

**A meeting of the Environment & Regeneration Committee will be held on Thursday 31 October 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 30 October 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.**

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LYNSEY BROWN  
Head of Legal, Democratic, Digital & Customer Services

**BUSINESS**

**\*\*Copy to follow**

1. <b>Apologies, Substitutions and Declarations of Interest</b>	<b>Page</b>
<b>PERFORMANCE MANAGEMENT</b>	
2. <b>2024/25 Environment &amp; Regeneration Revenue Budget</b> Report by Chief Financial Officer and Director, Environment & Regeneration	p
3. <b>Environment &amp; Regeneration Capital Programme 2024/28 – Progress</b> Report by Director, Environment & Regeneration and Chief Financial Officer	p
4. <b>Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 Performance Report</b> Report by Director, Environment & Regeneration	p
5. <b>Annual Procurement Report</b> Report by Director, Environment & Regeneration	p
<b>NEW BUSINESS</b>	
6. <b>UK Shared Prosperity Fund Update</b> Report by Director, Environment & Regeneration	p

7.	<b>Local Housing Strategy Update</b> Report by Director, Environment & Regeneration		p
8.	<b>Inverclyde Strategic Housing Investment Plan 2025-30</b> Report by Director, Environment & Regeneration		p
9.	<b>Town Centre Action Plans</b> Report by Director, Environment & Regeneration		p
10.	<b>Tree Management and Planting Strategy</b> Report by Director, Environment & Regeneration		p
11. **	<b>Single Use Vapes Update</b> Report by Director, Environment & Regeneration		p
12.	<b>Introduction of Recycling Services to Households</b> Report by Director, Environment & Regeneration		p
<b>ROUTINE DECISIONS AND ITEMS FOR NOTING</b>			
13.	<b>Contract Awards – 1 April 2024 to 30 September 2024</b> Report by Director, Environment & Regeneration		p
14.	<b>Annual Assurance Statement</b> Report by Director, Environment & Regeneration		p
15.	<b>Consultation Response – Gourock Ferries</b> Report by Director, Environment & Regeneration		p
16.	<b>Road Naming within New Development at Site of Former Greenock Health Centre, Duncan Street, Greenock</b> Report by Director, Environment & Regeneration		p
17.	<b>Property Asset Management - Public Report; Update re Proposed sale of 5 Kempock Place, Gourock; Baker Street, Greenock; and Former Glenbrae Children's Centre, Greenock</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>			
18.	<b>Clune Park – Update</b> Report by Director, Environment & Regeneration providing an update with respect to the Clune Park estate.	<b>Para 9</b>	p
<b>ROUTINE DECISIONS AND ITEMS FOR NOTING</b>			
19.	<b>Property Asset Management Private Report – (1) Update on the proposed sale of the site of the former Holy Cross Primary School; and (2) Proposal to include additional land in the sale of 80 Leven Road, Greenock</b>	<b>Paras 6, 8 &amp; 9</b>	

	Report by Director, Environment & Regeneration making recommendations in respect of a number of property assets.	p
20. **	<b>Governance of External Organisations</b> Report by Director, Environment & Regeneration providing an update in respect of the Governance of External Organisations within the remit of the Committee. <b>Paras 6</b>	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>31 October 2024</b>
<b>Report By:</b>	<b>Chief Financial Officer and Director of Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>FIN/60/24/AP/MT</b>
<b>Contact Officer:</b>	<b>Julie Ann Wilson</b>	<b>Contact No:</b>	<b>01475 712636</b>
<b>Subject:</b>	<b>2024/25 Environment &amp; Regeneration Revenue Budget</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 Environment & Regeneration Revenue Budget 2024/25 projected position including details of action being taken to reduce the projected overspend.
- 1.3 The revised 2024/25 Revenue Budget for the Environment and Regeneration Committee is £21,456,450, which excludes Earmarked Reserves. The latest projection is an overspend of £218,000 (1.02%) which is an increase in the over spend of £50,000 since the previous Committee. This movement is mainly due to an increase in the projected under recovery in planning income. More details are provided in section 4 and the appendices.
- 1.4 The Director and his senior management team are reviewing potential virement opportunities to reduce the projected overspend/better align budgets, in addition to which there are on-going reviews of the use of Agency and Winter Gritting costs to identify potential reductions in the expenditure pressures in both these areas.
- 1.5 The CMT have developed a number of savings proposals to address the new pressures on the revenue budget and this includes a number which could impact upon the Committee's budget. It is intended that proposals will be considered by the Full Council in December.

## 2.0 RECOMMENDATIONS

- 2.1 It is recommended that the Committee notes that the Committee's Revenue Budget is currently projected to overspend in 2024/25 by £218,000 and the action being taken by the Director to reduce the projected overspend in 2024/25 and recurring budget pressures from 2025/26.
- 2.2 It is recommended that the Committee approves the virement proposed in Appendix 5.
- 2.3 It is recommended that the Committee notes the on-going reviews being progressed by the Director and that where appropriate, updates will be provided to future meetings of the Committee.

**Alan Puckrin**  
**Chief Financial Officer**

**Stuart Jamieson**  
**Director Environment &  
Regeneration**

### **3.0 BACKGROUND AND CONTEXT**

#### **3.1 2024/25 PROJECTED OUT-TURN (£218,000 Overspend – 1.02%)**

The revised 2024/25 budget for Environment and Regeneration, excluding earmarked reserves, is £21,456,450. This is an increase of £62,000 from the approved budget, prior to transfers to earmarked reserves. Appendix 1 gives details of this budget movement.

