

ENVIRONMENT & REGENERATION COMMITTEE – 16 MAY 2024

Environment & Regeneration Committee

Thursday 16 May 2024 at 3pm

Present: Councillors Brooks, Cassidy, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, Nelson, Quinn and Robertson.

Chair: Councillor McCormick presided.

In attendance:

Stuart Jamieson	Director Environment & Regeneration
Eddie Montgomery	Head of Physical Assets
Neale McIlvanney	Head of Service - Regeneration, Planning & Public Protection
Matt Thomson	Finance Manager (Environment & Technical)
Julie Ann Wilson	Principal Accountant
Jennifer Horn	Regeneration Manager
Martin McNab	Public Protection Manager
Daniel Henderson	Planning and Building Standards Service Manager
Steven Walker	Service Manager - Roads
Kenny Lang	Service Manager, Grounds, Fleet & Waste Services
Peter MacDonald	Principal Solicitor (for Interim Head of Legal & Democratic Services)
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
PJ Coulter	Corporate Communications Officer (Media Relations)

This meeting was held at the Municipal Buildings, Greenock with Councillors Jackson and Quinn attending remotely.

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

253 Apologies, Substitutions and Declarations of Interest

253

No apologies for absence were intimated.

No declarations of interest were intimated, but certain connections were intimated for the purposes of transparency as follows:

Agenda Item 8 (Glasgow City Region – Electric Vehicle Charging Infrastructure Collaboration) – Councillor Curley.

Agenda Item 12 (Contract Awards – 1 October 2023 to 31 March 2024) – Councillors Clocherty and Robertson.

Agenda Item 13 (Property Asset Management Public Report – Remarketing of 80 Leven Road, Greenock; Results of public consultations at lower Kempock Street, Gourrock and Wateryetts Drive, Kilmacolm) – Councillors Brooks and Curley.

Agenda Item 14 (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) – Councillors Brooks and Curley.

254 2023/24 Environment & Regeneration Revenue Budget Update

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There was submitted a report by the Chief Financial Officer and Director Environment & Regeneration advising the Committee of the 2023/24 Environment & Regeneration Committee Revenue Budget projected position.

Decided:

- (1) that it be noted that the Committee's Revenue Budget is currently projected to overspend in 2023/24 by £169,000;
- (2) that it be noted that the 2023/24 outturn will be reported to Committee after the summer recess; and
- (3) that the re-allocation of Shared Prosperity Fund underspend to support the projects as detailed in paragraph 3.6 of the report be approved.

255 Environment & Regeneration Capital Programme 2024/28 – Progress

255

There was submitted a report by the Director Environment & Regeneration and the Chief Financial Officer providing an update on the status of the projects within the 2024/28 Environment & Regeneration Capital Programme.

Following discussion, Councillor Brooks moved that the recommendations contained in the report be agreed, subject to an additional recommendation (4) that (a) it be agreed to pause Phase 2 of the West Blackhall Street works, and (b) it be remitted to officers to submit a report to a future meeting of the Committee on the impact of Phase 1 of the West Blackhall Street works on businesses located on the street.

As an amendment, Councillor McCormick moved the recommendations contained in the report.

Following a roll call vote, 2 Members, Councillors Brooks and Nelson voted in favour of the motion and 9 Members, Councillors Cassidy, Clocherty, Crowther, Curley, Jackson, McCabe, McCormick, Quinn and Robertson voted in favour of the amendment which was declared carried.

Decided:

- (1) that the current position and progress on the specific projects of the 2024/28 Capital Programme and externally funded projects, as detailed in the report and appendices, be noted;
- (2) that the on-going work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from the Core Property budget be noted; and
- (3) that 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 be noted.

256 Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 Annual Refresh and Performance Summary 2023/24

256

There was submitted a report by the Director Environment & Regeneration presenting the refreshed Environment & Regeneration Committee Delivery and Improvement Plan, which contains new or revised improvement actions requiring approval.

Decided:

- (1) that the progress made in the delivery of the Environment & Regeneration Committee Delivery and Improvement Plan 2023/24 be noted; and
- (2) that the refreshed Environment & Regeneration Committee Delivery and Improvement Plan, which will be implemented from 2024/25 onwards, be approved.

257 Supplementary Planning Guidance – Short Term Lets

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There was submitted a report by the Head of Service – Regeneration, Planning and Public Protection seeking approval for the supplementary guidance in relation to planning applications for short term lets.

Decided:

- (1) that approval be given to the supplementary planning guidance policy on short term lets, as detailed in appendix 1 of the report, as a basis for supporting the determination of applications for planning permission for short term lets; and
- (2) that it be remitted to the Head of Service – Regeneration, Planning and Public Protection to submit a report to a future meeting of the Committee on the implications of the Judicial Review of the City of Edinburgh’s Short Term Let policy.

258 Corporate Asset Management Strategy 2024 – 2028 258

There was submitted a report by the Director Environment & Regeneration providing an update on the progress in respect of the refresh of the Council’s Corporate Asset Management Strategy.

Decided:

- (1) that the 2024-2028 Corporate Asset Management Strategy be approved;
- (2) that the proposal to review and refresh the individual asset sub-groups to develop longer term costed asset plans be noted; and
- (3) that (a) the progression of the refresh of the 5 year external condition surveys of all property assets be approved, and (b) that it be agreed to remit the report to the Policy & Resources Committee seeking approval of £0.200m from the 2023/26 Capital Programme contingency.

259 Roads Asset Management Strategy 2024 – 2029 259

It was noted that this item had been withdrawn.

