Kilmacolm, to which areas the public currently have access. Both consultations were carried out in order to obtain and consider the views of the community in relation to the proposals.

## 2.0 RECOMMENDATIONS

It is recommended that Committee;

- 2.1 notes that the trustees of the Redeemed Christian Church of God (RCCG) are no longer interested in acquiring the property at 80 Leven Road, Greenock and that negotiations with this party have now come to an end as they have failed to progress missives; and grants authority to remarket the property with immediate effect;
- 2.2 notes the outcome of the public consultation in relation to the proposed lease of land at lower Kempock Street, Gourrock, the terms of the representations received and any responses to those representations, as detailed in **Appendix 3**; prior to consideration of the recommendations in the private report of this agenda.

Having regard to those representations, decides either:

- a) to instruct the Head of Physical Assets to withdraw from negotiations for the proposed lease; or
  - b) to further consider the terms of the proposed lease as detailed in the separate private report that is before the Committee for later consideration;
- 2.3 notes the outcome of the open space consultation in relation to the proposed disposal of land at Wateryetts Drive, Kilmacolm, the terms of the representations received and any responses to those representations, as detailed in **Appendix 5**, prior to consideration of the recommendations in the private report of this agenda;

2.4 that in relation to the proposed disposal of land at Wateryetts Drive, Kilmacolm, considers the terms of the proposed sale as detailed in the separate private report that is before the Committee for later consideration.

**Stuart Jamieson,  
Director,  
Environment and Regeneration**



### **3.0 BACKGROUND AND CONTEXT**

#### **80 Leven Road, Greenock**

- 3.1 The former community hall at 80 Leven Road is vacant and has been declared surplus to requirements. This Committee granted authority to market the property in 2019 with a further report on offers received being brought back to this Committee in January 2023. The site is shown outlined on the plan attached at **Appendix 1**.
- 3.2 At that time the preferred bidder was the RCCG and since then officers have been attempting to conclude missives. The RCCG had originally informed officers that they had funding for the purchase, but this proved to be incorrect as they later advised they had to use this funding for another purchase. As there has been no attempt by RCCG to complete the sale, negotiations with this party have now come to an end as they have failed to progress missives.
- 3.3 During this time no other interest in the property has been received, however, recently a definite line of enquiry was received from another local person representing a community church wanting to acquire the property. As such, authority is now sought to remarket the property, for lease or for sale, with a report on offers received being brought back to this Committee, for a decision to dispose of the property for the best economic offer to the Council.

#### **Proposed Lease of part of gap site, Kempock Street, Gourock**

- 3.4 In 2022 Council officers received a request to lease part of lower Kempock Street, Gourock to Rowanplan Properties Ltd so that they could construct an outdoor dining area directly adjacent to the Café Continental. Directly below the decked dining area would be a bin store. The proposed leased area is shown on the plan at **Appendix 2**.
- 3.5 This site is commonly known as the 'gap site'; it is inalienable Common Good and is classed as open space, as such a public consultation to seek the views of the local community required to be carried out. In addition, as the site is inalienable common good, any decision to lease will require the consent of the court, prior to completion of same.
- 3.6 The consultation closed on 20<sup>th</sup> January 2023 and the results of that consultation were brought before this Committee in March 2023 at which time authority was granted to proceed to obtain a DV valuation of the site, and to commence a court action seeking consent for the proposed lease in terms of Section 75 of the Local Government (Scotland) Act 1973. Due to an administrative oversight, some consultation responses were erroneously omitted in the previous report, and so all responses to the consultation, including those previously omitted, are attached at **Appendix 3**.
- 3.7 The court process has now completed and the Sheriff has granted authority to the Council to alienate that piece of land/gap site on Kempock Street, located between the Café Continental and Sainsbury's, as shown on **Appendix 2**, by granting a 20 year lease to Rowanplan Properties on the basis of the terms set out in the application. Further details on the proposed lease are contained in the private papers of this agenda.

#### **Proposed Sale of land at Wateryetts Drive, Kilmacolm**

- 3.8 Last year developers, MacTaggart & Mickel approached Council officers to request that the council sell them a piece of land located adjacent to the roundabout at Wateryetts Drive, Kilmacolm, in order to assist them to achieve a residential development across the larger site which includes land within their ownership and land within the ownership of Scottish Water. The full site is shown on **Appendix 4**.

3.9 As this project involves the Council disposing of land consisting of, or forming part of, an open space, it is necessary for a public consultation to be carried out in relation to same, in terms of the Sections 27 (2A) of the Town and Country Planning (Scotland) Act 1959. That consultation completed on Tuesday 17<sup>th</sup> October 2023 and this report seeks to update Committee on the results of same. All responses to the consultation are attached at **Appendix 5**.

#### 4.0 IMPLICATIONS

4.1 The table below shows whether risks and implications apply if the recommendations are agreed:

SUBJECT	YES	NO
Financial	x	
Legal/Risk	x	
Human Resources		x
Strategic (Partnership Plan/Council Plan)		x
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		x
Environmental & Sustainability		x
Data Protection		x

#### 4.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Capital Fund	Capital Receipt	2024/25	£55,000	n/a	Termination of proposed sale of Leven Road

Annually Recurring Costs/ (Savings)

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

#### 4.3 Legal/Risk

- (a) The proposed lease of land at the Kempock Street gap site affects open space land forming part of the inalienable Common Good. The Council is therefore required to (i) consult in terms of the Town and Country Planning (Scotland) Act 1959 and the Community Empowerment (Scotland) Act 2015 prior to reaching a decision on the matter, and to have regard to the responses to those consultations in reaching such a decision; and (ii) to obtain authority of the Court in terms of Section 75 of the Local Government (Scotland) Act 1973.
- (b) The proposed disposal of land at Wateryetts Drive affects land forming part of an open space. The Council is therefore required to consult in terms of the Town and Country Planning (Scotland) Act 1959 prior to reaching a decision on the matter, and to have regard to the responses to that consultation in reaching such a decision;

#### **4.4 Human Resources**

None.

#### **4.5 Strategic**

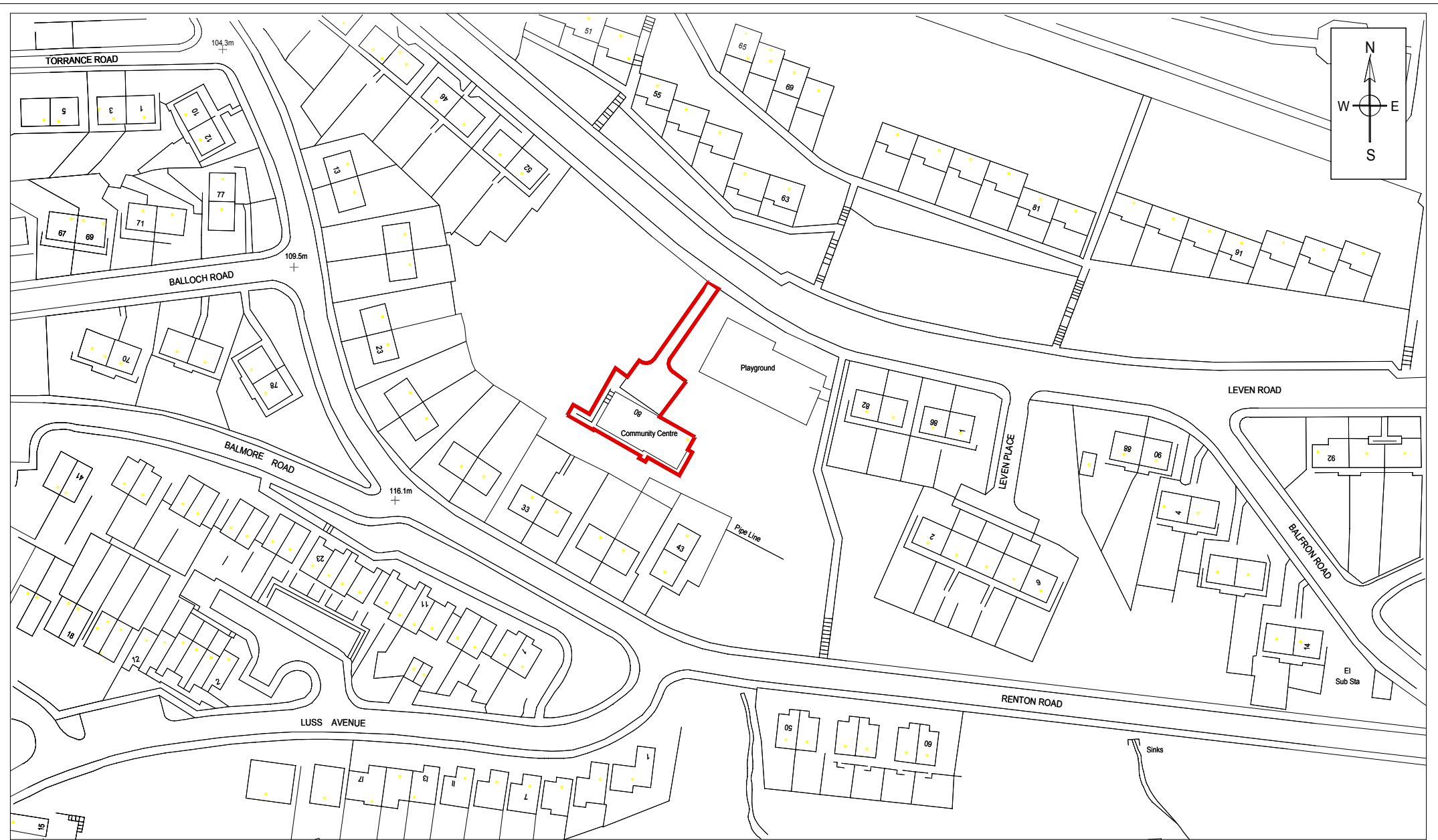
None.

### **5.0 CONSULTATION**

5.1 The report has been prepared following consultation with Legal, Democratic, Digital and Customer Services.

### **6.0 BACKGROUND PAPERS**

6.1 None.



Area shown bounded in red extends to 0.051 Hectares (517.71 sq.m.) or thereby.

## Appendix 1

THIS PLAN IS INDICATIVE ONLY

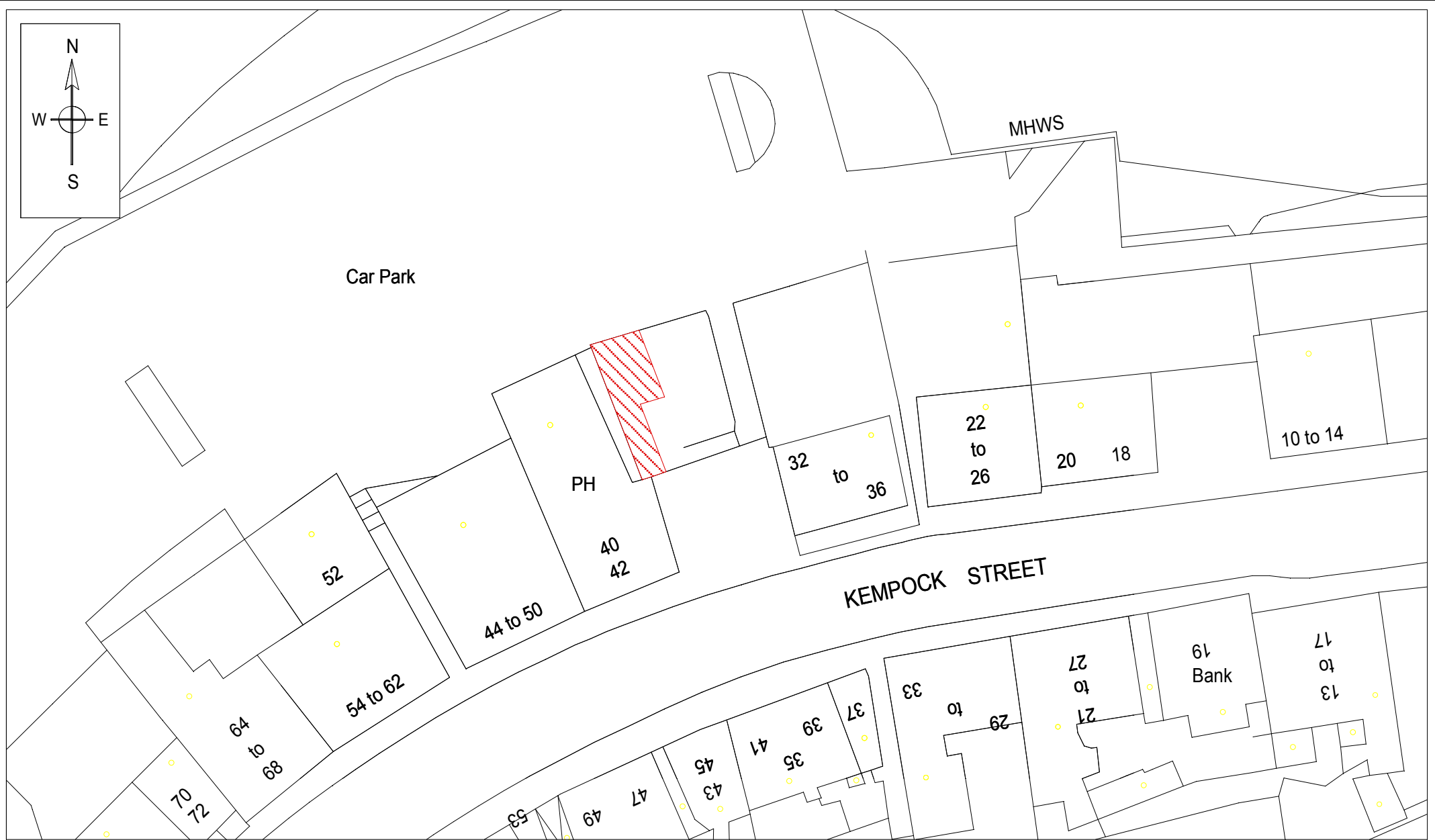
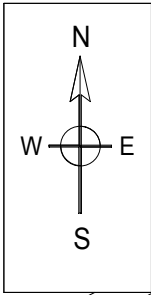
## 80 Leven Road, Greenock

SCALE: 1:1250  
 Originating Group:

DRAWN BY:

DATE: 23/10/2020

Drawing No.  
 80 Leven Road, Greenock - 3



## Appendix 2

SCALE: 1:500

DRAWN BY:

DATE 16/08/2022

Originating Group:

Drawing No. Kemnock St, GRK, Gap Site  
adj to Cafe Continental

Responses Received in Consultation  
SECTION 104 OF THE COMMUNITY  
EMPOWERMENT (SCOTLAND) ACT 2015  
AND SECTION 27 (2A) OF THE TOWN AND  
COUNTRY PLANNING (SCOTLAND) ACT 1959  
Proposed Lease of Site at Kempock Street,  
Gourock

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

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

- [1.](#) Respondent 1 – Gourock Community Council.
- [2.](#) Respondent 2
- [3.](#) Respondent 3
- [4.](#) Respondent 4
- [5.](#) Respondent 5
- [6.](#) Respondent 6
- [7.](#) Respondent 7
- [8.](#) Respondent 8

## 1. Respondent 1 – Gourock Community Council.

**From:** Gourock Community Council [EMAIL REDACTED]

**Sent:** 11 November 2022 15:31

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** Re: (Official) gap site on Kempock Street, Gourock

Thank you for your email about our treasured Gap in Gourock.

This has long been discussed in the Gourock Community and I can already provide you with opinion.

Any development of The Gap is strongly opposed.

In Gourock we already enjoy the view and space there, it helps to give Gourock a rural ambiance. No matter which side of Kempock Street people shop on there is soon visual presence of the River Clyde. Gourock has a beautifully spacious features in town and people love it for this, a characteristic of Gourock.

It is also a link from upper Kempock Street to the lower level and more Car Parking. The beneficial open right of way is far safer for some pedestrians than the allyways to the different levels of Kempock Street and Car Park. This could seem more like another ally and the very people who need a bit more space and safety are least likely to be able to walk to either end to get to the levels in attempts to feel safer.

The Gap also taking pedestrians to the safest crossings, designed and positioned for this reason, and a version of what exists puts this safety under threat. One aspect of this is having somewhere at the center of the street to take a seat.

People even simply enjoy taking a seat with the benches provided. Some people enjoy eating there, a social opportunity for people choosing not to dine in one of the many eateries. In fact there are a number of places selling food to take away that is enjoyed in The Gap area, allowing for all tastes and purses.

During Events such as the recent illuminations, Alec Galloway displayed local children's work, by projecting their artistry onto the Gables. It is hoped that there will be more regular art projections like this and space is required to enjoy this.

The Gap Area area has been used for choirs, like Inverclyde Voices. Interesting acts and buskers in addition to Christmas installations seasonal and limited by time. All transient, also welcome community spirited uses, they temporarily make the town more exciting for occasions. A permanent fixture would spoil the opportunities, these things are most welcomed because they disappear again and are beneficial for social experiences.

There are often Popup Stalls raising awareness for campaigns and the Community Councillors use both Gaps and the edges of the Kempock Street end of the shops for meeting people for opinions at times.

Therefore the Community Council back opinion in initially expressing an objection, protecting the identity of the town and its unique shopping experience and characteristic more rural feel around residences here.