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

- a) Environmental Services agency costs of £108,000 to cover sickness, holidays, and delays in filling vacancies, partly offset by reduced overtime. 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 during Autumn 2024.
- b) A projected under recovery of £92,000 in planning income due to a decrease in activity which is an increase in under-recovery of £30,000 since last report.
- c) A shortfall of £21,000 in parking income due to a delay in progressing the TRO for parking permits, and £27,000 shortfall PCN income due to less activity. The CMT are considering options to improve the TRO process which will be reported to Committee in due course.
- d) A projected net under recovery in Roads Operations Unit income of £82,000.
- e) A projected overspend in residual and non-contract waste disposal partly offset by a projected under spend/over recovery on various other waste streams, giving a net projected over spend of £27,000. Due to new legislation, waste upholstered domestic materials and mattresses must be disposed of separately from the general waste. There is currently no contract in place for this, and a higher price per tonne is being incurred. This is under review by the Service and Committee will be updated in due course.
- f) A projected under recovery in Property fees from capital of £53,000.
- g) A projected over recovery of £215,000 against the turnover target across the Directorate, offset by the Property fees from capital noted at 3.3 (f) and the agency costs noted at 3.3 (a). The turnover projection includes a £100,000 allowance for future turnover this financial year. This allowance will be reviewed each reporting period.

#### **3.2 EARMARKED RESERVES**

Appendix 4 gives an update on the operational Earmarked Reserves, i.e. excluding strategic funding models. Spend on these operational Earmarked Reserves is £715,000 (25.48% of projected spend).

### **4.0 PROPOSALS**

- 4.1 Appendix 5 contains a virement request to create an agency budget within Refuse Collection to allow the flexibility to cover sickness and holidays at short notice. It is proposed to that this be vired from the Grounds Maintenance Seasonals budget which has a high turnover rate due to the short-term nature of the posts.

## 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

A virement request is outlined in appendix 5 and 4.1.

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

The Financial Regulations state the responsibility for ensuring Revenue Budgets are not exceeded lies with the Committee and Chief Officer (Director). The report outlines the actions being progressed to reduce the projected overspend.

## 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 - 2024/25**

Service	Approved Budget	Movements			Revised Budget	
	2024/25 £000	Inflation £000	Virement £000	Supplementary Budgets £000	Transferred to EMR £000	2024/25 £000
Regeneration, Planning & Public Protection	5,718		6			5,724
Property Services	2,639		56			2,695
Roads	3,625					3,625
Environmental	9,271					9,271
Director	141					141
<b>Totals</b>	<b>21,394</b>	<b>0</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>21,456</b>

**Movement Details**

£000

External Resources

0

Inflation

0

Virements

Procurement Team

102,000

AMP remaining budget reallocation

(46,000)

AMP remaining budget reallocation

6,000

62,000

Supplementary Budgets

0

62,000



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

Subjective Heading	Approved Budget 2024/25 £000	Revised Budget 2024/25 £000	Projected Out-turn 2024/25 £000	Projected Over/(Under) Spend £000	Percentage Variance %
Employee Costs	16,381	16,483	16,564	82	0.50%
Property Costs	4,521	4,481	4,538	57	1.27%
Supplies & Services	4,028	4,028	4,420	392	9.73%
Transport & Plant Costs	2,613	2,613	2,625	12	0.46%
Administration Costs	480	480	609	128	26.74%
Payments to Other Bodies	6,587	6,601	6,716	115	1.74%
Other Expenditure	1,822	1,822	1,821	(1)	-0.05%
Income	(15,038)	(15,052)	(15,619)	(567)	3.77%
<b>TOTAL NET EXPENDITURE</b>	<b>21,394</b>	<b>21,456</b>	<b>21,674</b>	<b>218</b>	<b>1.02%</b>
Transfer to Earmarked Reserves *	0	0	0	0	0.00%
<b>TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES</b>	<b>21,394</b>	<b>21,456</b>	<b>21,674</b>	<b>218</b>	<b>1.02%</b>

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

Objective Heading	Approved Budget 2024/25 £000	Revised Budget 2024/25 £000	Projected Out-turn 2024/25 £000	Projected Over/(Under) Spend £000	Percentage Variance %
Regeneration, Planning & Public Protection	5,718	5,724	5,628	(96)	-1.68%
Property Services	2,640	2,696	2,640	(56)	-2.08%
Roads Services	3,625	3,625	3,828	203	5.60%
Environmental Services	9,271	9,271	9,430	159	1.71%
Director	141	141	149	8	5.69%
<b>TOTAL NET EXPENDITURE</b>	<b>21,394</b>	<b>21,456</b>	<b>21,674</b>	<b>218</b>	<b>1.02%</b>
Transfer to Earmarked Reserves *	0	0	0	0	0.00%
<b>TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES</b>	<b>21,394</b>	<b>21,456</b>	<b>21,674</b>	<b>218</b>	<b>1.02%</b>