260 Glasgow City Region – Electric Vehicle Charging Infrastructure Collaboration 260

There was submitted a report by the Director Environment & Regeneration (1) providing an update on the work undertaken to develop a collaborative approach to expanding the public electric vehicle charging infrastructure network across the eight local authorities of Glasgow City Region, and (2) seeking approval for the next steps required to progress towards a commercial delivery arrangement.

Councillor Curley declared a connection as a Member of the Board of River Clyde Homes. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Decided:

- (1) that the content of the report and the collaborative work undertaken to date be noted;
- (2) that the participation of Inverclyde in a collaborative procurement to engage a commercial partner via a concession type contract through a partnership with all eight local authorities in the Glasgow City Region, to deliver the benefits as set out in paragraphs 3.9 – 3.16 of the report, be approved;
- (3) that (a) it be agreed in principle to enter into an Inter Authority Agreement (IAA) among the eight local authorities, (b) delegated authority be granted to the Director Environment & Regeneration to enter into the IAA, in consultation with the Chief Financial Officer and the Interim Head of Legal & Democratic Services, and (c) delegated authority be granted to the subsequent nomination of a lead authority for the service delivery period as well as procurement and commercial decisions relating to the commencement and

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consultation of the procurement process to the Director Environment & Regeneration in consultation with the Chief Financial Officer and Monitoring Officer, in line with the approach set out in paragraphs 3.29 – 3.33 of the report;

(4) that it be agreed that the Glasgow City Region (GCR) Programme Management Office, 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;

(5) that it be noted 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, with such reports being 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; and

(6) that it be remitted to the Head of Physical Assets to submit a report to a future meeting of the Committee on Inverclyde Council's electric vehicle charging fees compared with private companies and other local authorities.

261 Local Heat and Energy Efficiency Strategy and Delivery Plan 261

There was submitted a report by the Head of Physical Assets providing an update on the Inverclyde Local Heat and Energy Efficiency Strategy and Delivery Plan.

Decided: that (a) the public consultation exercise of the Inverclyde Local Heat and Energy Efficiency Strategy, as detailed in appendix 1 of the report, be noted, and (b) the final strategy and delivery plan as detailed in appendices 2 and 3 of the report be approved.

262 Energy & Climate Change – Net Zero Action Plan Annual Progress Review / Scottish National Adaption Plan Consultation 262

There was submitted a report by the Director Environment & Regeneration providing an update on (1) the progress made against the approved Net Zero Action Plan 2022/27, and (2) a further Energy and Climate Change related Scottish Government public consultation and the Council's response.

Decided:

(1) that 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 be noted; and

(2) that the draft Scottish National Adaption Plan (2024 – 2029) Consultation and Inverclyde Council's response as detailed in appendix B of the report be noted.

263 Play Area Spend Update 2024/25 263

There was submitted a report by the Head of Service – Regeneration, Planning and Public Protection providing an update in respect of the proposed play area projects to be undertaken within the 2024/25 Play Area Strategy.

Decided: that the proposed play area projects identified within the report be agreed.

264 Contract Awards – 1 October 2023 to 31 March 2024 264

There was submitted a report by the Director Environment & Regeneration advising 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.

Councillor Clocherty declared a connection as a Member of the Board Inverclyde Community Development Trust and Councillor Robertson as a Member of the Board of an organisation mentioned in the report. They also formed the view that the nature of their

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connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and they were declaring for transparency.

Decided: that the contracts awarded by the Council during the period 1 October 2023 to 31 March 2024 be noted.

265

Property Asset Management Public Report – Remarketing of 80 Leven Road, Greenock; Results of public consultations at lower Kempock Street, Gourrock and Wateryetts Drive, Kilmacolm

265

There was submitted a report by the Director Environment & Regeneration (1) seeking consent to remarket the former community centre at 80 Leven Road, Greenock as the previous bidder is no longer interested in acquiring the facility, and (2) advising 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.

Councillors Brooks and Curley declared a connection as Members of the Board of River Clyde Homes. They also formed the view that the nature of their connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and they were declaring for transparency.

The Head of Physical Assets advised of a verbal update to the report in relation to the Remembering Together Labyrinths, advising that following the decision of the March Committee, Rig Arts have now engaged with the Inverkip and Wemyss Bay Community Council on a location adjacent to the Wemyss Bay Community Centre building within land in the Council's ownership and therefore he would ask the Committee for consideration to support this final location on the same basis of the previous approval on the March Committee.

Decided:

(1) that (a) it be noted that the trustees of the Redeemed Christian Church of God 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 (b) delegated authority be granted to remarket the property with immediate effect;

(2) that (a) 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 response to those representations, as detailed in appendix 3 of the report, be noted, and (b) having regard to those representations, it be agreed to further consider the terms of the proposed lease as detailed in the private report that is before the Committee for later consideration;

(3) that 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 of the report, be noted prior to consideration of the recommendations in the private report that is before the Committee;

(4) that in relation to the proposed disposal of land at Wateryetts Drive, Kilmacolm, the terms of the proposed sale as detailed in the private report that is before the Committee for later consideration be considered and noted; and

(5) that the Committee grant consent for the installation of the Remembering Together Labyrinth at the Council owned land adjacent to the Wemyss Bay Community Centre building.

It was agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 as amended, that the public and press be excluded from the meeting during

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consideration of the following item on the grounds that the business involved the likely disclosure of exempt information as defined in paragraphs 6 & 9 of Part I of Schedule 7(A) of the Act.

266 **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** 266

There was submitted a report by the Director Environment & Regeneration (1) advising the Committee of activities relating to the management of the Council's property assets and (2) making recommendations in this regard.

Councillors Brooks and Curley declared a connection as Members of the Board of River Clyde Homes. They also formed the view that the nature of their connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and they were declaring for transparency.

Decided: following consideration, the Committee agreed to the actions recommended, all as detailed in the private appendix.