It is also very likely that any past efforts that had been objected to would be raised again. With the same points being made over time for the common good, there should be no reason for allowing the application of one business over another. Even during the outdoor eating, when restrictions were in place, no single or combined business monopolised the space at The Gap.

The primary charm of The Gap is described in its name, and this is what is being protected by objecting. It is a treasured feature of Gourrock.

This will be discussed at the Business Meeting this weekend with the Members, if agreed as being necessary, also be on the Agenda for the November General Meeting.

Yours truly,

Gourock Community Council Secretary

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**From:** [COUNCIL OFFICER – EMAIL REDACTED]

**Sent:** 14 November 2022 17:23

**From:** Gourock Community Council [EMAIL REDACTED]

**Subject:** Gap Site Gourrock - Open Space Consultation

Thank you for your email objecting to the proposed use of the Gap site on Kempock Street. I note the points made in your email and would respond as follows:-

Should this proposal be accepted, the view at the gap site will still be visible as the proposed lease would only use part of the site. The attached plan shows the area which would be leased should this proposal go ahead. The area comprises about a third of the site at lower Kempock Street which will be used as a bin store, the applicant would also wish to include decking above the bin store to accommodate an external drinks/dining area. Access to the dining area will be from the stairs leading to the Café Continental or via the side door of the Café. No part of the current gap site at upper Kempock Street would be used.

The public access between upper and lower Kempock Street will be unaffected as will the area at upper Kempock Street. The public will still be able to sit in this area and take in the view. There should be none or little impact as regards any art exhibitions, pop up stalls etc in this area and if required images could still be projected on to the walls of the adjacent buildings.

I hope this helps clarify things but if you require any further information please do get back in touch.

I can confirm that your response(s) will be included in any future Environment & Regeneration Committee meeting which will consider this consultation.

---

**From:** [COUNCIL OFFICER – EMAIL REDACTED]

**Sent:** 15 November 2022 09:06

**From:** Gourock Community Council [EMAIL REDACTED]

**Subject:** Gap Site Gourrock - Open Space Consultation

Can you confirm please if [COUNCIL OFFICER – NAME REDACTED]'s explanation has dealt with the Community Council's concerns and that therefore we may treat your objection as withdrawn, or if the objection is to be treated as maintained. If I don't hear from you, I will assume the objection is to be maintained.



---

**From:** Gourock Community Council [EMAIL REDACTED]  
**Sent:** 15 November 2022 13:58  
**To:** [COUNCIL OFFICER – EMAIL REDACTED]  
**Subject:** Re: (Official) gap site on Kempock Street, Gourock

Thank you for your email. I hope that this helps.

At the GCC Business Meeting it was decided to put the Gap Site onto the Agenda for 21st of November. Opinion will be sought until the meeting on the 19th of December when a decision will be made.

As you are aware Gourock Community Council consult extensively, and I had only tried to avoid this again, on the basis of already having weighted and strong opinion about The Gap from the Community, the Community use and the belief that The Gap is already fully occupied, highly valued as a treasured space for the community, as flexible as it is forever.

A final response will be submitted accordingly. The one you have may be kept in reserve, and may have supplements added, there are already several points to add.

Or it may in due course be withdrawn without a further response if the objection is unfounded.

Thank you for the support.

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**From:** [COUNCIL OFFICER – EMAIL REDACTED]  
**Sent:** 15 November 2022 14:47  
**From:** Gourock Community Council [EMAIL REDACTED]  
**Subject:** Gap Site Gourock - Open Space Consultation

Understood you will want the opportunity to discuss at a public meeting to gauge the views of those present and your community.

If you can let colleagues CCed and myself know in due course whether your representation is to maintained, withdrawn or amended, we can report on same accordingly at the appropriate time.

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**From:** Gourock Community Council [EMAIL REDACTED]  
**Sent:** 20 January 2023 15:38  
**To:** [COUNCIL OFFICER – EMAIL REDACTED]  
**Subject:** The Gap Consultation

GOUROCK COMMUNITY COUNCIL

The Gap: Response to the Planning Application

Thank you all for your patience and help with the consultation about The Gap, and it's future regarding planning permission.

A large majority of people who have been consulted from the Gourock Community prefer to object to planning and development of The Gap.

This is consistent with previous consultations, general awareness and the towns character. Gourrock Community Council also have a majority of members keen to support the majority of the Community, and therefore do not favour the planning being granted.

More of the members defend The Gap to be kept for The Common Good and not to be developed by an individual business to profit from its use.

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## 2. Respondent 2

From: [EMAIL REDACTED]

Sent: 12 November 2022 20:34

To: Common Good <Common.Good@inverclyde.gov.uk>

Subject: Comments: Proposed Lease of Site at Kempock Street, Gourrock

Dear Head of Legal & Democratic Services - Inverclyde Council

I have become aware of the proposed lease of the gap site of Kempock Street. I have reviewed the 3 files available at

<https://www.inverclyde.gov.uk/law-and-licensing/legal-and-property-services/consultation-on-the-proposed-lease-of-site-at-kempock-street-gourrock>

Based on my understanding of the drawings the proposed development will involve building out at the side of the Cafe Continental over the lower area of the Gap site and providing a platform at the same elevation as the main level of the Cafe for outside dining and refreshment.

My main concern when I first became aware of possible development of the gap site on Kempock Street was that access to the car park on the shore side would be restricted. Based on my understanding of the plans provided, the access to the car park through the gap site does not seem to be restricted. If this understanding is correct I would have no objections to the proposal. On balance I would welcome this development.

I write as a local resident and the views expressed are mine alone.

Sincerely,

[NAME, ADDRESS AND OTHER PERSONAL DETAILS REDACTED]

---

## 3. Respondent 3

Letter of 14 November 2022 to the Head of Legal and Democratic Services

Letter content: -

"I am against proposal of lease of site at Kempock St, Greenock.

This is an outside place where the public can sit and enjoy the sunshine and the view.

The area is used by all age groups, and it would deprive all.

Not everyone can afford to eat out.

Yours faithfully”

---

#### 4. Respondent 4

**From:** [EMAIL REDACTED]

**Sent:** 14 November 2022 11:24

**To:** Common Good <Common.Good@inverclyde.gov.uk>

**Subject:** Gap site adjacent to Cafe Continental

Hi, I am writing to object to this proposal.

Common Good land by definition should be for the benefit of all of Inverclyde. This proposal would be allowing a private concern to profit from this land.

[NAME, ADDRESS AND OTHER PERSONAL DETAILS REDACTED]

---

#### 5. Respondent 5

**From:** [EMAIL REDACTED]

**Sent:** 17 January 2023 15:12

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** Comment on proposal for balcony at Cafe Continental.

Email contained attachment with following text.

Reference: Correspondence originally sent 24/11/22, resent today, 17/01/23.

Development Proposal, Kempock Street. Gourock.  
Locus; Gap Site, between Café Continental and Sainsburys.

In recent times, Local Authority, and Trader Investment, in Kempock Street and the surrounding area, has injected resilience into a segment of the District, which has thrived as a result, despite difficult trading conditions.

Gourock, has, once again, made itself into a destination, in its own right, with a wide range of attractive retail units, attracting customers from within and without the District. Continued investment is ongoing, as detailed in the local Press. This continued investment is to be encouraged.

A current proposal to extend the Café Continental, eastwards, to form an open air, patio / balcony area, on part of the ‘Gap Site’ between the Café and the Sainsbury building, would provide an enhanced, and pleasing area, to be enjoyed by local and visiting customers alike.

---

#### 6. Respondent 6

**From:** [EMAIL REDACTED]

**Sent:** 17 January 2023 20:44

**To:** [COUNCIL OFFICER – EMAIL REDACTED]

**Subject:** Proposed Lease of the gap Site at Cafe Continental on Kempock Street Gourock.

I would like to inform you that I am in favour of the above.

---

## 7. Respondent 7

**From:** [EMAIL REDACTED]

**Sent:** 19 November 2022 14:02

**To:** Common Good <Common.Good@inverclyde.gov.uk>

**Subject:** Consultation on the Proposed Lease of Site at Kempock Street, Gourock

Hi,

I would like to vote **for** the proposal.

I agree that it would be beneficial for the local community to grant a lease of the premises, namely part of the gap site at Café Continental on Kempock Street, Gourock between Café Continental and Sainsburys.

The location has excellent views of the River Clyde and I think it would be beneficial for the local community and it would also encourage further tourism.

Thanks

[NAME REDACTED]

---

## 8. Respondent 8

**From:** [EMAIL REDACTED]

**Sent:** 23 November 2022 12:34

**To:** Common Good <Common.Good@inverclyde.gov.uk>

**Subject:** Outdoor area for the Cafe Continental

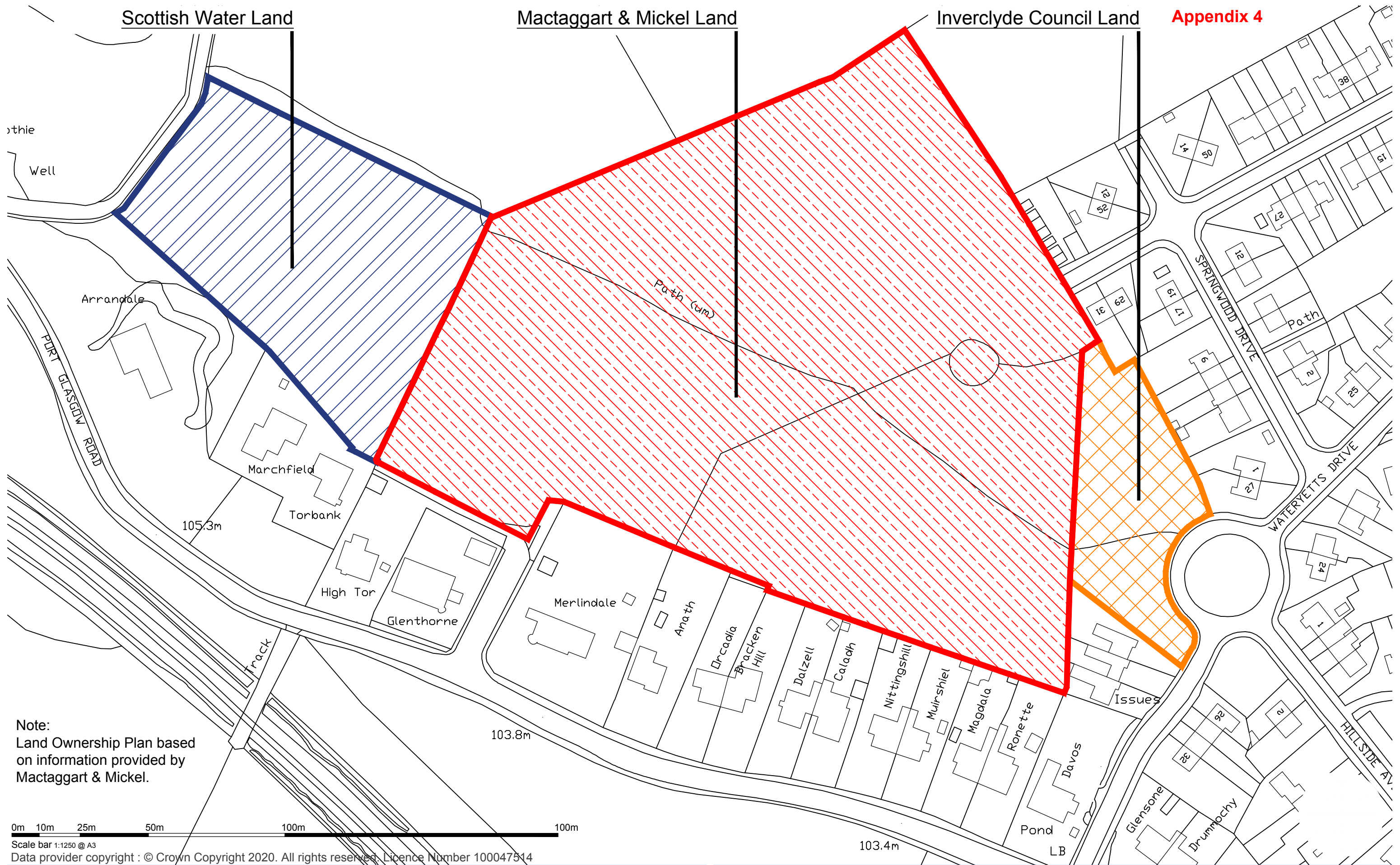
Hello,

I wanted to add my support to the development proposal of an outdoor area for the Cafe Continental, Gourock on common good land.

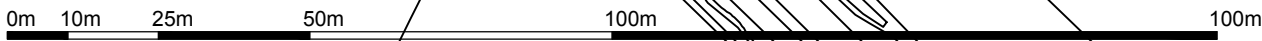
This would be a good expansion for the Cafe and at the moment outdoor dining is on the pavement / road which doesn't feel very safe in traffic - this would be a great space and I hope the development can go ahead.

[NAME AND ADDRESS REDACTED]

---



Note:  
Land Ownership Plan based  
on information provided by  
Mactaggart & Mickel.

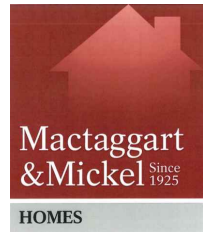


Scale bar 1:1250 @ A3  
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Revision	Description	By	Chkd By	Date

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Date	October '20	
Scale	1:1250 @ A3	25 Bothwell Street Glasgow G2 6NL t 0141 223 8500 f 0141 223 8501 e glasgow@austinsmithlord.com
Status	Planning	



**Austin-Smith:Lord**  
Project Kilmacolm  
Mactaggart & Mickel  
Description Land Ownership Plan

Job No. 218026	Drawing No. 0128_Land Ownership Plan_(LOP)001	Revision
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**Responses Received in Consultation  
SECTION 104 OF THE COMMUNITY  
EMPOWERMENT (SCOTLAND) ACT 2015  
AND SECTION 27 (2A) OF THE TOWN AND  
COUNTRY PLANNING (SCOTLAND) ACT 1959  
Proposed Disposal of land at Wateryetts  
Drive, Kilmacolm**

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

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

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## **Respondent 1 – Kilmacolm Eco Space Group**

Letter from Kilmacolm Eco Space Group of 1 August 2023.



**1<sup>st</sup> August 2023**

### **Introduction**

Kilmacolm Eco Space is a community led organisation of local residents, motivated to develop an area of land into a shared space of community growing and biodiversity. From initial aspirations for an orchard in 2018, our plans and our group have evolved and we are now in the process of completing an application to become a Scottish Charitable Incorporated Organisation.

We exist to advance the physical, mental, social, and environmental well-being of the community in Kilmacolm, through developing a sustainable community resource where citizens can access nature, growing opportunities, and other outdoor activities aligned to the Scottish Government and Inverclyde Council Policies on Environment, Health, Social Inclusion, Climate, and Biodiversity.

This document aims to lay out our proposals to establish a community growing space in Kilmacolm and meet the requirements to facilitate the granting of a Licence to Occupy on the optimum location. Our plans have evolved with increased knowledge, and changing circumstances.

Our proposal has been possible with the support of Community Enterprise, Community Ownership Support Service, and established Inverclyde community growing groups including The Inverclyde Shed. It draws on the findings of a Feasibility Study carried out by Community Enterprise at the end of 2022, which reflects strong local support for a community asset of this kind at this location.

### **The site**

The preferred site is owned by Inverclyde Council and is situated at Wateryetts Drive to the west of the village.

Subsequent to our discussions with Lynsey Logsdon on 22nd July 2022, about a community asset transfer we were notified of alternative locations within Kilmacolm - Whitelea Crescent and Woodrow Avenue. These locations have been researched, however none meet the advantages of the Wateryetts Drive plot.

Neither are appropriate for a number of reasons, including location and accessibility for potential users, access for vehicles for deliveries, unsuitable terrain, and the significant investment and work required to clear the sites. In our consideration of a suitable site, we have taken guidance



from [REDACTED] of the The Inverclyde Shed based on his experience developing the asuccessful community gardens at Shore Street, Gourrock and Muirshiel Lane in Port Glasgow.

Our preferred location at Wateryetts Drive is easily accessible by road or on foot. It is well served by public transport from the directions of both Johnstone and Port Glasgow. The site is close to key potential user groups - council housing stock with typically smaller gardens, older residents, households with young families, etc.

#### **Other considerations**

The field to the West of the site is owned by the developer Mactaggart and Mickel. We have been fully cognisant of potential future development when considering our plans, and indeed have anticipated the likely impacts as we evolved our approach.

Mindful that the developer's proposals include an access road from the roundabout in Wateryetts Drive, we have developed proposals that do not hinder this access whilst still delivering a valuable community asset.

Mactaggart and Mickels' approval also includes an outline concept for a Sustainable Urban Drainage System (SUDS) on the site. The detail of this system has still to be developed and technically approved. We understand that there are a variety of alternative solutions, including containing SUDS arrangements within the development site, and therefore releasing the land adjacent to the roundabout for valuable community use whilst still enabling development.

With all of the above in mind, instead of pursuing a Community Asset Transfer, (which we first submitted an expression of interest for in 27th July 2022, and which we acknowledge would limit the Council's future options for the site, we wish to apply for a Licence to Occupy on *part* of the preferred site to the North of any proposed access road, allowing a 'buffer' area of amenity grass between the road and the community garden / eco space.