**ENVIRONMENT AND REGENERATION COMMITTEE**

**REVENUE BUDGET MONITORING REPORT**

**MATERIAL VARIANCES**

<u>Out Turn</u> <u>2023/24</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2024/25</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Aug-24</u> <u>£000</u>	<u>Projection</u> <u>2024/25</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>							
2,566	Public Protection	Employee Costs	2,299	907	880	2,236	(63)	(2.74)%
872	Planning Overall	Employee Costs	838	330	319	880	42	5.01%
446	Admin	Employee Costs	623	246	219	491	(132)	(21.19)%
							<b>(153)</b>	
45	Public Protection - CCTV	Property Costs	67	31	12	45	(22)	(32.84)%
							<b>(22)</b>	
0	RI Employee Core	PTOB	23	9	0	0	(23)	(100.00)%
							<b>(23)</b>	
(509)	Planning sales, fees & charges	Income	(505)	(210)	(143)	(422)	83	(16.44)%
(583)	Comm. Ind. & Misc. Properties	Income	(596)	(290)	(251)	(571)	25	(4.19)%
							<b>108</b>	
	<b>PROPERTY SERVICES</b>							
522	Technical Services	Employee Costs	530	197	168	466	(64)	(12.08)%
441	Physical Assets	Employee Costs	536	200	165	476	(60)	(11.19)%
418	Central Repairs	Employee Costs	359	134	139	380	21	5.85%
351	Procurement	Employee Costs	412	154	119	361	(51)	(12.38)%
							<b>(154)</b>	
(562)	Technical Services - Income from Capital	Income	(541)	(180)	0	(488)	53	(9.80)%
							<b>53</b>	
	<b>ENVIRONMENTAL SERVICES</b>							
6,103	Env Services - Front Line	Employee Costs	5,572	1,958	2,072	5,522	(50)	(0.90)%
348	Env Services - Grounds Maintenance Seasonals	Employee Costs	437	281	217	367	(70)	(16.02)%
1,522	Env Services - Management	Employee Costs	1,324	500	538	1,413	89	6.72%
							<b>(31)</b>	
58	Env Services - Pottery Street - Security	Property Costs	35	15	22	55	20	57.14%
							<b>20</b>	

**ENVIRONMENT AND REGENERATION COMMITTEE**

**REVENUE BUDGET MONITORING REPORT**

**MATERIAL VARIANCES**

<u>Out Turn</u> <u>2023/24</u> <u>£000</u>	<u>Budget</u> <u>Heading</u>	<u>Subjective Head</u>	<u>Budget</u> <u>2024/25</u> <u>£000</u>	<u>Proportion</u> <u>of Budget</u> <u>£000</u>	<u>Actual to</u> <u>31-Aug-24</u> <u>£000</u>	<u>Projection</u> <u>2024/25</u> <u>£000</u>	<u>(Under)/Over</u> <u>Budget</u> <u>£000</u>	<u>Percentage</u> <u>Variance</u> <u>%</u>
14	Env Services - Overall - External Hires	Transport	51	21	14	31	(20) <b>(20)</b>	(39.22)%
199	Env Services - Overall - Agency Costs	Administration Costs	20	8	56	128	108 <b>108</b>	540.00%
20	Env Services - Waste Strategy - Food Waste	PTOB	57	24	6	18	(39)	(68.42)%
89	Env Services - Waste Strategy - Non Contract Waste Disposal	PTOB	68	22	50	127	59	86.76%
3,942	Env Services - Waste Strategy - Residual Waste Contact	PTOB	3,585	1,542	1,629	3,683	98 <b>118</b>	2.73%
(857)	Env Services - Refuse Collection- Commercial Waste Income	Income	(932)	(466)	(487)	(971)	(39)	4.18%
(588)	Env Services - Veh Main- Drivers Recharges	Income	(546)	(273)	(204)	(499)	47	(8.61)%
(429)	Env Services - RTS- Scrap Metal & Tipping	Income	(446)	(186)	(233)	(517)	(71)	15.92%
0	Env Services - Grounds Maintenance - Secondment	Income	0	0	(33)	(27)	(27)	0.00%
(394)	Env Services - Waste Strategy - Green Waste	Income	(428)	(424)	(402)	(402)	26 <b>(64)</b>	(6.07)%
<b>ROADS</b>								
1,260	Roads Client	Employee Costs	1,203	448	503	1,272	69 <b>69</b>	5.74%
88	Roads Client - Other Property Costs	Property Costs	45	19	21	75	30	66.67%
23	Roads Client Rates	Property Costs	46	46	23	23	(23) <b>7</b>	(50.00)%
998	Roads Operations Unit - Materials	Supplies and Services	912	189	453	1,047	135 <b>135</b>	14.80%
291	Roads Operations - External Hires	Transport	286	37	63	257	(29) <b>(29)</b>	(10.14)%
(2,094)	Roads Operations Unit - Schedule of Rates	Income	(2,256)	(510)	(225)	(2,292)	(36)	1.60%
(205)	Roads Parking - Income (PCNS)	Income	(231)	(96)	(55)	(204)	27	(11.69)%
(73)	Roads Parking - Sales, Fees and Charges	Income	(97)	(40)	(32)	(76)	21	(21.65)%
(482)	Roads Client - Sales, Fees and Charges	Income	(306)	(145)	(58)	(326)	(20) <b>(8)</b>	6.54%
<b>Total Material Variances</b>							<b>114</b>	