Whilst the sale of the whole site to the developer would release revenue which the Council could invest across Inverclyde, our proposal offers a solution which we believe wouldn't significantly impact capital receipts, yet still provide a much-needed community asset for Kilmacolm. Achieving the best possible outcome for all residents of Inverclyde.

#### **Conclusion**

In closing, please accept this letter as our application for a Licence to Occupy a portion of the site at Wateryetts Drive, for the purposes of establishing a sustainable community growing space.

Our intention has always been to enable local residents of all ages, background and abilities to enhance well-being, skills and confidence in a green space that will nourish the community who use it and the wildlife it supports, and we remain committed to engaging positively with all stakeholders. We look forward to an opportunity to present our more detailed plans and discuss the way forward.

[REDACTED]  
Chair, Kilmacolm Eco Space.

---

**From:** Tony McEwan  
**Sent:** Thursday, September 7, 2023 3:04 PM  
**To:** [REDACTED]  
**Cc:**  
**Subject:** Wateryetts Drive

Classification : Official

Dear [REDACTED]

I thank you for your letter of 1<sup>st</sup> August 2023 and your patience in waiting for a response.

I note the proposals within your letter and can advise that this will be passed to the relevant officers for consideration.

However, as a public consultation on the proposed disposal of the site to Mactaggart and Mickel is under way ( [www.inverclyde.gov.uk/wateryettsdrive](http://www.inverclyde.gov.uk/wateryettsdrive) ), the Council will not be in a position to make a decision on the future of this site until that consultation is complete.

I will however ensure that officers include reference to your letter in any report on that consultation so the members of the relevant Committee are aware of your approach.

Regards

Tony McEwan

**Tony McEwan**  
**Head of Culture, Communities & Educational Resources**

---

Letter from Kilmacolm Eco Space Group dated 15 and emailed on 17 September 2023.



15<sup>th</sup> September 2023

Dear Peter,

Thank you for your email informing Kilmacolm Eco Space that Inverclyde Council is proposing to dispose of an area of land at Wateryetts Drive, Kilmacolm to Mactaggart & Mickel Homes Limited.

Kilmacolm Eco Space is a group of local residents with an interest in creating a community garden and growing area in Kilmacolm.

The group had previously identified a site at Wateryetts Roundabout and had submitted an application to Inverclyde Council for a license to occupy a portion of this land.

Inverclyde Council has now published proposals to dispose of this same land at Wateryetts Drive, and as required by the Town and Country Planning (Scotland) Act 1959, has initiated a public consultation.

We will engage our members to encourage active and widespread participation in that Consultation; so that the council can reach a considered decision that is beneficial to local residents as well as the Developer; however, we note a very concerning and significant omission in the council's Notice.

Mactaggart and Mickel's proposal mentions; in addition to the access road; a Sustainable Drainage System (SUDS) which would occupy a further sizeable portion of land on the site.

Other external reports, including a Scottish Water Report and flood risk evaluation, **20/0245/IC Residential development, including access, roads, open space, landscaping, drainage, and other related works (planning approval in principle) (major) West of Quarry Drive Kilmacolm (inverclyde.gov.uk)** also indicate that the *majority* of the land to the north of the access road and immediately behind existing housing on Springwood Drive is the planned optimal location for this SUDS.

Given that this proposed SUDS is likely to have much more impact on the land than the access road, it is surprising and concerning that it is not mentioned in the Council's published Notice.

As outlined in the **Scottish Land Commission document 10994, Good Practice Route Map 5 A4's**, consultation must be genuine, transparent, and productive.

Furthermore, The 'Gunning Principles' first used in a Court of Law in 1985, define additional precepts that legitimise Consultations.

It is troubling that the apparent 'inaccuracy' of the information presented on the Council's website, contravenes fundamental Consultation principles, and we are concerned that this

omission could have the effect of misleading the public as to the extent of the Developer's proposal.

If this less-than-transparent picture - the one on which residents are being asked for their input - is not publicly corrected, might it not even render the consultation process invalid?

In light of these considerations, we believe it is necessary to seek clarification prior to the 26 September meeting of the Kilmacolm Community Council, at which this matter is likely to be raised.

We'd be obliged if you would explain whether Inverclyde Council engaged a third party to develop the Consultation strategy or if it was agreed by Council Officers, and what authorisation process operated; why the SUDS feature was omitted from the Public Consultation Notice; and whether the current Notice fulfils the transparency requirement.

In addition to requesting answers to the preceding questions, we feel it would be prudent as an 'interested party' to understand more about the Disposal process.

Would you therefore confirm; upon completion of the Consultation, will a Committee's approved minutes indicate that the land has been declared surplus? Does the Council have a responsibility to its Council Tax Payers to sell at least to the assessed value, if not at a premium? Are they effectively conducting a closed negotiation with the Developer, at the exclusion of the open market?

Our intention has always been to obtain an advantageous outcome for local residents, and we remain committed to engaging positively with all stakeholders.

We're grateful for your consideration in responding to our query and thank you in anticipation of a timely reply.

Yours sincerely,

, Chair

Kilmacolm Eco Space

---

**From:** COUNCIL OFFICER

**Sent:** 21 September 2023

**To:** Kilmacolm Eco space

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email of 17 September and for the Kilmacolm Eco Space Group's response to the present consultation attached thereto. I acknowledge receipt and confirm these will be included in a report to the relevant Committee on completion of the consultation exercise.

You refer to the upcoming meeting of the Kilmacolm Community Council on the 26 September at which this proposed disposal is scheduled to be discussed, and have asked for a timely reply on the concerns you raise in advance of same.

With reference to the current consultation, I would comment as follows:

- the present consultation is on the proposed sale of the land in question, and not on the prospective housing development;
- the notice published is accurate and the consultation process valid;
- there is no requirement to disclose the prospective purchaser, however this has been included as it was anticipated as a likely question arising from the notice;
- there is no requirement to disclose any proposals that prospective purchaser may have for the site, however, again anticipating these as likely questions arising, the dedicated consultation page:
  - refers to the planning permission in principle that the prospective purchaser has obtained for the proposed development incorporating the land consulted on;
  - includes a link to the Councils planning portal page on this permission with relative detailed plans and documents regarding same; and
  - shares details that the prospective purchaser has provided on their proposals for future use of the land consulted upon;
- no decision has yet been taken to proceed with the disposal;
- any report on the proposed disposal will include all formal responses to the consultation received for consideration by Elected Members when reaching a decision, and any such decision will be taken by a Committee of the Council, be minuted, and follow on an officer report with the necessary recommendations; and
- should the disposal proceed, the Council will, in relation to the price, be subject to the obligations placed on it by Section 74 of the Local Government (Scotland ) Act 1973 (and regulations issued thereunder) in relation to obtaining the best consideration that can reasonably be obtained for the sale.

With reference to the possible location of the SUDS in the proposed development, I would repeat that the present consultation is on the question of disposal. However, should the disposal proceed, how the SUDS integrates with any development at this site will be a matter for the prospective purchaser, having regard to any legal commitments or constraints then applying, including among other things any detailed planning permission obtained. As stated above, your comments, including your concerns regarding the SUDS, will be included in any future report to Elected Members on the outcome of the consultation.

Yours sincerely

---

## **Respondent 2 – [REDACTED]**

**From:** [REDACTED] [EMAIL REDACTED]

**Sent:** 23 August 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

1. Hello,

Have seen the plans for Inverclyde Council to sell of land to a developer to allow access road on Wateryetts Drive Kilmacolm I would like to note an objection to it.

Wateryetts struggles with the volume of traffic as it is at the moment and adding to this will just make it more dangerous. The road is littered with constant potholes that are barely fixed and maintained making it hazarded to drive on as it is and adding more traffic is only going to make it worse.

This is also an important school route that my kids use to access the main road to reach transport to school as well as walking to primary school, allowing this to happen with again make it more dangerous for them.

I fully understand that Inverclyde Council are looking at raising funds, but this should not be an option based on safety and how Inverclyde Council actually maintain it at the moment and allowing this is only going to make it worse. Safetly over profit should be the priority.

Kind Regards

---

**From:** Council Officer

**Sent:** 31 August 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for taking time to respond to the open space consultation relating to a proposal to dispose of council owned land at Wateryetts Drive, Kilmacolm.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation, to the relevant Council committee.

Regards

---

**Respondent 3 - [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 23 August 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Objection to construction of property on area at Wateryattes Kilmacolm. The whole landscape is being overloaded with property.

---

**Respondent 4 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 28 August 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Inverclyde Council,

Im writing to strongly object to the proposal to sell the land on Wateryetts drive to MacTaggart and Mikel homes.

This land had previously been proposed as a Community Garden and the villagers had secured funding and drawn up plans for how to develop this - for which there was considerable excitement in the community as to how well this would enhance our village. This is in stark contrast to the MacTaggart and Mikel housing development which will destroy the Kilmacolm meadow, which is a recreational area used by many villagers and teeming with wild life. To block the access to this development is a last chance to save the environment of our beautiful village and instead enhance it with a garden that could be used an enjoyed by many and become a real feature of the village.

The road out of the meadow could not cope with scores of cars trying to come out of this short road onto Port Glasgow road. It would be increasingly dangerous for children, including my own children, to walk to school along Port Glasgow Road and I have seen no plans for a traffic light crossing to allow for pedestrians safely with this additional burden of traffic.

The village cannot cope with more cars, its already frequently impossible to park in the centre to go to the Co Op for groceries etc. Its clear this

housing development will destroy the character of our village. The Kilmacolm community Council has not represented our views, there has been thousands of objections and the village council has been under the impression that if they gave up the Kilmacolm meadow they would save the Knapps and other areas around the village. This is not the view of the people living in the village - I have not met a single villager who supports this plan.

This is a last chance to see some sense, protect the character of our village and promote the establishment of a community garden that will promote the environment of our village rather than destroy it.

Houses do need to be built, but not in areas that have been green field sites for decades and decades and changed only to make money from builders. Social housing is not a realistic proposal in Kilmacolm, house prices are high and while this will be attractive to builders its not going to be affordable for those on below average wages. There are plenty sites that have never been green field sites that could have been considered.

Please protect our beautiful meadow that's used and enjoyed by so many. Please allow us to establish a community garden for all on this site rather than selling us out and destroying our environment.

---

**From:** COUNCIL OFFICER  
**Sent:** 28 August 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for providing your views on the proposal to sell the council owned land at Wateryetts Drive to MacTaggart & Mickel Homes. I note your concerns, particularly as regards traffic, and I have asked my colleagues in roads to provide me with a statement regarding the issues you have raised. I will come back to you with their response as soon as I receive same.

Just for information, MacTaggart and Mickel Homes have suggested providing a community garden in the council land which is under consideration for a sale, however, that and all other items in your objection will be included in a report which will be brought before Committee at the Environment & Regeneration meeting to be held following completion of this consultation.

Regards

---

**From:** [EMAIL REDACTED]  
**Sent:** 28 August 2023



**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi,

Some feed back on this -

A community garden intersected by a road to a new housing development is not wanted by the village. Dedicating the existing land to a community garden that isn't dissected by a road with traffic running through it is quite different. This therefore goes no way to mitigating my point and is a poor excuse to try and justify this hugely damaging decision.

---

**From:** COUNCIL OFFICER  
**Sent:** 31 August 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

As promised please see comments below as provided by colleagues in the council's roads service.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn, then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

---

**From:** [EMAIL REDACTED]  
**Sent:** 31 August 2023

**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi Audrey,

This is in no way reassuring and missing the point entirely. Kilmacolm is a village. We and many others chose to live here because we wanted our children to grow up in a village, surrounded by nature. Building this housing development will add over a hundred more cars given most people tend to work in Glasgow and the public transport links are poor. This development will mean there are scores more cars coming out onto Port Glasgow Road for people going to work and for school drop off. Adding a hundred more cars will clearly make it more dangerous for children walking to school. There is no safe crossing on Port Glasgow Road for children going to school. If the Council is going to add more than one hundred cars coming onto this road by selling this land off then the Council surely has a responsibility to provide a safe crossing for children. In addition, it's already nearly impossible to find a parking spot near the Co Op as it is to collect groceries. There is no parking in the village for even more cars. Surely there are other places in towns that can be built on rather than destroying a meadow outside a village that cannot cope with more cars?

Destroying an area of outstanding natural beauty, enjoyed by many village residents and adding more cars will clearly be devastating to the character of our village. This is a green belt site, it should have been preserved as such not changed to allow its destruction. No amount of money made from this for Inverclyde Council will justify what is lost.

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### **Respondent 5 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 29 August 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

I am writing to object the proposed development In Wateryetts Drive for a housing development with MacTaggart and Mikel.

We have a lovely community which struggles with parking, traffic and local amenities. Our outdoor space is precious and find it hard to imagine that being destroyed for development when there is so much waste land elsewhere! Surely we are trying to preserve our outdoor spaces for our mental and our environment.

Please can you consider other areas of less beauty than a meadow in Kilmacolm.

Yours hopefully

---

### **Respondent 6 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 31 August 2023

**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

On the subject of the sale of land, currently widely used within the village as an amenity I strongly object.

If the developers access provision is not suitable their overall proposal should be rejected

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### **Respondent 7 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 12 September 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Please let us have green space for doggies and us.  
Community garden with orchard too.

---

### **Respondent 8 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 13 September 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Sir,

I strongly object to the sale of the land at Wateryetts Drive.

I do so on the following grounds:

- 1) the land is public space, and should remain so.
  - 2) this is the only patch of grass at this end of the village where children can kick a ball about safely. It is a long way from either of the parks.
  - 3) the sale of this land to the developers would provide access to a housing development that Kilmacolm does not want. Kilmacolm village centre cannot support the addition traffic it will incur, or the pressure on doctor and dentist services.
  - 4) the suggestion that the developers will plant an orchard on the remaining land is hogwash. There will be very little land left once a road is built, hardly enough for more than a few trees. Any any fruit that these trees might bear would be contaminated by the traffic fumes of the 150 or so vehicles that residents of the 78 new homes would use to get them in and out of the estate. This increase in traffic is inevitable. The development is much too far from the primary school for young children to walk, and too far from the village shops and medical services for the elderly, unless they drive.
- 

### **Respondent 9 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 13 September 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I wish to object to the proposal for the council to sell the land next to the roundabout on Wateryettes Drive, Kilmacolm, with the intention of facilitating an access road to the ill-judged development of the fields.

The clear access from Port Glasgow Road up to the roundabout is already compromised with parked cars between the roundabout and PG Road, and increasing the volume of traffic to this road will be unsustainable. This should not be considered as an access point to the area as the road will become a bottleneck.

Given that the development is going ahead in spite of the ill-feeling it has caused among residents towards the council and developers, it would be prudent of the council to pursue other options.

The area marked in the documents on the consultation website is an area of well-used green space, where local children play games in the only recreational area in this part of the town. It also increases the sense of well-being among residents, whose proximity to green space areas is being obliterated by this unpopular development.

I urge the council to reconsider these plans and come up with alternatives to preserve not only some of the green space in the area but also your reputation in light of your acceding to the developers' plans in the face of widespread opposition.

---

**From: COUNCIL OFFICER**

**Sent:** 14 September 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for taking time to respond to the open space consultation relating to a proposal to dispose of council owned land at Wateryetts Drive, Kilmacolm.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns relating to the road and traffic implications and you wish to withdraw your objection to these issues, please advise.

Your comments regarding the loss of green space is also noted and I confirm that I will include these comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

---

**From:** [EMAIL REDACTED]  
**Sent:** 15 September 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Audrey,

Under no circumstances do I wish my comments about the impact on the local traffic to be withdrawn. I would be very surprised to find if it was the case that not one single objection to this ill-advised reprehensible development failed to mention traffic impact. Indeed, I raised it myself as part of my objection to the initial development. It is ridiculous to assume this development will not have an impact on traffic levels in these streets, especially if an access road is cut through a green community area.

The area at Wateryettes roundabout, should be preserved, not least, because it is the only space in the Hillside / Quarry / Wateryettes / Yettes / Springwood / Port Glasgow Rd area for children to play on.

As someone who h grew up in this area since the 1970s, it has historically – and continues to be – used as a play field by children in the area. It is also one of the few areas of green space which falls outwith the unpopular development's scope. As such it must be retained for the benefit of the physical and mental health and well-being of the people who live here.

---

**From:** [EMAIL REDACTED]  
**Sent:** 25 September 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Further to my previous comments - this is a typical scene on Wateryettes Drive. Priority must be given to vehicle owners to park their cars at their homes as is photographed here.

This road is very visibly not suitable to be used as the route to any proposed new access road. It will not be sustainable for heavy vehicles during construction nor will it sustain traffic flow once the unpopular development is in place.

Further still, the angle of turn in to Wateryettes Dr from PG Road is too tight for large vehicles. The opening of this road has boundaries of historic walls on both east and west sides of Wateryettes Dr opening. These must be preserved and protected as part of the village's Victorian character.

The pictures below also show the field which the council want to sell off to developers to build a road on being used by children as a play field. This has been the case for decades in this area. It's important that it stays this way, for the well-being of the children in the area.



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### **Respondent 10 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 27 September 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I would like to object to the sale of this land to the housing developer to allow access to the building site.

Port Glasgow Road is very busy and cars come along the road at a high speed. If cars, buses and construction vehicles are driving past Wateryetts Drive, I worry about the safety of both people in these vehicles but also pedestrians. My children cross Wateryetts Drive to walk to school and it will no longer be safe with all this traffic.

When the houses are built, the increased traffic exiting and entering via Wateryetts Drive will pose a similar risk.

Those that live in Kilmacolm know how busy this road junction will get, and I do not think the Council have given this due consideration.

I suggest the Council do not sell the land and ask the developer to find an alternative route.

I look forward to your response.

Thank you

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## **Respondent 11 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 28 September 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi

I am a resident in Greenock and I have benefited a lot in the past year by growing in green spaces in Greenock with Inverclyde Food Network. I have lots of friends who live in Kilmacolm. I am writing to say I support the plans for the Meadow community garden and I would be sad to see the space used in a way that isn't for the community.

Thank you

---

**From:** COUNCIL OFFICER

**Sent:** 02 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email in support of a meadow community Garden at Wateryetts Drive, Kilmacolm. Your comments are noted and will form part of a report to the appropriate Council meeting following completion of the open space consultation.

Please note that the developer of the full site has proposed including a community garden in the location of the present council owned open space, however, details of same, including the exact area has yet to be confirmed.

Regards

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## **Respondent 12 – [REDACTED]**

Letter of 2 October from [REDACTED]respondent (name redacted)

[REDACTED]

2/10/23

TO WHOM IT MAY CONCERN  
RE. PROPOSED SALE  
WATERYETS DRIVE  
KILWARREN

AS A LOCAL RESIDENT I  
WISH TO SINCERELY OBJECT  
TO ANY PROPOSED SALE  
OF LAND AT WATERYETS  
DRIVE, THIS AREA IS A  
PLACE WHERE CHILDREN PLAY  
AND HAS BEEN FOR MANY  
YEARS, IT IS ONE OF THE  
FEW PLACES IN THIS SCHEME  
WHERE CHILDREN CAN PLAY  
SAFELY. FURTHERMORE WATERYETS  
DRIVE CANNOT SUPPORT LARGE  
VEHICLES ETC. THAT  
WOULD BE REQUIRED FOR

A LARGE SCALE HOUSING  
DEVELOPMENT, IT SHOULD  
ALSO NOT BE CONSIDERED  
AS THE MAIN ENTRANCED  
POINT TO THIS DEVELOPMENT  
AS THE FLOW OF TRAFFIC  
WILL NOT BE SUSTAINABLE.  
TAKE IT FROM ME I HAVE  
LIVED ON THESE STREETS  
FOR 50 YEARS, OTHER  
ACCESS ROADS FROM  
PORT-CHARLOW RD SHOULD  
BE PRIORITISED. FOR THE  
RECORD I SINCERELY OBJECTED  
TO THE DEVELOPMENT AS  
MANY DID,

YOUR SINCERELY

[REDACTED]



**From:** [REDACTED] [EMAIL REDACTED]  
**Sent:** 06 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I am writing to strongly oppose the sale of the public land at Wateryetts to the developers, MacTaggart & Mickel. I would, however, be in favour of Kilmacolm EcoSpaces (KES) having the use of the public land for a community growing space, something for which they have already been given a Council grant!

My main concern is I don't understand why this public land is thought of as giving easier access to the proposed new development!!

I know a lot of people who live in that area and they all complain (and have done for years) about the big lack of parking space and lack of room for maneuverability for e.g. buses! So, I think there has to be significant doubt as to the capacity for this site to support the ADDITIONAL number of cars which may (will) arrive with this new development!!

In these days of climate change, there is and going to be a dire need for a growing space in the village! Nature is being pushed out and children are soon not going to have the opportunity to e.g. come across a hedgehog or a frog walking/jumping across a path or undergrowth!! We need nature for our mental health, to uplift us, NOT to be even more hemmed in by traffic!!

Yours faithfully

---

**From:** COUNCIL OFFICER  
**Sent:** 06 October 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your response to the open space consultation being carried out in relation to a proposed sale of land at Wateryetts Drive Kilmacolm.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking

network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn, then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

---

**From:** [EMAIL REDACTED]  
**Sent:** 06 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Thank you for your quick reply to my email re sale of public land at Wateryetts.

I was aware permission has been granted for the development and that Roads and Transport Department had no objections but I have never understood how they can come to that conclusion; I still stand by what I said in the email regarding traffic in that area.

I still wish my objection against sale of public land to MacTaggart & Mickel to stand.

Thank you

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### **Respondent 14 – Elected Member of Inverclyde Council**

**From:** [EMAIL REDACTED]  
**Sent:** 09 October 2023  
**To:** Council Officer  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Good day Peter. I am in favour of the above land being transferred to MacTaggart and Mickel for a substantial sum.

The application for the West of Quarry Drive housing site has been approved by the Planning Board, Full Council and via an appeal to the Scottish Government. A need for the 74 houses has been established for the economy of the village enabling older folks to downsize and younger couples to have affordable housing.

The Eco Garden alternative being proposed is frankly a stunt to try and prevent an entrance to the site. This is shortsighted as the alternative entrance from Springwood Drive is much less suitable.

Could you please confirm my observation.

Regards

[REDACTED]

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### **Respondent 15 - [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 04 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I would like to suggest that the land in question ...at Wateryetts, Kilmacolm be used as a community garden and not sold to any developer. This would be a wonderful addition to Kilmacolm.

Kind regards

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### **Respondent 16 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 02 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sirs,

I wish to object to the proposal of the sale of land at Wateryetts Drive, Kilmacolm ("the Land") to MacTaggart & Nickel Homes Limited.

This land is at the roundabout in Wateryetts Drive and has for many years been used by children as a play area and also for dog walkers en route to the fields beyond.

As someone who has lived all their life in Kilmacolm I believe we should retain this piece of land as a green space for the community to continue to enjoy especially since there is a proposal for houses to be built in the Meadow beyond.

I would like to see this green space retained with perhaps an area designated for children to play football etc., as they do at present. A small garden with flowers for pollinating insects would enhance the area also. As there are a great many dog walkers who use these fields it might be an idea to have an area for use of dogs only, like a dog park.

Please consider these ideas or any others for alternative use of this piece of green land.

Sincerely,

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### **Respondent 17 –[REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 07 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi there,

I am writing to object to the proposed sale of the land on Wateryetts Drive, Kilmacolm. My reasoning for this is as a community it is a very valued piece of land, filled with lots of nature and wild life, growing up here it was great to run around, taking this away is also taking away the freedom for the children in the surrounding area who enjoy playing/exploring the land. As a village we are full to capacity, the roads are already falling apart, doctor surgeries are weeks waiting times and chemists are over ran with demand. Adding more housing into the “village” would also simply take away the village feel and make it more like a town. The idea of the proposed “affordable” housing sounds great however, in theory they are not affordable.

Yours sincerely,

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### **Respondent 18 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 10 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I urge the Council to retain this land for the good of the Community for a number of reasons.  
- Green Space, Growing Space, Community Garden and play area

With the proposed Housing Development, the impact is huge on the wildlife and the natural habitat locally.

I ask the councillors to debate the impact this would have and the future of the land surrounding the Cemetery.

Yours sincerely

---

### **Respondent 19 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 10 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern

I strongly request that the Council retain this land for the good of the Community for a number of reasons:

- Green Space

- Growing Space
- Community Garden
- Play area - many children already use this space
- Quiet peaceful space for local residents to meet and reflect

With the proposed Housing Development, the impact is hugely significant for both the wildlife and the natural habitat locally

I urge the councillors to debate the impact this would have and the future of the land surrounding the Cemetery.

I understand that this isn't yet a 'done deal' and is still to be debated by the Council, even though the Council's Lawyer intimated that a decision had been reached to sell the land at a recent KCC meeting. Does this suggest that due process hasn't been followed?

Sincerely

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**From: Council Officer**  
**Sent:** 10 October 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email with your comments regarding the site under consideration in the open space consultation. I note your desire to retain this space for the community. I can confirm that your comments will be included in a report to the relevant committee for consideration, following completion of the consultation.

Please note that while the relevant committee of the Council did decide to progress the present consultation seeking community views on the proposed sale, it has not yet come to a decision on whether or not to sell the council owned land to the owner of the adjacent site (the developer). A decision on whether or not to proceed with the sale will be taken by that committee following consideration of all the representations received during the open space consultation.

Regards,

---

**From: Council Officer**  
**Sent:** 17 October 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Following discussion of your comments with my colleagues in Legal, they have asked me to come back to you further.

To be clear, the Council's position is that:

- when attending the Kilmacolm Community Council meeting of 26th September, the Council's Solicitor did not, as you have suggested, indicate that "a decision had been reached to sell the land"; and
- due process is being followed.

The nature of the present consultation process was explained as part of the council solicitor's initial comments to the meeting, as was the fact that, once the consultation has closed, as I stated below a decision on whether or not to proceed with the sale will be taken by the relevant council committee, following consideration by the committee of all the representations received. I would also highlight that during the course of the meeting there was discussion on what would happen with the site, and indeed the proposed development on the adjacent site, should the decision of that committee be that the sale should not proceed.

Regards

---

### **Respondent 20 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 10 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I am writing to object to the selling of land at Wateryetts Drive to a developer. It would be better used as a community space as proposed by Kilmacolm Eco Space so that residents can enjoy and make use of it.

Regards

---

**From:**  
**Sent:** 10 October 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your email with your objection to selling the council owned land at Wateryetts Drive. I note your comments and confirm these will be included in a report to the relevant council committee following completion of the open space consultation. At this meeting all representations will be considered before any decision to sell the land may be taken.

Regards

---

### **Respondent 21 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 10 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern

I strongly request that the Council retain this land for the good of the Community and not sell for development for a number of reasons:

- Green Space
- Growing Space
- Community Garden
- Play area - many children already use this space
- Quiet peaceful space for local residents to meet and reflect

With the proposed Housing Development, the impact is hugely significant for both the wildlife and the natural habitat locally

I urge the councillors to be aware of the impact this would have and the future of the land surrounding the Cemetery.

I understand that this isn't yet a 'done deal' and is still to be debated by the Council, so I would ask that you take into account the foregoing before reaching a decision.

Sincerely

---

**From: Council Officer**

**Sent:** 10 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email with your comments regarding the site under consideration in the open space consultation. I note your desire to retain this space for the community. I can confirm that your comments will be included in a report to the relevant committee for consideration, following completion of the consultation.

The relevant committee of the Council did decide to progress the present consultation seeking community views on the proposed sale, it has not yet come to a decision on whether or not to sell the council owned land to the owner of the adjacent site (the developer). A decision on whether or not to proceed with the sale will be taken by that committee following consideration of all the representations received during the open space consultation.

Regards

---

## **Respondent 22 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 10 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern

I strongly request that the Council retain this land for the good of the Community for a number of reasons:

- Green Space
- Growing Space
- Community Garden
- Play area - many children already use this space
- Quiet peaceful space for local residents to meet and reflect

With the proposed Housing Development, the impact is hugely significant for both the wildlife and the natural habitat locally

I urge the councillors to debate the impact this would have and the future of the land surrounding the Cemetery.

I understand that this isn't yet a 'done deal' and is still to be debated by the Council, even though the Council's Lawyer intimated that a decision had been reached to sell the land at a recent KCC meeting. Does this suggest that due process hasn't been followed?

Regards,

---

**From: Council Officer**

**Sent:** 10 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your email with your comments regarding the site under consideration in the open space consultation. I note your desire to retain this space for the community. I can confirm that your comments will be included in a report to the relevant committee for consideration, following completion of the consultation.

Please note that while the relevant committee of the Council did decide to progress the present consultation seeking community views on the proposed sale, it has not yet come to a decision on whether or not to sell the council owned land to the owner of the adjacent site (the developer). A decision on whether or not to proceed with the sale will be taken by that committee following consideration of all the representations received during the open space consultation.

Regards

---

**Respondent 23 – [REDACTED]**



**From:** [EMAIL REDACTED]  
**Sent:** 11 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whomever it may concern;

The abovementioned land should be retained as a community green space, for the use of the whole community, and not sold to developers as part of the entirely unnecessary and unwanted development of the green field sites around Kilmacolm.

There are still several unsold plots at Leperstone in Kilmacolm and the flats above the Co-Op remain empty. Until these are occupied there should be no further building works taking place in the village.

Yours sincerely

---

### **Respondent 24 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 11 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

I would like to object to the proposed sale of land at wateryetts and express my concerns at sale of greenbelt land, land that belongs to the public not the council.  
We are being continually told that there is a climate crisis going on in the world, and selling of green space seems callous and beyond belief. Especially when they're is unused brown field sights, empty flats and unsellable plots in the area.

Regards

---

### **Respondent 25 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 12 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I am writing regarding the proposed housing development at the Meadow in Kilmacolm.

While everyone understands the need to build more housing, the further extension of this proposal is adding to an already tragic loss of the natural meadow. This isn't simply green space that's being given up, but genuinely untouched and unfarmed land which is hosting a range of wildlife and natural habitats that will never be regained.

The land also houses an old cemetery, which will be largely surrounded by houses and cars instead of the peaceful backdrop it currently enjoys.

There is also insufficient road infrastructure to support the development in this area, and it isn't at all obvious how that will be addressed, short of major changes to surrounding neighbourhoods.

Finally, with the level of house building proposed all around Kilmacolm, and the likely influx of new families, I'd be keen to understand what proposals there are to improve the capacity of facilities more generally, for example, a state secondary school.

I would urge the Council to consider this carefully, and the many other sites that are available - and more suitable - for development.

Yours sincerely

---

### **Respondent 26 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 12 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern,

I object to the sale of the land at Wateryetts drive to MacTaggart & Michelle homes. I feel this land should be used to benefit the current residents of Kilmacolm and used to benefit the community. The sale of the land would only benefit new residents moving into the new development. It is enough that they are already building the development and using up our green space but to sell yet more land to them is not acceptable.

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### **Respondent 27 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 12 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir

I would like to object to the sale of this land to the house builder.

This piece of land should be kept for the Kilmacolm community to be used as a community area such as a garden.

Yours sincerely

---

### **Respondent 28 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 12 October 2023

**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern.

As a Kilmacolm resident, I am angry that yet more green space is under threat, not only green space, but public open land that is used every day. It's used by dog walkers, by children playing, and has for a many, many years, been used for back access to homes on Springwood Drive.

Although you are 'consulting' residents, it seems from local councillors that you will very likely sell this land as you have been starved of cash from the Scottish government.

If that has to be the case, then the Council must get guarantees from the builder that they will involve the Kilmacolm residents on how they will give something back on that ground once they've put a road through it and dug a massive drainage hole. A couple of benches for relaxation doesn't sound like a fair return for taking away a well used space.

I know community groups are looking at a garden for everyone to use, which I agree with if they can be given enough space to do it properly.

---

### **Respondent 29 - [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 13 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I would like to object to the proposal of selling off this area at Wateryetts Drive, Kilmacolm. The community have very little space left to utilise for projects such as growing fruit/veg/ trees. This area is easily accessible for the community and ideal to help people of all ages enjoy the physical and mental well-being of nature and cultivation on their doorstep. It's so sad that our green areas are being destroyed bit by bit in order to line the pockets of big developers

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### **Respondent 30 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 13 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Land at Wateryetts Drive, Kilmacolm. This lovely green space has been used by families and children for as long as I remember. I am [Redacted] and have lived beside it all my life. Children have played football there, made daisy chains there. Families picnic there. Wild flowers are abundant there. This is public land and should remain so. Money should not dictate what happens here. Greenbelt is already being built on. The mess this building company has made at Brookfield is shocking with a large eyesore pond! This is what they propose for our beautiful green field. The feedback from their customers is shocking. Have you read them? This is a much-loved village, please leave us a space for our proposed orchard. Somewhere for our children to play and enjoy. Don't allow this company to destroy what little is left of our beautiful meadow. Trees and wildflowers are more important than money. We need to save them for the next generation. Please don't destroy our public land. It belongs to us .

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**From:** [EMAIL REDACTED]

**Sent:** Friday, October 13, 2023 12:07 PM

**To:** Property

**Subject:** Public land at Wateryetts Drive, Kilmacolm

This beautiful green space has been used by families and children for as long as I can remember. I am [Redacted]. I have lived beside it all my life. I played on it, my children played on it and my grandchildren too. Families picnic on it, kids play football on it. This is a space that needs to be preserved for the future generations. There are hopes of a community orchard to be cultivated in our public place. This would be much better for the environment than what this building company intend doing with it

Have you seen the mess at Brookfield that is made with a huge pond!! This is what they intend doing. Have you read the reviews from their customers. They are shocking!. Once they get land they do whatever they choose. What they say that they are doing and what they actually do are two different things. Read the website please. This is public land and should remain so. We have already lost greenbelt. Trees and wildflowers are more important for the next generation. They have taken our beautiful meadow where there is rare wildflowers, not to mention all the wildlife that lives there. We need to preserve this piece of our land as a community orchard or garden. Kilmacolm was a village, a wonderful place to grow up. Please help to keep it this way. Don't let this ruthless building company, who can use another access to take away our community space. Our environment needs more spaces like this. Money talks but this is public land and should be kept as such, before we have nothing left. This is our village.