## EARMARKED RESERVES POSITION STATEMENT

## COMMITTEE: Environment &amp; Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget</u>	<u>Actual Spend</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2025/26 &amp; Beyond</u>	<u>Lead Officer Update</u>
	<u>2024/25</u> <u>£000</u>	<u>2024/25</u> <u>£000</u>	<u>2024/25</u> <u>£000</u>	<u>2024/25</u> <u>£000</u>	<u>£000</u>	
Renewal of Clune Park Area	2,779	45	54	750	2,029	Spent in relation to Clune Park area, covering legal support, security and demolition. Contingency to fund CPO/purchase costs also. Projected spend for 24/25 will largely depend on progress with demolitions of the church and tenements.
Repopulating/Promoting Inverclyde/ Group Action Plan	95	0	0	0	95	Part funding a 2 year grade 7 post. Grant funding will be utilised in 24/25.
City Deal	192	0	0	271	(79)	Funding City Deal delivery and PMO costs, increased cost of borrowing has resulted in a deficit.
COVID - Jobs Recovery	1,429	325	268	581	848	Existing MA & graduate, part contribution to new MA programme and apprentice wage subsidy programme.
Roads Assessments due to parking prohibitions.	56	0	28	56	0	Detailed assessment work progressing.
Covid - Temporary Business Development Officers	59	20	19	55	4	Staff Member in place funded up to 24/25
Covid Recovery - Business Development Interventions	617	0	32	100	517	Range of interventions agreed at March 2024 E&R Committee.
Covid Recovery - Import/Export/Access to Stock Support	50	0	0	50	0	New proposals to be developed to utilise funding.
Local Plan Preparation	63	0	0	0	63	Smoothing EmR for local plan preparation to be utilised when required.
SME Activities	230	0	0	100	130	Funding for SME activities
Shared Prosperity Fund/Projects	613	153	314	613	0	Will be spent per in full Project Table of Share Prosperity Fund
Employability Smoothing Reserve	500	0	0	150	350	Support to smooth the impact of the employability saving approved December 2022 and February 2024.
Long Term Plan for Towns	50	0	0	50	0	Funding Local Development Plan.
Empty Property Relief	94	0	0	30	64	E&R Business Support transferred from P&R Committee. Expect 3 grants at £10k each to be approved 24/25.
<b>Total Category C to E</b>	<b>6,827</b>	<b>543</b>	<b>715</b>	<b>2,806</b>	<b>4,021</b>	

**ENVIRONMENT AND REGENERATION COMMITTEE****VIREMENT REQUESTS**

<b>Budget Heading</b>	<b>Increase Budget</b>	<b>(Decrease) Budget</b>
	<b>£</b>	<b>£</b>
Grounds Maintenance Seasonals Refuse Collection Agency	50,000	(50,000)
<b>Total</b>	<b>50,000</b>	<b>(50,000)</b>

**Notes**

1. Virement to create Refuse Collection Agency budget –  
Refuse Collection requires the flexibility that an agency budget provides to cover sickness and holidays at short notice. A virement will be processed from the Grounds Maintenance seasonal budget which has a high turnover due to the short term nature of the posts.

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director Environment &amp; Regeneration and Chief Financial Officer</b>	<b>Report No:</b>	<b>ENVO/045/24/SJ/EM</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 £57.438m with total projected spend on budget. The Committee is projecting to spend £14.112m after net advancement of £1.112m (8.55%) being reported. Slippage of £6.967m is currently 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.
- notes and approves the progression of the project at the Waterfront Leisure Complex outlined in section 3.16.
- notes the withdrawal of £200k Placed Based Funding for the Dunrod Road project as outlined in 3.38 / 5.3 and that Officers are exploring options to address the funding gap.

**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.

#### **2024/25 Current Capital Position**

3.2 The Environment & Regeneration capital budget is £57.438m. The budget for 2024/25 is £13m, with spend to date of £5.062m equating to 38.94% of the approved budget (35.87% of the revised projection). The current projection is £57.438m which means total projected spend is on budget.

3.3 The Committee is projecting to spend £14.112m in 2024/25 with net advancement of £1.112m (8.55%) being reported. 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 £3.835m with the Greenock Town Centre Levelling Up budget £21.586m. The budget for 2024/25 is £12.392m and the current projection is £5.425m with slippage of £6.967m (56.22%) being reported at this stage. Appendix 3 shows the financial position of the externally funded projects programme.

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

3.5 Town & Village Centres: Phase 1 of the West Blackhall Street Streetscape project is substantially complete with outstanding snagging works on the footways ongoing. Phase 2 of the project is progressing with the first section from Westburn Street to Nicholson Street reopened ahead of the September weekend.

3.6 Comet Replica Replacement: Following the response to Prior Information Notice (PIN) and evaluation of expressions of interest, Technical Services and Procurement are working to identify and develop the most appropriate form of tender document for the project to reflect that it is not a typical capital construction project. The terms and conditions, pricing and the necessary scoring and evaluation methodology require to be fully considered and addressed. Historic documents including the original Comet Replica drawings have been obtained from the archive for inclusion. The scope of works has generally been agreed through the Comet Sub-Group with further consultation on the final draft document planned ahead of tender release.

3.7 Place Based Funding: The Scottish Government had indicatively awarded Inverclyde Council Place Based Funding (PBF) of £407k for 2024/25 however they have recently conducted a funding review, and subsequently written to all 32 Local Authorities to state that they are only awarding a maximum of 50% of PBF in 2024/25. Local Authorities were asked to review their projects and submit a prioritised project table to the Scottish Government. Inverclyde Council submitted proposals for Customhouse Quay Square (£100k), Parklea Link (£70k) and Dunrod Road (£200k). The Scottish Government has awarded the Council £170k for the Customhouse Quay Square and Parklea Link projects. The funding for Dunrod Road has been withdrawn. The updates on 2023/24 projects are as below:

Customhouse Quay Clock Restoration: Works commenced end February 2024 and were completed in June.