---

### **Respondent 31 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 13 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Inverclyde Council

It is my understanding that consideration is being given to the sale of land at Wateryetts Drive to the developer, Mactaggert and Mickel. Through this email I wish to record my opposition to this potential sale and request that Inverclyde Council respect the natural environment and preserve the green space for the community at large.

Thank you.

---

### **Respondent 33 – Kilmacolm Community Council**

Head of Legal and Democratic, Digital and Customer Services,  
Inverclyde Council  
Municiple Buildings  
Clyde Square  
Greenock  
PA15 1LX

Kilmacolm Community Council  
The Cargil Centre  
Lochwinnoch Road  
Kilmacolm  
12/10/2023


### **Consultation on the disposal of land at Wateryetts Drive**

The Kilmacolm Community Council are, in principle, not in favour of Inverclyde Council disposing of open space land within Kilmacolm for housing or related development. We do however acknowledge that the residents of Quarry Drive and Springwood Drive would be likely to suffer more negative impact from traffic related to the proposed volume development without a second entrance road.

We are aware that Inverclyde Council are minded to sell the land in question to MacTaggart and Mickel and therefore would want the following conditions placed on the subject of the sale for the benefit of the wider community:

1. That a burden or similar legal restriction is put on the land to restrict future residential development.
2. That a burden or similar legal requirement is put on the land to ensure it remains accessible to the wider community.
3. That a minimum of 10% of the proceed of the sale are reinvested in Kilmacolm and that there is collaboration with the community to identify suitable projects.

Yours Sincerely

  
On behalf of The Kilmacolm Community Council

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**Respondent 33 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 14 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sirs,

We are residents on [Location in Kilmacolm Redacted] and write to object to the proposed sale of the public land to a building development company to allow construction of a road for the construction of new houses on the meadows area land.

Our reasons for objection are on several grounds.

#### 1. Public Land use

The land is in public use on a daily basis for all local residents to access for spending time on regular walks, dog walking is also a common occurrence and for additional recreational use such as children playing games such as football and rugby practice on the area adjacent to the current bus stop on Wateryetts Drive.

Where are the children of the neighbourhood to play as the next nearest green-space is close to the village centre, at the bottom of Findlaystone Road/ High Street not a very convenient or satisfactory solution.

#### 2. Environmental and Green Space.

There are environmental considerations to be made, the area will have numerous animals and insects resident in the area such as rabbits, voles, newts, bees, butterflies whose habitat will be hugely affected by the proposal.

I would like to see a report of the environmental impact assessment for the area and what impact this will have on the wellbeing of residents and local wildlife and fauna.

The area from Wateryetts Drive leading up to the cemetery is facing North and is currently used as a dark sky area away from the glare of lighting from roadways and housing and any additional roads and any additional housing will destroy this aspect of living on Wateryetts Drive.

#### 3. Pollution

An additional c200 houses will generate significant cars, lorries, motorcycles and delivery vehicles adding significantly to the production of Nox and Sox harmful to both wildlife and humans.

#### 4. Public Safety

The construction of the houses will also generate additional noise in the surrounding area and we purchased our house for the serenity and quietness of the Kilmacolm area.

The addition of a road and houses will generate some 300 vehicles who will make 2-3 journeys each day, that has the potential to put almost 1,000 additional vehicle traffic on a relatively small road making the roundabout very busy and quite a safety risk.

The Wateryetts Drive is currently a 30 mph road.

What are the proposals for the current bus stop which is directly on the roundabout location of the proposed new road and is very convenient for locals to use, as a pensioner I would find this quite an issue.

The additional 300 or so cars will have to access the main Port Glasgow road from an already narrow and tight T junction on Wateryetts Drive, this will lead to enormous queues at peak times backing up to the current roundabout and beyond, leading to additional Nox and Sox levels and noise. If traffic chooses to make their way up to Findlaystone and the High Street, then the traffic will also be backlog at those T junctions bringing about a regular gridlock to the estate.

#### 5. Local Schools

We have 2 primary schools in the village, both of which are fully subscribed with places being hard to obtain, more houses will put further pressure on the education system.

Similarly there is a private high school in the village and is also fully subscribed and St. Stephens High School en route to Port Glasgow, again fully subscribed.

If the average proposed new resident has 1.5 children per household then an additional 300 children will have to be catered for and the proposed housing location will mean hundreds of children having to negotiate a main road to get to schools.

There is a lack of under age 5 nursery accommodation in the village, how is this being addressed in this housing proposal, as it will put an even larger strain on nurseries and additional pressure on any prospective new resident with under school age children trying to find suitable close facilities.

#### 6. Future Village Developments

If the council must provide additional housing as part of the village area plan, then they need to consult the villagers in an open meeting and consider all the peripheral facilities needed including all environmental impact assessments before considering granting any planning permission.

Surely a better area for any additional houses should be closer to the primary schools and the village shopping facilities situated off Lochwinnock Road where there is ample land for any development on the outskirts of the village.

No account seems to have been made to consider the impact of additional housing on the educational constraints of Kilmacolm.

I trust you will take my objections into consideration and I look forward to hearing from you shortly on all of the points raised.

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### **Respondent 34 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 15 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Re Wateryetts Drive, Kilmacolm planning reference number 20/0245/IC

I am emailing my objection to the sale of the council land at Wateryetts Drive.

More houses means several hundred more cars, more cars means more air pollution, damage to our natural environment affecting Wildlife, Plant-life and everything that feeds off it. Are we not trying to cut down on car pollution and provide more green spaces for children to have safe places to play, people to walk and meet other people without being at risk of being run over?

From a safety point of view more cars means more congestion on roads and at the T junctions onto Port Glasgow Road that are just not built for large volumes of vehicles.

It's also a long way to the primary schools from here, crossing several busy roads and it is a struggle to employ road crossing patrol officers as no one wants the job!

I have lived at [ADDRESS IN KILMACOLM REDACTED] for 28 years and deliberately bought this house due to the green area behind me and now this is at risk of being taken away without any thought to the people who live in the area.

Many thanks for considering my objection

---

**From: Council Officer**

**Sent:** 16 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [Redacted],

Thank you for your email with your comments in relation to the open space consultation regarding the proposed sale of land at Wateryetts Drive Kilmacolm.

I note all that you say and confirm that your objections will be forwarded to the relevant council committee meeting where all representations will be further discussed, prior to any decision regarding the sale is taken.

In the meantime I can confirm the following:-

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

Regards

---

### **Respondent 35 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 15 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation



To whom it may concern,

Re Wateryetts Drive, Kilmacolm planning reference number 20/0245/IC

I [REDACTED] of [ADDRESS IN KILMACOLM REDACTED] object to the proposed sale of green space at Wateryetts Drive!

More houses mean several hundred more cars, more cars means more air pollution, damage to our natural environment affecting Wildlife, Plant-life and everything that feeds off it.

From a safety point of view more cars means more congestion on our roads and at the T junctions onto Port Glasgow Road that are just not built for large volumes of vehicles.

It's also a long way to the primary schools from here, crossing several busy roads.

Our local schools are already close to being fully subscribed, so how does the council propose to make more child spaces, more temporary portable classrooms?

Regards \_\_\_\_\_

**From: Council Officer**

**Sent:** 16 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [Redacted],

Thank you for your email with your comments in relation to the open space consultation regarding the proposed sale of land at Wateryetts Drive Kilmacolm.

I note all that you say and confirm that your objections will be forwarded to the relevant council committee meeting where all representations will be further discussed, prior to any decision regarding the sale is taken.

In the meantime I can confirm the following:-

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part of that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

Regards

---

**Respondent 36 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 15 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Good afternoon,

With regards to the proposal to develop Wateryetts Drive, Kilmacolm for development please consider this an objection.

More and more green spaces are being lost, this particular field could be used for the community as a green space/gardens for the use of residents to n kilmacolm.

The plots at Leperstone remain undeveloped. That space should be utilised better.

Regards

---

**Respondent 37 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 15 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir / Madam,

Further to your Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm, please find attached my objection and associated comments in advance of the 17 October 2023 deadline.

I hope you can fully consider the matters I have raised prior to this important decision.

Best Regards,

## Response to Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm – Objection

Submitter: [REDACTED], email: [REDACTED]

Date: 15 October 2023

**Background:** Approval has been granted for a major housing development on the 'Kilmacolm Meadow'. The developer now wishes to purchase the public open land adjacent to the Wateryetts Roundabout from Inverclyde Council (Council) which it is proposing for the use for SUDs and as the main vehicular access for its development.

**Issue:** While the development has been approved (for which there is widespread concern within the community based on the objections received), without the sale of this public land, it is unlikely that the development can proceed in its current proposed form. As such, while this consultation relates only to the public land, should Council agree to sell the land to the developer, this is effectively a direct endorsement by Council of the associated impacts of the sale.

**Conclusion:** I am of the opinion that Council should not approve sale of this land to the developer as the sale of this land is a direct trigger to enable the development to be built as proposed. The primary concerns associated with this are:

- a. Increased traffic and demand on road infrastructure not properly considered;
- b. Increased risk to safety of road users, pedestrians and the community not properly considered; and
- c. Loss of valuable community amenity and identity, without understanding the compensation / mitigation / alternative measures to be provided instead.

Each of these specific concerns, and some others, are set out in greater detail below.

Given these risks, it is unclear what the value proposition of the development is to Council in order to make introduction of these traffic, safety and loss of valuable amenity and identity impacts worthwhile.

As a minimum, I would like to advocate for taking additional time to ensure that these concerns have been fully addressed and mitigated while Council still retains control of this land, and therefore has the ultimate power over whether or not the development in its current form proceeds or not. Once this leverage is gone following sale of the land, Council will have effectively endorsed and have moral accountability for whatever the outcomes and impacts of the development become.



## Detailed Account of Concerns Regarding Proposed Sale of Land at Wateryetts Drive, Kilmacolm

### a. Increased traffic and demand on road infrastructure

This land is proposed to be the primary vehicular access to the development. I note however that the proposal for the main development has made an assessment in the Transport Statement that the development will only add 38 vehicle movements to the AM and PM peak periods (10 arrivals and 28 departures in the AM Peak, and approx. vice-versa in PM peak), therefore concluding that there is negligible impact and no further action is required. My concern is that this assessment is unrealistic and the actual outcome will be much greater impacts which have not been properly considered and therefore not appropriately mitigated or managed.

The 38 vehicle figure appears to be stated as being based on 2011 Census information which identified that 49% of respondents stated 'driving' ( $78 \times 49\% = 38$ ). However this calculation seems to assume that there is only 1 applicable respondent (i.e. working person or someone going to school) per household, or that everyone goes in the same car. Noting the proposed intended occupants / housing stock, a figure of 3 relevant respondents per home would appear to be more realistic (i.e. two working parents and 1 to 2 children per household) =  $78 \times 2.5 \times 49\% = 96$  vehicles during Peak period, not 38. Families are also likely to have 2 cars, potentially with additional vehicles where older children remain at home e.g.  $2.5 \text{ cars} \times 78 \text{ homes} = 195$  vehicles. As such, the actual maximum impact could even be closer to 195 vehicles, rather than 38.

An additional 96 to 195 vehicles during peak period primarily via the Wateryetts Drive roundabout would likely to have material traffic impacts, such as:

- tailbacks / queuing (noting the relatively poor sight lines at Wateryetts Drive onto Port Glasgow Road meaning it would be difficult to dissipate significant traffic from this junction quickly – is essentially like having a 'Stop' sign there);
- creating obstructions on the local road network (noting that in Kilmacolm, there are many roads which are already regularly narrowed such that only one car may pass at a time); and
- general increased demand on road infrastructure (e.g. greater maintenance costs and greater demand on parking),

especially if it is intended to be primarily channelled through the land proposed for sale to the roundabout at Wateryetts Drive.

To address this concern, rather than using an optimistic assumption of 38, deeming no further action required and stopping there, it would appear sensible that a sensitivity analysis should be conducted instead based on the maximum potential higher vehicle numbers. The impact of the potential maximum vehicle numbers should be properly considered and a mitigation plan developed. This could be proposal of an additional main access to the development site to better dissipate traffic onto Port Glasgow Road e.g. via either the existing Kilmacolm Cemetery Road, or the existing private road to the south of the development site, both of which have better sight lines than at the Wateryetts Drive junction with Port Glasgow Road. An alternative to implementing additional accesses / measures for the potential maximum vehicle impacts from the outset could be that the developers are required to have at least reached agreement for an option that can be implemented in the event that actual traffic monitoring shows vehicle movements from the development to be greater than the 38 vehicles assumed. Another avenue to minimise traffic impacts could also be to increase the X7 bus service to Glasgow e.g. more buses per hour, or introduction of some 'express' services. This may negate the need for people to drive to Glasgow or to a station to catch a train and reduce vehicle movements on residential roads.

**b. Increased risk to safety of road users, pedestrians and the community**

Noting the potential that the traffic impact may have been significantly underestimated (as set out above), sale of the land, and effectively endorsing use of it as the primary access to the development, may directly result in public safety issues which have not been properly considered (as the impact of only a very conservative vehicle movement of 38 per peak period has been considered). Safety concerns include:

- (i) **Increased danger to pedestrians and cyclists, especially school children:** It is fantastic to see the number of school children who walk and cycle to school through the village. The potentially significant additional number of vehicles from the development being channelled into Wateryetts Drive however is a concern, especially when considering relatively narrow footpaths on the nearby local roads and some less than ideal sight lines at road junctions. A potential effect of this may be parents electing to drive children to school instead if deemed safer, which would further exacerbate the traffic and safety issues; and
- (ii) **Traffic accidents:** The significant additional traffic in peak periods that would be placed primarily onto the roundabout at Wateryetts Drive would likely exit from there directly onto Port Glasgow Road – this junction has quite limited sight lines, requiring drivers to approach the junction slowly and carefully (like a ‘Stop’ junction). These slower-than-normal exit times are likely to lead to significant queuing on both roads exiting onto Port Glasgow Road, and potentially on Port Glasgow Road itself on return journeys as cars wait to turn right if coming from the village direction. Queuing can often lead to frustration and impatience which in turn can lead to greater probability of traffic accidents, both with other vehicles, pedestrians or cyclists.

Inclusion of an additional main access from the development to Port Glasgow Road (e.g. the existing road from Kilmacolm Cemetery, or the nearby private road) would go some way to helping to dissipate the traffic and impacts, or an increase to the X7 bus service to Glasgow e.g. more buses per hour, or introduction of some ‘express’ services. This may negate the need for people to drive to Glasgow or to a station to catch a train and reduce vehicle movements on residential roads.

**c. Loss of valuable community amenity and identity**

‘Kilmacolm Meadow’ is currently very well utilised by a large number of the community for uses including walking, dog walking, nature / environmental education, art and photography, and also has a strong social and well-being purpose in terms of being a place that the community often bumps into each other for a chat and to make connections. All of this is a major contributor to the sense and identity of the local community.

The plans for the development indicate that this land will primarily be used for:

- A large SUDs feature; and
- The primary vehicular access to the development.

I understand that Council is interested in hearing the community’s views for potential use of the land when sold. Suggestions which I would support include:

- Primary use of the area for the public still, reflecting the current amenity of the Meadow;
- Retention of the existing large trees in the Meadow;

- Retention / establishment of footpaths through the new development to permit ongoing walking amenity via connectivity through to the Cemetery and other neighbouring fields / areas adjacent to the development;
- A kids' playground in the development – I noticed it was marked on some site plans, but not on others so would be good to confirm this is part of the proposal – it would also need to be carefully designed / managed such that it did not become a target for anti-social behaviour or graffiti;
- Maximise the size of the central park area proposed for the development, and develop the layout of it, to recognise the significant number of dogs and walkers who will be impacted so that they still have a reasonable place to use; and
- Replant wildflowers and habitat areas as much as possible – the current masterplan looks very limited, but it would be great if the existing wildlife population can be supported (bees, bats, birds, reptiles). The current proposal seems to be simply stop work and consult a fauna person if a reptile is found, and to remove bird habitat when it is not nesting season. Both of these, while humane outcomes for the animals, do not actively support their ongoing presence in the area.

A major concern however, is whether there is any realistic chance of any of the above options depending on what the proposed details are for the SUDs. E.g.:

- is it so large that there will be no meaningful area remaining for the community?
- Is it potentially a 'reedy lagoon' type detention basin? If so, this is concerning as a potential drowning hazard;
- Is it a permeable area filled with rock, this is very much a dominating feature which is a significant departure from the aesthetics and visual amenity of the area and also a magnet for the accumulation of litter and potential fly tipping; or
- is it proposed to be an underground cell type system to store / attenuate high flows? Which will make it impossible to plant trees etc over the top of if a community orchard or garden was proposed.

#### d. Other Concerns

Other concerns, some of which are associated with the development but are considered relevant given a decision to sell this land to the developer is a direct trigger for the development to proceed, include:

- Ensuring no flooding and contamination / silt impacts downstream – of particular concern is any impact on the unnamed burn, which passes through our property, which already does not have a lot of spare capacity and reaches maximum flow during heavy rainfall so any additional contributing flow could result in flooding;
- Construction Impacts e.g. mitigation of noise, dust, heavy vehicles, increased vehicle movements, on-street parking by construction staff, dirt on roads, damage to road / pavements, excessive surface water run-off etc. These matters also have traffic, safety and health implications if not carefully controlled / mandated by an Authority; and
- Is proper value for money being achieved, noting the likely significant negative impacts on the community? Can Council disclose:
  - the agreed sale value of the land (which should be significant given that without this land, the main site would be without its main proposed access and therefore unable to be developed); and
  - how these proceeds are proposed to be spent?

## **Respondent 38 – [REDACTED]**

**From:** [REDACTED] [EMAIL REDACTED]

**Sent:** 16 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I am writing to express my strong objection to the proposed sale of the space at Wateryetts Drive to housing developers. This cherished area holds great importance to our local community, and we firmly believe that it should remain a space for the benefit of the people who call Kilmacolm home.

Wateryetts Drive has always been a place where residents gather, children play, and the community comes together. It offers a breath of fresh air, a respite from the hustle and bustle of daily life, and a space where families can enjoy the outdoors. Selling this land to housing developers would irrevocably change the landscape of our neighborhood and the way we live.

One of the most significant concerns is the noise and disruption that would come with the construction of new buildings. The peaceful serenity of Wateryetts Drive would be shattered by the constant hum of machinery, trucks, and the clatter of construction work. The tranquility that this space offers, which is so vital for the well-being of our residents, would be compromised.

Moreover, the increase in traffic due to the construction works and the eventual influx of new residents would place additional stress on a road that is not suitable for heavy vehicles and machinery. Wateryetts Drive is not designed to handle the weight and size of trucks or diggers, and the potential damage to the road surface is a real concern. This would not only be a logistical nightmare but also a risk to the safety of those who use this road regularly.

We firmly believe that the preservation of Wateryetts Drive as a communal space is essential for the well-being of our community. This area is an integral part of Kilmacolm's identity and is enjoyed by people of all ages. It is a space for children to play, families to picnic, and neighbors to gather. We must safeguard it for the generations to come.

Rather than selling off this precious land to housing developers, we implore the local authorities to consider alternative solutions that will maintain the character of Wateryetts Drive and protect the well-being of the people who live here. Our community deserves better than to see this beloved area transformed into another housing development.

We call upon our fellow residents to stand with us in opposition to this sale and protect the essence of Wateryetts Drive for the benefit of all local people. Together, we can ensure that this space remains a symbol of community, not just another plot for developers to exploit.

Sincerely,

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### **Respondent 39 – Mactaggart and Mickel Homes Ltd**

**From:** Mactaggart and Mickel Homes Ltd

**Sent:** 16 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

Please find attached the Mactaggart and Mickel Homes Ltd response to the Inverclyde Council consultation to dispose of land at Wateryetts, Kilmacolm.

The submission outlines the significant positive benefits that would be delivered through the land sale to Mactaggart and Mickel Homes Ltd.

In addition, we have crafted our proposal so that the local community can also achieve their stated objectives through the land sale. A classic “win, win”.


This is an exciting opportunity, and should the Council decide to sell the land to Mactaggart and Mickel, we look forward to working with the Council and the Local Community to deliver a high quality, sustainable and community focused development.

Should you require any further detail, please contact me on the number below.

Kind regards



The Head of Legal and Democratic, Digital and Customer Services,  
Inverclyde Council,  
Municipal Buildings,  
Clyde Square,  
GREENOCK PA15 1LX

By Email 

Dear Sirs

Response to Section 27 (2a) Notice regarding Land at Wateryetts, Kilmacolm

In response to the public notice given under terms of Section 27 (2a) of the Town and Country Planning (Scotland) Act 1959 (as amended), Mactaggart & Mickel Homes Limited invite Inverclyde Council to have regard to the following representations and supporting appendices.

These representations are tendered in support of the Council deciding to transfer their land and thereby assisting the creation of an ideal, mixed tenure residential development on neighbouring land with a community orchard formed on much of the land presently owned by the Council.

The representations are presented by Riddell Thoms & Co, Chartered Surveyors, on behalf of Mactaggart & Mickel Homes Limited, who are referred to below as M&M.

**1.0 Background**

Planning permission in principle has been granted to M&M for a sustainable, high quality mixed tenure housing development, including retention of existing trees, significant landscape framework and open space.

The planning permission covers land owned by Inverclyde Council and M&M and that approves two access points for the development, Quarry Drive and Wateryetts Roundabout.

The Section 75 Agreement linked with the permission defines the required community benefit package. Inverclyde Council and M&M agreed the contents and it has subsequently been signed and formally registered.

Information on the proposals for the Council's land, community engagement, and the wider development, which offer persuasive rationale for disposing of the land to M&M, are summarised under the headings below.

**2.0 Proposed use of the Council's land**

The Council's land (c0.88acre) is covered with grass (which is mown infrequently) and a few trees.

This existing open space area owned by the Council will largely be retained and significantly enhanced. It will be integrated into a much larger landscape framework of open space, with grass, retained woodland, new tree planting, hedges, footpaths, with multiple pockets for play areas. A new 9.5m wide road will cross the land providing one of the two accesses to the housing development.

The upgraded and enlarged Open Space will be c1.84acres.

Integration of the existing open space into the wider designs is consistent with good 'place-making' principles creating a welcoming entrance into the new development.

**The design doubles the size of this area of Open Space, greatly enhances the quality of the space, improves biodiversity, and the new paths address inclusivity of access.**

**The proposals are illustrated within the community engagement report which is Appendix 1.**

### 3.0 Safeguard for a newly extended 'open space'

The land would be protected as permanent 'open space' for future generations to enjoy, by means of either, sale back to the community, appropriate title conditions, deed of conditions or as part of a detailed planning condition.

**The cost of creating the new open space will be funded as part of the new development and will be implemented as part of the first phase of works.**

**These vitally important points are addressed in by streets-UK in Appendix1.**

### 4.0 Community Consultation

At the start of the planning process, M&M made three commitments to the local community. These were outlined at various community events and stated on M&M's project specific website ([www.kilmacolm.macmic.co.uk](http://www.kilmacolm.macmic.co.uk)). Commitments were given to the Kilmacolm community to:

- genuinely listen and work with the community
- protect the unique ambience of the village
- go above and beyond required sustainability targets

The Planning Permission in Principle approved "masterplan" for the site delivers on these promises.

M&M have continued to consult Kilmacolm Community Council and other interested parties to help customise proposals. See Appendix 1.

## 5.0 Designing, Delivering and Maintaining a Community Orchard for All

**Initial consultation with the local community indicated a desire for the Council's land to be utilised as an orchard for all to use. Recently this has been supplemented with interest to allocate part as a 'growing area'.**

M&M have taken cognisance of this desire and, with the assistance of expert landscape architects and ecologists, have designed proposals which are shown on the illustration forming Appendix 1.

Key features include, (a) a variety of trees and fruit bushes appropriate to our climate that will all improve local biodiversity, (b) access paths for residents including those in wheelchairs to meander around, (c) seating to rest and enjoy the orchard, (d) a zone designated as a growing area.

An agreed design has yet to flow from the current consultation, so the illustration forming Appendix 1 is a representation and is not fixed at this stage. The design can only be finalised and approved through the AMSIC process.

The local community have additional opportunities to comment through the ongoing consultation process. They can be actively involved in the final detail of both the wider housing development and the proposed orchard and growing areas.

**Safeguarding the use of the Council's land as open space will ultimately be secured through this AMSIC process and/or the sale process.**

## 6.0 Costs and funding

M&M will pay market value to the Council for the land.

The costs associated with delivering the orchard/growing area will be borne by the proposed new residential development.

M&M propose to match the Council's funding of the community group, with a grant of £3,000.

Early delivery of the orchard/growing area can be ensured as part of the AMSIC process which could be 'conditioned'.

It is intended that orchard area and other open space areas (excluding for obvious reasons, the growing area) will be included within the wider development deed of conditions where, both maintenance costs (which are expected to be modest) and access rights to all, will be enshrined.

Thus, initial establishment and future maintenance costs will not be a burden on the Council.

## 7.0 Summary of Wider Benefits

The principle of development is not the subject of this consultation or representation, but there is a direct connection and therefore, it is appropriate to highlight that there will be significant benefits associated with development of the neighbouring land;

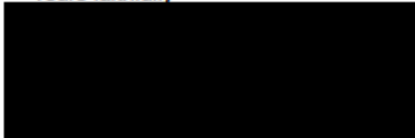
- A capital receipt for the Council land
- New Affordable Homes with tenure to be determined by Inverclyde Council
- New entry-level family homes for sale
- Boost to Council Tax Receipts of circa £300,000
- Local Road improvements for wheeling, walking and cycling of circa £125,000
- Boosting the Local Economy – Appendix 2 summarises potential economic benefits

#### 8.0 In conclusion

- Planning Permission in Principle has been granted for a sustainable, high quality mixed tenure housing development, including retention of existing trees, significant enhancement of the landscape framework and formal 'open space'.
- M&M's proposals will create an 'open space' area which will be approximately double the size of the Council's land.
- The community desire for a Community Orchard/growing area has been strongly expressed.
- Expert, detailed designs for a Community Orchard/growing area are ready for consultation.
- Developer funding to create a Community Orchard/growing area and much larger 'open space' area will be available.
- By selling the Land the Council can expect to achieve the above benefits - without direct investment on their part.

M&M have worked tirelessly to reach this stage and are committed to delivering an integrated scheme of new housing and in an environment that locals and the Council can be proud of.

Yours faithfully



**Riddell Thoms & Company**

Prepared 13<sup>th</sup> October 2023 by Riddell Thoms & Co, Chartered Surveyors, on behalf of Mactaggart & Mickel Homes Limited.

Email: 

#### Attachments.

Appendix 1 Update on community consultation, streets-UK  
Appendix 2 Summary of potential economic benefits, Icenl

# Quarry Drive Kilmacolm

Community Engagement Update  
October 2023



streets-UK is a specialist consultation and engagement consultancy. Throughout 2020 and 2021, we engaged with the Kilmacolm community on behalf of Mactaggart and Mickel in relation to their proposals to create new homes in the village.

As part of the engagement, Mactaggart and Mickel made a commitment to:

- Genuinely listen to and work with Kilmacolm residents and wider community.
- Protect the character of the village.
- Incorporate sustainability proposals beyond the level required by local planners.



## Background

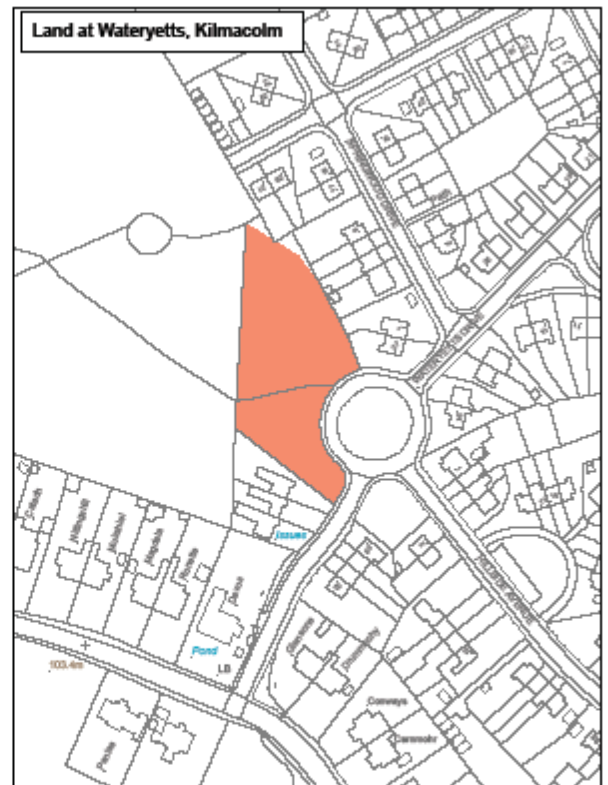
Throughout 2022/23, Mactaggart and Mickel has been progressing a number of points in relation to its development of new homes, including dialogue with Inverclyde Council about purchasing a piece of land from the Council to deliver the most appropriate access to the new homes. The plan opposite identifies the land.

The Council is obliged to [publicly consult](#) on the proposed land sale and this has been undertaken over a 8 week period ending on 17<sup>th</sup> October 2023.

Mactaggart and Mickel understands the community aspiration to create a community orchard and community growing space on this land. Kilmacalm Eco Space is group of local residents with an interest in developing a sustainable garden and growing space in Kilmacalm for the benefit of the community. It has applied to Inverclyde Council for a Licence to Occupy part of the site.

True to its commitment to genuinely listen and work with Kilmacalm residents and wider community, Mactaggart and Mickel has asked streets-UK to reach out to a number of community groups, including Kilmacalm Eco Space, to explore the potential of providing the community with an orchard and growing space.

This document summarises Mactaggart and Mickel's commitment and progress with community engagement to date.



Inverclyde Council  
Regeneration & Planning

SCALE 1:1000  
ORNC AX 2023

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## Community Engagement

Mactaggart and Mickel asked streets-UK to contact a number of community groups in relation to its proposal to buy the piece of land from the Council and restate its commitment to listen to the community.

To ensure transparency, we contacted the undemoted groups, which includes those who oppose the creation of new homes in the village.

- Kilmacolm Community Council
- Kilmacolm Civic Trust
- Kilmacolm Eco Space
- Kilmacolm Residents Association

We provided the groups with the following information:

1. The proposed development now benefits from Planning Permission in Principle and there is now an agreed and registered Section 75 Planning Agreement in place.
2. The Council land isn't an essential purchase as alternative access is possible – it is however desirable to deliver what Mactaggart and Mickel consider to be the optimum sense of place.
3. Awareness of the desire from some community members that this piece of land become a community orchard and confirmation that Mactaggart and Mickel are very happy to incorporate a community orchard into its plans.
4. Public benefit: to the community and public purse. If Mactaggart and Mickel progress with a community orchard, the public sector doesn't have to foot the bill to buy the land and Inverclyde Council continues to receive much needed cash from the disposal. In addition the costs of designing and planting the Orchard are covered not to mention the timescale for delivering the Orchard being much quicker.

We confirmed that there will be future AMSIC (Application for approval of matters specified in conditions) process, where further project specific detail will be submitted to Inverclyde Council for approval and the intention is that the local community will also be part of this process.

All groups responded to the offer for an update and the Community Council invited Mactaggart and Mickel to attend a "single issue" meeting of the Community Council on 26<sup>th</sup> September 2023 at which the community response to the proposed land sale would be discussed.

At the meeting, Mactaggart and Mickel were represented by Bruce Hampton, the company's senior Land Manager and Ross Wilkie, expert ecologist and landscape professional and owner and director of Brindley Associates Landscape Architects.



Mactaggart & Mickel Presentation for community meeting

## Mactaggart and Mickel Commitment

About 60 people attended the public meeting. Bruce Hampton recapped that Planning Permission in Principle for a new housing development of up to 75 sustainable homes, retention of existing trees, and inclusion of play parks and other community benefits has now been granted.

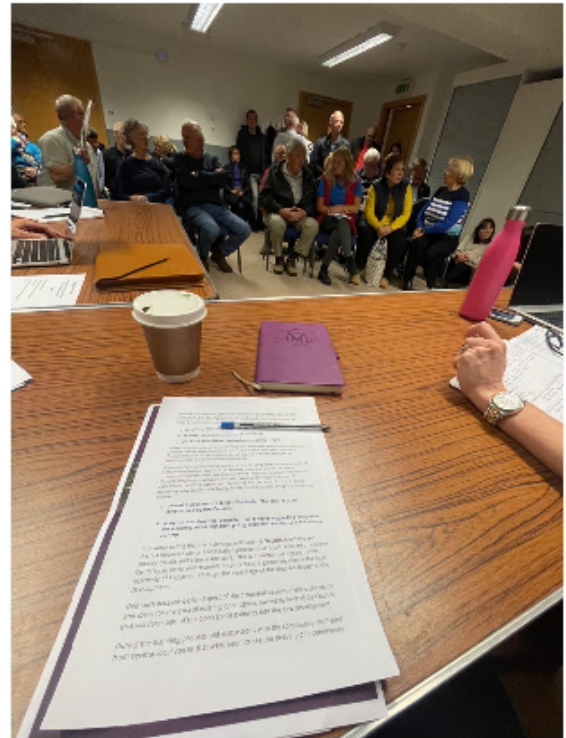
The planning gain elements of the planning approval have also been secured through a Section 75 agreement, which is signed and registered on the land. Over and above delivering new sustainable family homes for Kilmacolm, the project will also deliver:

- 25% of homes on site to be affordable. The tenure to be determined by the Council.
- A significant financial contribution towards upgrading footpaths for walking, wheeling and cycling between the site and the village centre.

Bruce then presented the first draft of what could be the new gateway open space into the proposed housing development confirming that the design is not fixed and is presented for discussion only.

The final design of the new gateway open space will require to be submitted as part of the detailed planning application to come and formal consultations will take place through that process. The detailed design will ultimately require Inverclyde Council approval.

Pages 4 and 5 of this report show the proposals tabled.



Community Meeting





## Mactaggart and Mickel Commitment – initial plans tabled 26<sup>th</sup> Sept



Mactaggart & Mickel has made an offer that all of the 0.88 acres of land that it proposes to acquire from the Council would remain as public open space (subject the access road crossing it) and that an adjoining 0.96 acres would also be public open space thus allocating nearly 2 acres as open space.