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. Works commenced in mid-April 2024 and were certified complete on 3<sup>rd</sup> October.

Gourock Kiosk: Essential works were undertaken in 4th Quarter 2023 to allow the kiosk to be available for use over the 2023 festive period. Roofing works were undertaken in first quarter 2024 with the remaining refurbishment works commenced mid-August and completed by the end of September.

### **Regeneration and Planning – Public Protection**

- 3.8 Clune Park Regeneration: As previously reported dangerous buildings notices have been served on properties and a demolition contractor has been engaged. Utility disconnections are in process. Further detail is provided in the separate report contained in the agenda.

### **Environmental Services**

- 3.9 Vehicle Replacement Programme (VRP): Budget £1.181m, currently £279k of assets have been delivered. £532k of assets have been ordered and will be delivered within 2024/25. Of the £811k of assets ordered or delivered, £129k will be reallocated to Net Zero – Fleet Decarbonisation budget as noted at 3.27 below. Current VRP spend therefore £682k with spend of circa. £880k anticipated for 2024/25.
- 3.10 Play Area Strategy: Procurement of play area design/refurbishment and re-surfacing works has been concluded and contracts awarded. Works due for completion by 1 March 2025. Options for replacing the Ship at Battery Park will be progressed, costed and reported to this committee.
- 3.11 Nature Restoration Fund: Projects for 2024/5 have been cancelled due to the withdrawal and redirection of Scottish Government funding. Projects will be carried out in 2025/26 if funds are made available.
- 3.12 Parks, Cemeteries and Open Spaces Asset Management Programme: Nitrous Oxide (NOx) and Mercury abatement equipment is being progressed at Greenock Crematorium. Further open space and parks maintenance works including path and rails improvement are scheduled for this financial year.
- 3.13 Former St Ninian's School Site: A scheme design has been prepared and submitted for planning approval. Community engagement will continue through the Green Action Trust with a view to progressing the works within the available funding allocations.

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

- 3.14 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 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 now due and a funding allocation from the capital programme contingency was approved by the June 2024 Policy & Resources Committee. Officers are currently engaged in preparing the specification for procurement of the necessary consultants.
- 3.15 Greenock Municipal Buildings - Greenock Town Hall Re-roofing: Replacement windows substantially complete on all elevations. West and North elevation slating complete with South and East elevation slating on-going. All additional rot found in timbers removed and made good. Substantial sections of boss render have been replaced including sections around the District



Court. Roof leadwork complete with additional leadwork instructed at coping stones and windcatchers. Original completion date of 4<sup>th</sup> November now projected to be circa 6<sup>th</sup> December to allow for additional works required.

- 3.16 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 25 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.

A number of retrofit studies have been commissioned across the estate to date with a view to understanding the options for reducing energy consumption (and carbon emissions) and addressing the decarbonisation of the estate / reducing heat demand through retrofit interventions. The Greenock Waterfront Leisure Complex was included in a study that was undertaken in late 2023 / early 2024 with one of the outcomes being confirmation that the most significant energy savings would be realised in addressing the replacement of much of the mechanical and electrical services in the building. One of the key recommendations related to the existing chillers. The current Air-to-water configuration of the chiller exhausts the heat output directly to the atmosphere, resulting in wasted energy. The existing plant has failed and is beyond economic repair. The ice rink is currently being cooled by temporary plant on hire, which are also air-cooled chillers. A direct replacement of the system would restore its normal operation, but it would not reduce the carbon output and operational cost significantly. The proposed alternative solution will utilise the waste heat from the chiller and feed it into the heating circuit that heats the swimming pools. This solution involves a water-to-water heat pump (WWHP) that transfers the heat from the chiller to the water heating circuit, thereby contributing to the building's water heating demand. The proposed scope of works has a higher capital cost but offers significant savings in terms of annual carbon emissions and operational cost. There is potential for up to a 60% reduction in carbon gas usage by utilising the WWHP option which would then lead to a 50% reduction in carbon emissions and, subsequently, a 35% reduction in operational cost.

The Committee is requested note and approve the project which will be funded from a combination of the Core Property allocation (which addresses the lifecycle replacement of life expired plant and equipment across the estate) and an allocation from the Net Zero fund recognising the utility consumption / carbon emissions reductions associated with the project. The overall cost of the project is estimated to be circa £1.2m (£0.9m Core Property and £0.30m Net Zero) subject to competitive tender.

- 3.17 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) which were delayed due to the requirement for Marine Scotland license for the works with works now scheduled to commence in October as outlined in 3.29 below. 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.
- 3.18 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. Fire escape refuge design is complete and submitted for Listed Building approval. As previously reported, minor structural movement was discovered in upper floor / wall junction which has now been inspected by external consultant Engineers who have concluded this was not detrimental to progressing the DDA lift installation works.