Ross Wilkie then summarised the open space proposals and explained the project principles include:

- Landscape First Approach
- Enhanced Local Biodiversity
- Retention and integration of existing mature woodland outcrops
- Community Orchard Design



## Community Response

Mactaggart & Mickel is appreciative of Kilmacolm Community Council and Kilmacolm Eco Space's willingness to engage in a positive dialogue about the creation of a community asset.

At the September meeting, and subsequently, the Eco Space team explained a wider vision for developing a sustainable garden and growing space for the benefit of the community.

The group's vision includes accessible raised growing beds, a wildflower meadow, pollinator and insect habitats, composting and recycling areas, and relaxation space, as well as a small orchard. The whole site would be maintained and managed by volunteers. Small annual running costs would be incurred and a charge for raised beds proposed to meet these costs.

The group has undertaken a community survey and feasibility study, garnering local support, and identifying benefits such as Social Inclusion, Biodiversity, Reducing Waste, and Food Poverty among others.

In response to the Eco Space group's vision, Mactaggart and Mickel has prepared updated proposals (shown overleaf on page 7) incorporating a community orchard, community growing space, raised beds, a polytunnel and sheds. This plan was tabled at a follow up meeting with Kilmacolm Eco Space on 9<sup>th</sup> October.

Both The Community Council and Eco Space team has confirmed a willingness to work constructively with Mactaggart and Mickel in developing designs for a community orchard and growing space and protecting the proposed area of land under discussion as open space.

## Next Steps

Kilmacolm Eco Space Group has agreed to further consider the features it would like to see in a community orchard and growing space and to have a follow up meeting with the landscape architect and streets-UK to refine the designs.

Mactaggart and Mickel has confirmed its willingness to enter into a legal agreement with the Eco Space group whereby Mactaggart and Mickel would transfer the community growing area back to the community either to own or via a long term lease.

In addition, Mactaggart and Mickel is prepared to match fund the Eco Space £3,000 funding from Scottish Government.

Other terms and conditions would require to be agreed but Mactaggart and Mickel has confirmed its commitment to fund and install the community orchard and community growing area subject to a final specification being agreed. In addition, the maintenance costs of the spaces can be accommodated as part of the factoring costs of new residents thus reducing the annual expenditure costs of the Eco Space group.

This approach allows delivery and operation of a community asset in a much quicker timescale than would normally be experienced by community groups and at no cost to the taxpayer.



# Economic Benefits of Development at Kilmacolm, Inverclyde



This infographic provides an overview of the economic benefits that could be delivered through the development of 78 new residential units including 20 affordable homes at Kilmacolm, Inverclyde. The proposed development is expected to deliver a wide range of economic benefits during both the construction and operational phases which will make a positive contribution to the local economy.



\* Figures rounded

[www.iceniprojects.com](http://www.iceniprojects.com) | [iceni-projects](#) | [iceni/projects](#) | [iceni/projects](#)

## Economic Benefits of Development at Kilmacolm, Inverclyde

**This page provides a brief summary of the Economic Benefits to be generated by the development and should be read in conjunction with the Economic Benefits Infographic.**

**First Occupation Expenditure** - New housing development can lead to increased resident expenditure in the local area. Research has shown that homeowners are spending on average £10,000 on furnishing their homes for the first time (Barratt Developments, 2014). This would indicate that the new residents could spend in the region of c.£780,000 on comparison goods such as furniture and appliances in local shops upon first occupation of their properties.

**Resident Expenditure** - Existing communities in the area currently fall within both "Ageing Urban Living" and "Industrious Communities" socio-economic classification. Office for National Statistics (ONS) data indicates that average weekly household expenditure in these socio-economic groups is £660 and £447 respectively (2018). On an annual basis, gross levels of spending of residents of the 78 new residential dwellings could amount to c.£2.4 million per annum in gross terms. It could be expected that a portion of this expenditure will be spent in local shops and services supporting the local economy.

**Resident Income** - Based on the ONS Mid-Year Population Estimates (2020) and Architectural estimates, the working age population of the proposed development (18-64) will amount to 281 residents. The Annual Population Survey (2019/20) indicates 73% of the current population in Inverclyde is economically active. As such, it is expected 205 residents to be economically active. The median annual income of residents in the Local Authority is approx. £27,300 (ASHE, 2019) and therefore the expected annual resident income of the 78 new houses is c.£5.6 million per annum.

**Council Tax** - Council Tax is a tax on domestic property used to fund local services such as education provision, arts and leisure facilities, refuse collection, road repairs, and maintenance of public realm and flood defenses. The proposed development of 78 new homes will generate additional Council Tax payments to Inverclyde Council. Taking account of Council Tax charges (2020/21, Band G and H), it is estimated that the proposed development could generate c. £308,000 per annum, once the dwellings are complete and occupied. These payments will be made in perpetuity.

**Construction Value** - The Construction value of the proposed development has been provided by the Applicant.

**Construction Employment** - In order to estimate the number of construction jobs generated during the 3 years construction period, a turnover to employment ratio for the construction sector has been used. This draws on the Office for National Statistics (ONS) Annual Business Survey data and includes an adjustment for self-employment

resulting in a ratio of one job per £140,000. Applying this ratio to the construction cost results in 92 person years of construction employment, equivalent to 30 direct construction jobs over the construction period.

The Scottish Government publishes Input and Output Multiplier Tables which indicate that the scale of employment supported by home building in Scotland is equivalent to supporting 1.09 indirect and induced jobs per dwelling built. Therefore, it has been estimated the proposed schemes will result in 30 direct and 58 indirect and induced jobs.\*\*

**Economic Output** - The contribution of construction sector to the economy can be measured by Gross Value Added (GVA). GVA only considers the actual added value of the industry, and excludes cost incurred in the construction process. The Scottish construction sector generates c.£53,000 of GVA per workforce job (Homes for Scotland (2019) The Value of Residential Development) . Applying this to the employment impact of the scheme results in an additional direct GVA of £1.8 million.

Output multipliers estimate that for every £1 million GVA generated in construction activity, a further £1 million is generated elsewhere in the Scottish economy. This represents a multiplier impact of 2.0 (The Economic and Social benefits of Home Building in Scotland' Report, 2018 , taking into account "leakages" from and "imports" to the Scottish economy from elsewhere in the UK. Based on this multiplier, indirect GVA could amount to £1.8 million. The scheme could therefore generate c.£3.2 million of direct and indirect GVA combined. This would represent a significant boost to the Inverclyde economy.

\* All figures are rounded to the nearest 5

\*\* Indirect - refers to jobs in the supply chain linkages established during the construction of the scheme

\*\* Induced - refers to jobs created in the wider economy which are driven by additional spending from construction workers who purchase goods and services from local providers

**From:** [EMAIL REDACTED]  
**Sent:** 16 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

I am writing to register my objection to the proposed sale of land at Wateryetts Drive.

My first reason to object to this proposal is that I am very concerned about the resulting loss of 'green space' which will occur as a result. As I'm sure you are aware these spaces are vital to promote wellbeing amongst our community. Currently this area is regularly frequented by walkers and children use this area to play. As a relative newcomer to Kilmacolm I am struck by how common areas such as this land promote a sense of community, allowing casual interactions between residents our for a walk and giving children safe space, away from traffic to play. Selling off these small, but significant pieces of land will prevent these interactions which do a lot to promote mental wellbeing among some more isolated members of our community. I am sure you are aware of the significant amount of research that demonstrates the importance of play in normal child development. As a paediatrician I am extremely concerned that young children spend an increasing time indoors undertaking sedentary activities and this is having an impact on both their physical and mental wellbeing. It seems therefore somewhat backwards to be selling off one of the few patches of grassy space, away from traffic, that young children can be left to safely explore and play.

My second reason for objection relates specifically to the proposed use of this land - that is to create an access road to the new housing estate. I live on [Location in Kilmacolm Redacted] and can testify that this narrow road is already busy, particularly at peak hours, and it is inappropriate and unsafe to consider significantly increasing the amount of traffic along it. It is common that there are multiple parked cars on either side of the road making it effectively a single lane road. Visibility at the turn onto and from Port Glasgow Road is poor due to the high stone walls on either side and the curve of Port Glasgow Road at this point. There is a high risk of traffic or pedestrian accidents should this turn-off become more busy that it is currently.

I would urge you to take both of these factors into consideration and prevent the sale of this land going ahead.

Sincerely

---

**From:** Council Officer  
**Sent:** 16 October 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email including your objections to the proposed sale of council owned land at Wateryetts Drive, Kilmacolm. I note all that you say and can confirm that your comments will be included in a report to the relevant council committee, following completion of the open space consultation, at which time all representations will be considered prior to any decision regarding the proposed sale.

In the meantime I would advise as regards to the issues you raise relating to the road and traffic implications, that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

Regards

---

**From:** [EMAIL REDACTED]

**Sent:** 23 October, 2023

**To:** Property

**Subject:** Response to Consultation on Proposed Sale of Land at Wateryetts Drive - Objection - 15 Oct 23.pdf

Dear Audrey,

Thanks for taking the time to reply to my objection. I acknowledge that there has been prior consideration of the traffic impact however this appears to be based on figures which do not seem realistic. My husband himself has submitted an objection and I attach for your interest his (much more in depth) reading of the details surrounding the traffic impact.

Thanks

---

## **Respondent 41 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 16 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I am writing to support the proposed Kilmacolm Eco Space at the site at the Wateryetts Roundabout, Kilmacolm as a community garden. It is already a well- used and popular public open space which I strongly feel should be retained in whole as an amenity for the benefit of local residents. There are numerous positive reasons for the ground to be utilised as a community space including:

- helpful in reducing stress and anxiety to improve health and well-being
- gardening will provide aerobic exercise in a friendly and supportive environment
- will support better mental and physical health
- help to form strong and supportive bonds within the community
- provide education for both children and adults on growing food, supporting wildlife and improving the environment
- improve biodiversity for the area



to name but a few.

At a time when there are so many residents with mental and physical health problems in Inverclyde it will be an invaluable resource to have a shared community eco space giving the area numerous benefits. I urge you to retain the space as a valuable amenity for the local community. Thank you.

Kind regards,

---

**From:** Council Officer  
**Sent:** 16 October 2023  
**To:** [EMAIL REDACTED]  
**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email with your representations relating to the open space consultation currently ongoing, regarding the proposed sale of land at Wateryetts Drive, Kilmacolm.

Your email was a little hard to follow and so I have summarised the points you make below. I can confirm that your comments will be included in a report to the relevant council committee meeting where all representations will be considered prior to any decision regarding the proposed sale is taken.

*I am writing to support the proposed Kilmacolm Eco Space at the site at the Wateryetts Roundabout, Kilmacolm as a community garden. It is already a well- used and popular public open space which I strongly feel should be retained in whole as an amenity for the benefit of local residents. There are numerous positive reasons for the ground to be utilised as a community space including:*

- *helpful in reducing stress and anxiety to improve health and well-being*
- *gardening will provide aerobic exercise in a friendly and supportive environment*
- *will support better mental and physical health*
- *help to form strong and supportive bonds within the community*
- *provide education for both children and adults on growing food, supporting wildlife and improving the environment*
- *improve biodiversity for the area*

*to name but a few.*

*At a time when there are so many residents with mental and physical health problems in Inverclyde it will be an invaluable resource to have a shared community eco space giving the area numerous benefits. I urge you to retain the space as a valuable amenity for the local community. Thank you.*

Regards

---

## **Respondent 42 – [REDACTED]**

**From:** [EMAIL REDACTED]  
**Sent:** 16 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To Whom it may concern,

I would like to lodge my objection to the proposed sale of Land at Wateryetts Drive Kilmacolm.

My grounds for objection to the land sale are it could be, and is currently, put to a better community use. It should be the Council's prime concern to improve the lives of the citizens of Kilmacolm not make life easier for developers.

Access to the proposed development could be from Port Glasgow Road. It's a main road much more suited to the increased volume of traffic.

I object to the size and siting of this development on green belt land. There are brownfield areas not developed within Kilmacolm. As this development has already achieved Government and Council approval I'm sure it will go ahead regardless. Hopefully promises of affordable accommodation will be realised and the best access point from the main road will be used causing the least detriment to the Village.

It would be advantageous to the local residents to retain this land as a community space.

---

### **Respondent 43 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 16 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I would like to object to the development of this site for more housing. I have lived in Kilmacolm for nearly 20years. I find that the village has increased in size over the years. It is very busy and I don't think there are the facilities to support an increase in population. It is difficult to find somewhere to park if you want to go shopping. It is difficult to get a doctor appointment. I worry about accommodating more children in the nursery and primary schools

The wild spaces in and around the village are a good part of what makes it an attractive village. I think more garden space or growing space is a much better use of the land. I think it will be such a shame if more and more houses are built in the green spaces.

Kind regards

---

### **Respondent 44 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 16 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To Whom It May Concern

Please accept this as my submission to the Consultation

As a Kilmacolm resident of some 40+ years, I do not approve of further encroachment on our green spaces generally, and in this particular case, on land that is a public open space that is used continuously.

Based on our Ward Councillors' statements, I note that prior to an approach from the Developer Mactaggart and Mickel, the Council were not minded to dispose of the land at Wateryetts Drive roundabout at all, meaning that it would likely have remained as a well used public amenity.

I understand both the financial imperative that the Council are responding to, and the practical rationale for the Developer wanting to utilise that specific location for their site access road and SUDS, so my submission is pragmatic and focused on our elected representatives and Council Officers obtaining the most advantageous outcome for local Kilmacolm residents.

The Committee charged with reviewing the Consultation, together with the relevant Planning, Legal, Environment & Regeneration, and Community Education Officers, must consider how the local community can benefit from any Disposal, as I understand the capital receipts will not be reinvested directly back to Kilmacolm.

If that land is to be sold, then it is incumbent upon the Council to obtain such guarantees (by whatever legal means appropriate) that all residual space be granted to the community and developed in conjunction with the community as a *functioning* shared space. In order to adequately and appropriately compensate for the loss of the existing amenity, the remaining space should be usable and productive, rather than simply 'passive' landscaping. A bench by the side of the drainage depression will not do.

I am familiar with the plans of the local community group, Kilmacolm Eco Space who are trying to establish a sustainable community garden and growing area, (like those already thriving in Gourrock, Greenock, and Port Glasgow), and I am fully supportive of relevant conditions being attached to any sale which would allow those plans to progress alongside the Developer's requirements.

You have an opportunity here to ensure that any development of the site surrounding the access road and SUDS is done sensitively and in co-operation with local people to achieve a meaningful and lasting asset. Do not let us down.

---

**From:** Council Officer

**Sent:** 17 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear Sir,

Thank you for your response to the open space consultation regarding the proposal to sell council owned land at Wateryetts Drive, Kilmacolm.

I note all that you say and can confirm that your comments will be included in a report to Committee following completion of the consultation, at which time all representations will be considered.

Should Committee decide to sell the council owned land to the developer, the developer has advised that any future community use of this area would be discussed with the community.

Regards

---

## **Respondent 45 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 16 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

This is not an essential purchase as alternative access is possible.

Also if there was another road joining the roundabout from the many new proposed houses it would make access/exit from Hillside Avenue difficult in the mornings and evenings as this Avenue is a Cul-de-sac.

Yours sincerely

---

**From:**

**Sent:** 17 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your email containing your comments regarding a potential access at Wateryetts Drive, Kilmacolm. In relation to a proposed development in fields to the rear of the council owned land at Wateryetts Drive.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn, then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

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**Respondent 46 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I'd like to raise my concern for the sale of the land next to Wateryetts Roundabout in Kilmacolm. The eco space group had asked to be given the space to be used as a Community Garden which sounds an absolute brilliant idea however I believe you wish to sell it to a property developer. I'm sorry but I totally refute this idea. Kilmacolm has no such area for communal gardens and this area would be an asset for the village for many people with no access to gardens especially for those with mental health issues too.

I do hope you will reconsider your plans and do some good for the local community rather than line the pockets of a property developer.

Thank you for taking the time to read my concerns and look forward to a favourable outcome.

Kind regards

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**Respondent 47 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern,

I'd like to note that I would the land at Wateryetts in Kilmacolm to be retained as land for community use.

For environmental reason also and to protect this land that is home to many species of animals and a place that is used constantly by the community for walking.

Thank you,

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**Respondent 48 - Kilmacolm Residents Association**

**From:** Kilmacolm Residents Association  
**Sent:** 17 October 2023  
**To:** Property  
**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

## **Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm.**

Dear Sir,

I am writing on behalf of the Kilmacolm Residents' Association (KRA) to urge **the rejection of the proposed sale of the land at Wateryetts Drive, Kilmacolm** to Mactaggart & Mickel Homes Limited.

There are several reasons why this land must be retained as a public open space which currently is enjoyed by the residents of Kilmacolm.

### **Reason 1 – Revises Court-Led Development back to Plan-Led Development**

In Inverclyde Council's last official Local Development Plan (LDP) in 2018, which was examined and approved by the Scottish Ministers in April 2019, it was quite clear that the settled view of the Council was that there would be no need for any development at West of Quarry Drive in Kilmacolm and it would remain Greenbelt. The list of houses in the LDP2019 section 7.0 OUR HOMES AND COMMUNITIES (page 27 of the LDP) clearly shows that there was land for 113 houses allocated in the Kilmacolm part of the Renfrewshire Sub-Market Area.