- 3.19 **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 Fund project. Internal alterations required to form the necessary “public facing” facilities in the James Watt Building are nearing completion, with reception desk and reception area finishes progressing well. Property Services have engaged services within the Greenock Municipal Buildings to assess distribution and availability of office desk space with space planning options prepared for accommodating staff not transferring to James Watt from Hector McNeil House. The Banking Hall has been identified as the optimum office space to complete the relocation of Hector McNeil House HSCP staff with further adaptations now proposed within the former Canteen/Unity Diner area to accommodate ICT staff currently located within the Banking hall.
- 3.20 **Craigmuschat Quarry Recycling Centre:** Works to address improved welfare/ staff facilities at the site are currently being co-ordinated through the Council’s Building Services Unit with support from Technical Services. Geotechnical investigation work is imminent with welfare cabin ordered. It is hoped that these works will be complete by the end of the calendar year.
- 3.21 **Greenock Municipal Buildings Dalrymple Tower Fabric Works:** Priority fabric remedial works have been identified through steeplejack surveys and inspection. The room below the tower has experienced periodic water ingress and is currently out of use. Conservation accredited engineers have been commissioned to support the project. Temporary access equipment is planned to be installed internally in early November to facilitate inspections and inform a more detailed scope of works. A Listed Building Consent application has been made covering the currently identified external pointing and stonework remedials including replacement of defective high level louvres. The project works will be funded from the 2025/26 Core Property allocation with pre-contract works only in 2024/25.
- 3.22 **Pottery Street Depot Salt Barn:** Following an engineering inspection and advice from specialist contractor, significant rot was identified in a number of the high-level panels of the timber dome structure requiring the existing dome to be removed. Temporary arrangements have been made to facilitate the imminent winter operations. The procurement of a new dome will be planned over the winter period to allow installation in spring 2025. The project works will be funded from the 2025/26 Core Property allocation with pre-contract works only in 2024/25.

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

- 3.23 **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. Contract awarded with site started planned for 4<sup>th</sup> November which has been co-ordinated to avoid pre-booked events to minimise disruption.
- 3.24 **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). The contractor appointment has been made with installation works progressing. The original programme has been impacted by the supply/availability of the materials with 3 leisure/community sites and one education site currently complete with a further education site in progress.

- 3.25 Energy Use in Buildings – Solar Photovoltaic Installations: Design work is progressing across 6 properties (4 primary schools, one leisure asset and one depot building) based on the previous completed feasibility studies. The progression will be subject to further structural engineering support and determining the most cost effective procurement strategy which will also be informed by overall budget availability.
- 3.26 Energy Use in Buildings – Low Emission Heating Installations: Design work is progressing across 3 properties (1 education asset, one leisure asset and one office building) based on the previous completed feasibility studies. The progression will be subject to determining the most cost effective procurement strategy which will also be informed by overall budget availability.
- 3.27 Transport – Fleet Decarbonisation: The June 2023 Committee approved the replacement of the light commercial vehicles with ULEV and this workstream commenced in 2023/24 with four vehicles. A further ten vehicles have been delivered with four vehicles still to be delivered in 2024/25, representing £129K spend in 2024/25. The installation of charge points is also being progressed at the three children’s homes linked to the planned replacement of fleet vehicles.
- 3.28 Offsetting – Peatland Restoration: Funding support secured £769k from Peatland Action Fund for restoration of 790ha of peatland at Hardridge Farm (Duchal Moor) and £104k for restoration of 154ha of peatland at Dowries Farm. Works commenced in January 2024 with the Dowries project completed by the end of March 24 and the first phase of the Hardridge Farm (Duchal Moor) project also completed in the same timescale. The Hardridge Farm (Duchal Moor) project is a larger project programmed to be completed over three seasons/phases with final completion projected by the end of March 26. Phase two works commenced in October and are currently progressing on site. The peatland restoration projects were recognised together with the Coves Reservoir tree planting/habitat restoration project in the 2024 COSLA Excellence Awards as winner in the Just Transition to a Net Zero Economy category.

### **Property – Minor Works**

- 3.29 Greenock Waterfront Sea Wall Priority Works – The scope of works has been informed through Marine Engineer survey and report as outlined in 3.17 above. Works include replacement of metal ladders, replacement of missing timbers, and re-securing displaced timbers. The location is from the Beacon Arts Centre in the East to the James Watt College building in the West. All permits are now in place with works programmed to commence on 16<sup>th</sup> October to align with favourable tidal conditions.
- 3.30 Greenock Municipal Buildings – Carriageway Gate Restoration: Gates were removed mid-January 24 to be restored off site and returned in stages. As previously reported, the pedestrian gates and Clyde Square end gates were returned and fitted in June. The Wallace gates were returned and fitted at the end of September.
- 3.31 Albert Road Coastal Railing – Works to replace and upgrade a section the existing seafront railings are now complete which has involved improvements to the railing design and localised drainage. Reinstatement and improvement of the existing surface finish is also being programmed for end of October.

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

- 3.32 Cycling, Walking & Safer Routes (CWSR):

Officers are awaiting the final drawings to be submitted from the external Consultant for the schemes below and the Consultant has also been engaged to prepare Equality Impact Assessments (EqIA's) and specifications for tender packages that will be used for procurement

subject to funding availability. It should be noted that the detail design only of the schemes below is being funded from the internal CWSR allocation with progression subject to external funding availability and successful bids:

- 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;
- N75 cycle route through Kingston Dock along Anderston Street and along Glasgow Road.

CWSR funded Lunderston Bay Phase 2 surfacing and widening will continue towards Inverkip Marina once the Sustrans funded Phase 1 section is complete.

The additional lighting along the Esplanade is substantially complete and this will improve the lighting levels out to the seawall and cycle track.

The 20mph signs at Inverkip and Wemyss Bay are being installed following the reporter's decision and August Committee approval to continue with these schemes.

Improvements to dropped kerbs and minor improvements around schools are on-going.

3.33 Sustrans: It should be noted that the previous updates related to the temporary Spaces for People infrastructure programme are now included as part of the overall Sustrans update.

- 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;
- Lunderston Bay to Inverkip Marina Phase1: Improvements to widen and resurface the path to 3m (where possible) to make it more accessible to all, are on-going and progressing well;
- Funding has been agreed for the installation of a cycle phase on the Patrick Street lights in Greenock, a detailed design has been undertaken which will improve the traffic flow through the lights, whilst installing a cycling phase;
- N75 widening and resurfacing of the existing cycle route from Millport Road to Whitelea Crescent is programmed to start in December 2024 and will be completed in February 2025.

As noted in 3.28 above, the progression of the various schemes which have had designs funded through CWSR are dependent on external funding support through Sustrans and the Active Travel Transformation Fund. At this time there has been a limited amount of funding support confirmed in 2024/25 related the projects above.

3.34 SPT: As previously reported, there is no capital funding for 2024/25. £29K has been received to continue to promote walking to school once a week and this started in September.

3.35 Road Safety Improvement Fund: An allocation of funding has been confirmed for 2024/25, projects include the installation of Vehicle Activate Signs along Albert Road and Cloch Road in Gourock which are now in place and operational. The other project will involve the junction and pedestrian crossing improvements along Union and Newark Street.

- 3.36 Kirn Drive Passing Places: Detailed design of the proposed scheme has been delayed due to internal resourcing issues, the project is now anticipated to progress to the informal consultation late 2024 / early 2025.
- 3.37 Inverclyde Traffic Study: The high-level traffic study throughout Inverclyde is substantially completed, however further work is being undertaken by the Consultant to identify high impact locations throughout the roads network to allow a report to be presented to Committee in January.
- 3.38 Dunrod Road: Officers and External Consultants are progressing with further site investigation works to inform the development of the detailed design of the road which is currently programmed to be completed in second quarter 2025. As outlined in 3.7 above, the overall funding for the project has been impacted by the reduction in 2024/25 Place Based Funding (PBF) which has a material bearing on the project. Officers are exploring ways of reducing the costs of the project.
- 3.39 Flooding: The recruitment of a Flooding Officer continues to be challenging with the post now advertised three times with no suitable candidates. Officers continue to investigate other options including training existing employees and the use of external consultants. Site investigations for an overflow project at the corner of Kilmacolm Road and Glenbrae Road are ongoing prior to Officers progressing to detailed design.

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

- 3.40 Carriageways: Thirteen of fifteen carriageway resurfacing schemes are now complete with thirteen large patching schemes also complete.
- 3.41 Footways: Two of eleven footway resurfacing schemes are complete with two large patching schemes also complete.
- 3.42 Structures: Minor bridge repair work and principal inspections are on-going. Works to Drumfrochar Road Rail bridge to prevent wheel loading are now complete.
- 3.43 Street Lighting: The street lighting column replacement contract for 2024/25 is ongoing with works currently progressing on the Greenock Esplanade.

### **Externally Funded**

- 3.44 Inverkip: The Final Business Case (FBC) and all project information is currently with the Project Management Office (PMO) for feedback and approval and ongoing engagement is taking place with the contractor and project team in preparation for formal contract award and commencement of construction works thereafter. Revised projection 2024/25 is included within Appendix 3.
- 3.45 Inchgreen: The Joint Venture Board continues to meet on a regular basis. The City Deal works are complete and enquiries regarding the end of use of the site continue to be progressed.
- 3.46 Greenock Town Centre Levelling Up: The project continues with Balfour Beatty and their appointed designer WSP progressing with the road design. Public realm design, by Ironside Farrar, is reaching the end of stage three. Preparation for a planning submission for the façade works is underway. The 2024/25 projected spend is being reviewed by Officers.
- 3.47 Greenock Town Fund: The Town Board has been formed and has met four times with progress advancing towards finalising a delivery programme for years 1-3 of the programme. The initial date set for submission of programmes for years 1-3 was early August 2024, however, UK Government suspended the deadlines for the programme during the recent UK general election and no revised submission date has been set. Recruitment is progressing for town fund support.

#### 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

#### 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

Place Based Fund: The confirmed reduced award to Inverclyde Council for 2024/25 has a direct impact on the proposed Dunrod Road project as outlined in sections 3.7 and 3.38 above.

Sustrans: As previously reported to the August 24 Committee, the grant funding offers and conditions of the various grants from Sustrans continue to be offered with the risk that the external funding may be impacted if funding arrangements between Scottish Ministers via Transport Scotland and Sustrans are altered during the course of the financial year. The mitigation measures continue to be as previously outlined through early draw down and re-prioritisation of internal funds if required.