However, infuriated by this outcome, Mactaggart & Mickel (and others) decided to use their vast financial resources to initiate a Court of Session action (*[2020] CSIH 44 XA108/19*) to have the Council's LDP challenged and succeeded in having just **Section 7.0 OUR HOMES AND COMMUNITIES** quashed. The remainder of the LDP was unaffected.

Before Inverclyde Council could rewrite their LDP Section 7, Mactaggart & Mickel prepared and applied for Planning permission in Principle on the site at West of Quarry Drive, which now included an access road to the roundabout on Wateryetts Drive.

This has now become a court-led development process.

At that time, KRA said, “We regarded it as, at best, premature and, at worst, a cynical attempt to exploit a temporary and unintended vacuum in the council’s housing policy.”

Subsequent developments have only served to strengthen this view.

At the end of a protracted and expensive review process, Scottish Ministers approved the planning application only because they considered that there was a “shortage” of housing land and that this site could remedy that “shortage”. Ministers were clear that if no “shortage” had been found to exist, the application would have been refused as it violated other policies of the Development Plan.

Earlier this year Scottish Ministers introduced National Planning Framework 4 (NPF4) which replaces the previous Scottish Planning Policy (SPP). It is clear that under NPF4 policies, the “shortage” of housing land that was calculated under the previous SPP and which led to planning permission being granted, does not exist. Had the application been assessed under current planning policies it would have been declined (see also reason 3 below).

We know that you don’t have to own the land to apply for planning permission on it as Mactaggart & Mickel did on the Council’s land.

The decision made by the Scottish Ministers is not a decision that this development MUST proceed – indeed for it to proceed the developer shall have to have ‘control’ over all the land to make it ‘effective land’ which can then progress onto the next planning stage.

We implore you now to decline to sell this land (our public open space) to a developer!

If the Council refuses to sell this land to the developer, then development cannot proceed and the planning permission will lapse in due course.

This then finally closes this court-led anomaly and then the ‘plan-led settled view’ of the Council in the approved LDP2018 will return, and the court-led demands of the developer will be ‘quashed’.

## Reason 2 – Land allocations since the decision.

Further new allocations and additions to existing housing land on Brownfield sites that are also close to transport links have been made by Inverclyde Council, who brought forward additional development at Spango Valley – this increase in numbers virtually cancelled the “shortfall” which means our valuable Greenbelt West of Quarry Drive is not needed now.

Therefore, there is no need to sell our Council green space land to the developer.

## Reason 3 - MATHLR (Minimum All Tenure Housing Land Requirement)

NPF4 sets MATHLR for Inverclyde Council Area at 1,500 units - this is for a 10-year period.

Inverclyde Council’s 2021 Housing Land Supply shows projected completions for the 2021-28 period at a total of 1,918 units with a further 2,855 units identified as having consents or residential potential post 2028 (see your own Table A.2.1). An analysis of these sites shows that those designated as “effective” (or “deliverable” using NPF4 terminology) represent a total of 2,655 units.

TABLE A.2.1 - INVERCLYDE HOUSING LAND SUPPLY (ALL TENURES): PROGRAMMED OUTPUT 2021-28

	LAND SUPPLY	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2021-2028	POST 2028
COMMITMENTS	765	521	216	18	7	1	1	1	765	0
CONSENTS	250	0	0	37	25	25	25	25	137	113
RESIDENTIAL POTENTIAL	3758	0	25	126	263	225	202	175	1016	2742
TOTAL	4773	521	241	181	295	251	228	201	1918	2855

For the avoidance of doubt, these Housing Land Audit figures **do not include any output from the West of Quarry Drive site** which is not included in the audit.

We note that the effectiveness of some sites in the Housing Land Audit has been disputed by Homes for Scotland, but that both the Reporter and Ministers in their Notice of Intent have relied upon the planned completions figures in the Housing Land Audit in their calculations. We



do not, therefore, make any deductions from Inverclyde Council's published figures for disputed sites.

We conclude that if NPF4 had been applicable in its current form, at the time of the publication of the 2021 Housing Land Audit, Inverclyde Council would have been able to set a Housing Target considerably in excess of the MATHLR and be able to demonstrate that there was a more than adequate delivery pipeline over the short, medium and long time periods, without the need to add further Greenbelt sites such as this.

**Reason 4 – The Green Policies of NPF4 which will apply to the new (proposed) Inverclyde Council LDP** *(as of the date of this letter, the Inverclyde LDP is still in examination and has not been approved by the Scottish Ministers – therefore it is NOT yet adopted)*

***NPF4 Policy 1 - When considering all development proposals significant weight will be given to the global climate and nature crises.***

Here are some of the Reporter's remarks in his examination '*It [the council] finds an element of tension between the proposal and the expectation of Clydeplan's Vision and Spatial Strategy due to the site being outside the existing urban area of Kilmacolm and being likely to be highly car-dependant*'.

Reporter mentioned '*Turning to climate change mitigation, there is no evidence that the development would offer any net contribution towards reducing greenhouse gases or adjustments to climate change so it can gain no positive weight in that regard*'.

Reporter also said – '*I agree with objectors to the proposal that the absence of significant employment opportunities in Kilmacolm and the relatively poor public transport network mean many residents of the proposed homes would be likely to commute by car. I find the applicant's attempt to quantify the carbon emissions impact of that issue to be flawed by an assumption that commuting trip lengths would match the Scottish median car journey length of 6.9 kilometres. I suspect the*

*location of the site in relation to centres of employment to be such that commuting trips are likely to be longer’.*

Selling our valuable open space land at Wateryetts Drive does not fit with the declared policies of Inverclyde Council on tackling Climate Change - instead it conflicts - therefore the land must be retained and used as a tool for the expansion of future green initiatives for everyone.

### **Reason 5 – The land is not essential to the developer**

At a recent meeting of the Kilmacolm Community Council (26<sup>th</sup> September 2023) which was called to discuss the proposed disposal of the land at Wateryetts Drive, the invited developer (Mr Bruce Hampton of Mactaggart & Mickel) made it quite clear to everyone in the room that “The land isn’t an essential purchase as alternative access is possible”.

With that strong assertion – there cannot be any compelling need for our Council to consider selling our green open space to the developer.

### **Reason 6 – ‘Unlocks’ the land that belongs to Mactaggart & Mickel**

By purchasing the land at Wateryetts Drive and then adding it to their own land - this would create a much more attractive ‘site’ for them to sell on to another developer etc. The site would now have access to the roundabout without the need for further ‘negotiations’ on accessing the land getting in the way. This a huge win for the developer who continues to have many ‘land-banks’.

We lose our green space forever!

Thank you for reading our document - we have confidence that you will understand why it is enormously important for Inverclyde Council to make the right decision that keeps the open space land at Wateryetts Drive in the council’s ownership, and allows it to be used for future

initiatives by the community such as have been proposed by others elsewhere.

We have included a link to [NPF4](#) in which it is certainly worth reading the Ministerial Forward and the policies on page 8.

Please scan the QR Code with your phone or follow this link

[WEB LINK REDACTED]

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### **Respondent 49 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir or Madam, I wish to lodge my objection to your proposal regarding housing/access road on Wateryetts Drive.

I firmly believe that Kilmacolm should not give up attractive, natural green space for housing. Particularly when local people have plans to use this land as a community growing space for the benefit of the community.

There are ample brownfield sites in Inverclyde that are more suitable for housing without the requirement to infringe on precious greenbelt.

Further, more housing means several hundred more cars, more pollution, congestion and potentially more accidents, in an area that is already notorious as an accident blackspot.

The current infrastructure cannot support large volumes of additional vehicles nor the requirement for parking in the village centre which is already at breaking point.

Please listen to the local people who have already expressed their deep concerns and refuse this planning request.

Regards

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### **Respondent 50 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I strongly request that the land adjacent to the wateryettes roundabout in Kilmacolm remain s as the property of the villagers and is not sold to developers, for a development that local p  
eople do not want.

it is a shame that these days it is all about making money

---

## **Respondent 49 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

### Response to the Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm.

The first comment that I would like to be recorded by the Consultation is that the Inverclyde Council Solicitor (Peter MacDonald), in his opening statement, clearly said the following to the assembled audience at the Kilmacolm Community Council meeting on the 26<sup>th</sup> of September 2023 in the Kilmacolm Community Centre.

*“...the planning application has gone through - we are selling it to the developer...”*

This statement by the Council solicitor within the consultation period indicates that proper procedure is not being followed and that the decision has already been taken between the two parties regardless of the consultation.

If that is the case, then Inverclyde Council should report themselves to the Scottish Government Ministers immediately for direction and a decision on what to do.

The process of the ‘proposed’ sale of the land at Wateryetts Drive in Kilmacolm must now be withdrawn.

The second comment is that it is essential for green initiatives that the land be retained by Inverclyde Council for the future use and pleasure of the residents and future generations.

I therefore **OBJECT** to the proposal to sell the land.

Yours sincerely

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**From:** Council Officer

**Sent:** 17 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email and I note your response to the open space consultation in relation to a proposed sale of land at Wateryetts Drive Kilmacolm, which has now completed. I can confirm that your comments will be included in a report to the relevant Committee where all representations will be considered further. Apologies for the slight delay in replying however I wanted to speak to our solicitor before replying to your email and he is just back from a week's annual leave.

On your first comment, I would confirm Council's position is that: when attending the Kilmacolm Community Council meeting of 26th September, the Council's Solicitor did not, as you have suggested, advise that the decision to sell to the developer had already been made; and due process is being followed in terms of the current consultation.

The nature of the present consultation process was explained as part of the Solicitor's initial comments to the meeting, as was the fact that once the consultation has closed, a decision on whether to proceed or not to proceed with the sale will be taken by the relevant council committee, following consideration by the committee of all the representations received. I would also highlight that there was discussion at the meeting of what could happen with the site, and indeed the proposed development on the adjacent site, should the decision of that committee ultimately be that the sale should not proceed.

To be clear – a final decision on whether or not to proceed with the proposed sale has not been taken.

Regards

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## **Respondent 52 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I wish to register my personal objection to Inverclyde Council's proposal to sell the council-owned land at Wateryetts Drive, Kilmacolm. Apparently, Inverclyde Council had no plans to dispose of this land until Mactaggart & Mickel approached them. This land is a well-used public amenity and it should be retained as a green space for the benefit of the community.

As the Chair of Kilmacolm Eco Space group, I wish to also point out that our Licence to Occupy application - made on 1st August 2023, before the Council issued their consultation - will not be considered until after the result of the consultation. The message informing us of this, was only received on 9th September - almost six weeks after our application was made. I believe that our application should have been included in the consultation so that all stakeholders were aware of potential alternative uses for the land at the same time.

I hope that the Council will take cognisance of all the above points.

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**From:** Council Officer

**Sent:** 23 October 2023

**To:** [EMAIL REDACTED]

**Subject:** Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email and I note the comments therein. I can confirm that your objection will be included in a report to the relevant committee following completion of the open space consultation. I also note your comments regarding the Licence to Occupy and the response which you received from our Head of Communities. As advised in that correspondence I can confirm that reference to your letter will be included in any report on the consultation, so that the members of the relevant Committee are aware of your approach.

Regards

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### **Respondent 53 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

As a mother of four, I'm concerned that we are losing more and more green space in our towns and villages.

It's worrying that the Council are proposing to sell off public land at Wateryetts Drive which is used daily by kids to play and people walking their dogs.

As it's likely the land will be sold, anything not used for this proposed access road into the Meadow should be kept for the benefit of the local community.

There's a group interested in making a community growing space which anyone could use and that would be something I would certainly use with the family.

I think the Council should consider very carefully the needs of future generations when making a decision and save some community spaces in Kilmacolm.

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### **Respondent 54 – [REDACTED]**

**From:** [EMAIL REDACTED]

**Sent:** 17 October 2023

**To:** Property

**Subject:** Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I'm writing with reference to land at the roundabout at Wateryetts Drive Kilmacolm, which the council is proposing to sell to a housing developer for access to site they have already purchased.

I object to this and state that this should not happen.

The proposed housing development site can be accessed via the cemetery road which is far more open and indeed accessible, than the T junction at the bottom of Wateryetts.

This green space at the Wateryetts roundabout should be left as green space, for the good of the community.

[Redacted]

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## **THE FOLLOWING RESPONSES RECEIVED AFTER THE 5PM DEADLINE ON TUESDAY 17 OCTOBER 2023**

### **Respondent 55– [REDACTED]– LATE RESPONSE**

**From:** [EMAIL REDACTED]

**Sent:** Tuesday, October 17, 2023 5:11 PM

**To:** Property **Subject:** Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm

Hi,

I live on [ADDRESS IN KILMACOLM REDACTED].

I would like to express my desire for the land at Wateryetts Drive to be maintained as a community space as the loss of the meadow will be sorely felt and it would be nice to still have a small area that can be used by the existing local community. The fact that the plans for the development have this area as a retention pond will grossly diminish the space. I would question why this has not been fully included within the land owned by the developer. It seems presumptive that they have used land they do not own.

I was also under the impression that this land had been earmarked for a community space by Inverclyde Council and that a local group had been awarded money to make this happen [WEB LINK REDACTED]().

Can you please advise where this green community asset will be located, if not at Wateryetts Drive, and how it will service the needs of the community to the north of Kilmacolm?

Kind regards,

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### **Respondent 56 - [REDACTED]– LATE RESPONSE**

From: [EMAIL REDACTED]

Sent: Tuesday, October 17, 2023 6:36 PM

To: Property

Subject: Sale of land on Wateryetts Drive I write to object to the sale of land off Wateryetts Drive,

Kilmacolm by the council to a developer. The land should remain in council ownership for the benefit of all local people.

This is public land used by local residents on an hourly and daily basis and has been a wild meadow for generations, lets protect these green spaces for future generations who can do without further environmental pollution from vehicles crossing over these wonderful grass meadows.

Its close proximity to our peaceful local cemetery area is of great concern to all residents of the village.

Thank you in anticipation

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### **Respondent 57 – [REDACTED] – LATE RESPONSE**

**From:** [EMAIL REDACTED]

**Sent:** Tuesday, October 17, 2023 7:08 PM

**To:** Property

**Subject:** Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm.

In reference to the proposed sale of public amenity land at Wateryetts drive.

I strongly object to this land being sold as it is a huge community asset and is used regularly to help enhance the way of life and area for people who live around the space. The land is pivotal to providing meaningful space where community connections can take place between people of all ages. Children playing, dog walkers, walkers and older generations who use the space to meet up with members of the community which helps with social isolation.

The eco space project has been promising to provide protected space for these positive community interactions to be maintained and developed further. With the massive burden on our social care services, we should be looking to actively encourage these projects which will provide a more community asset based approach to talking mental health issues and social isolation, in a cost effective way which has maximum impact in terms of wellbeing and eventually will ease the costs of providing these supports through social or health services which will be funded by the council.

I firmly believe that the council should seriously consider allowing access whilst retaining full ownership of the land, or selling the strip of land they need for the road into the site.

The short term financial gain from losing this land is inviting, but the long term gain of retaining and allowing a community space to be developed will provide a long term financial gain as well as showcasing the councils commitment to integrated working and considering community assets based approaches as a way forward in building sustainable communities.

Regards



## **Respondent 58 – [REDACTED] - LATE RESPONSE**

**From:** [EMAIL REDACTED]

**Sent:** Tuesday, October 17, 2023 8:27 PM

**To:** Property

**Subject:** Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm

To whom it may concern

I object to the proposal to sell the land at Wateryetts Drive, Kilmacolm on the following grounds:

- 1) This is an important area of open green space which can be accessed by local residents of all ages for recreational use. It should be maintained as such and remain a flexible green space which can be used for different purposes. It is as important for the Senior Citizen who cannot travel far but wants to exercise their pet as it is for the budding 10 year old football enthusiast who wants a safe space for a kick-about with their friends. A responsible council will acknowledge the benefits of green space and look to enhance this space for the benefit of the community rather than to satisfy the needs of a developer who is already looking to decimate the green space in this area.
- 2) This is a unsafe location for access for the proposed housing location. On street parking and the requirement to use the junction with Port Glasgow Road which has poor visibility onto said road will cause traffic build-up and put pedestrians and road users at risk.

Yours sincerely

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## **Respondent 59 – [REDACTED] - LATE RESPONSE**

**From:** [EMAIL REDACTED]

**Sent:** Tuesday, October 17, 2023 8:52 PM

**To:** Property

**Subject:** Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm

I object to the sale of the land detailed above because;

- a) This open space is used by and important to local residents of all ages and should be maintained in its entirety as an area for community / recreational use.
- b) This is a poorly considered location for the access point to the proposed housing development. Residents of Wateryetts Drive park on the street and it is not uncommon to encounter additional vehicles parked near to the junction with Port Glasgow Rd. This junction is busy with poor visibility onto Port Glasgow Rd and vehicles are often forced to approach the junction on the wrong side of the road. Additional vehicles will undoubtedly increase queuing, the risk of accidents and difficulties for pedestrians crossing at or near to this junction.

Yours faithfully