#### 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	9
	Est Total Cost	Actual to 31/3/24	Approved Budget 2024/25	Revised Est 2024/25	Actual to 03/10/2024	Est 2025/26	Est 2026/27	Est 2027/29	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000	£000
<b>Environmental, Regeneration &amp; Planning</b>									
<b>Core Regeneration:</b>									
Port Glasgow Town Centre Regeneration	1,960	1,435	125	125	8	400	0	0	0
Central Gourrock	150	130	20	20	0	0	0	0	0
T&VC - West Blackhall Street	6,263	2,494	2,391	2,400	1,319	1,369	0	0	0
T&VC - Other	1,202	75	627	627	8	500	0	0	0
T&VC - Complete on site	39	-	39	39	0	0	0	0	0
Comet Replacement	541	18	23	23	0	500	0	0	0
Place Based Funding	457		457	457	139	0	0	0	0
<b>Core Regeneration Total</b>	<b>10,612</b>	<b>4,152</b>	<b>3,682</b>	<b>3,691</b>	<b>1,474</b>	<b>2,769</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Public Protection:</b>									
Scheme of Assistance	3,284	-	816	816	431	856	806	806	0
Clune Park Regeneration	2,000	1,286	0	226	103	422	66	0	0
<b>Public Protection Total</b>	<b>5,284</b>	<b>1,286</b>	<b>816</b>	<b>1,042</b>	<b>534</b>	<b>1,278</b>	<b>872</b>	<b>806</b>	<b>0</b>
<b>Regeneration Services Total</b>	<b>15,896</b>	<b>5,438</b>	<b>4,498</b>	<b>4,733</b>	<b>2,008</b>	<b>4,047</b>	<b>872</b>	<b>806</b>	<b>0</b>
<b>Environmental Services</b>									
Zero Waste Fund	228	-	93	93	3	45	45	45	0
Vehicles Replacement Programme	5,518	-	1,181	880	259	2,080	1,279	1,279	0
Play Area Strategy	241	-	191	197	26	44	0	0	0
Nature Restoration Fund	148	-	148	148	0	0	0	0	0
Park, Cemeteries & Open Spaces AMP	590	-	45	45	41	145	200	200	0
Former St Ninians School Site	195	38	157	157	0	0	0	0	0
<b>Environmental Services Total</b>	<b>6,920</b>	<b>38</b>	<b>1,815</b>	<b>1,520</b>	<b>329</b>	<b>2,314</b>	<b>1,524</b>	<b>1,524</b>	<b>0</b>
<b>Environmental, Regeneration &amp; Planning Total</b>	<b>22,816</b>	<b>5,476</b>	<b>6,313</b>	<b>6,253</b>	<b>2,337</b>	<b>6,361</b>	<b>2,396</b>	<b>2,330</b>	<b>0</b>



**COMMITTEE: ENVIRONMENT & REGENERATION**

Project Name	1	2	3	4	5	6	7	8	9
	Est Total Cost	Actual to 31/3/24	Approved Budget 2024/25	Revised Est 2024/25	Actual to 03/10/2024	Est 2025/26	Est 2026/27	Est 2027/28	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000	£000
<b>Physical Assets</b>									
<b>Core Property Assets:</b>									
General Provision	7,601	-	224	258	0	2,543	2,400	2,400	0
Additional Covid pressure allowance - General	72	-	29	29	0	43	0	0	0
Feasibility Studies	270	203	17	17	8	50	0	0	0
Waterfront Leisure Centre Lifecycle Works	391	-	268	268	7	123	0	0	0
Various Garages/Stores Replacement	11	11	9	0	0	0	0	0	0
Sea Walls/Retaining Walls	100	70	15	15	1	15	0	0	0
Coastal Change Adaptions	202	-	100	10	0	192	0	0	0
Watt Institute - Risk/DDA Works	252	40	156	156	0	56	0	0	0
Watt Institute - LED Lighting	41	7	0	34	1	0	0	0	0
New Ways of Working	200	172	0	28	17	0	0	0	0
Depot Demolitions - Balance	56	-	16	0	0	56	0	0	0
Kim Drive Civic Amenity Site	407	173	0	0	0	234	0	0	0
Greenock Town Hall Roofing, Ventilation & Windows	2,175	379	1,289	1,289	989	507	0	0	0
Estate Condition Surveys	200	-	200	200	0	0	0	0	0
Net Zero	3,613	608	380	380	62	2,625	0	0	0
Vehicle Replacement Programme - Ultra Low Emission Vehicle	373	32	192	129	0	212	0	0	0
Minor Works	675	-	0	475	362	200	0	0	0
Statutory Duty Works	460	-	0	260	164	200	0	0	0
Capital Works on Former Tied Houses	600	269	6	6	1	200	0	0	125
Complete on Site Allocation	820	-	346	346	172	474	0	0	0
<b>Core Property Assets Total</b>	<b>18,519</b>	<b>1,964</b>	<b>3,247</b>	<b>3,900</b>	<b>1,784</b>	<b>7,730</b>	<b>2,400</b>	<b>2,400</b>	<b>125</b>
<b>Roads:</b>									
<b>Core Programme</b>									
Cycling, Walking & Safer Routes (CWSR)	538	-	345	538	18	0	0	0	0
Active Travel Transformation Fund (ATTF)	0	-	0	0	-	0	0	0	0
Sustrans	350	-	0	350	12	0	0	0	0
SPT	29	-	0	29	-	0	0	0	0
Road Safety Improvement Fund	114	-	114	114	-	0	0	0	0
Flooding Strategy - Future Schemes	1,432	1,036	146	100	8	296	0	0	0
Kim Drive Passing Places	200	8	35	35	-	157	0	0	0
Roads & Footways (Participatory Budgeting)	250	205	45	45	-	0	0	0	0
Feasibility Studies	90	49	41	41	37	0	0	0	0
Complete on Site	8	-	8	8	-	0	0	0	0
Inverkip - City Deal Council Contribution	300	-	0	0	-	300	0	0	0
Community Bus Fund	25	-	25	25	-	0	0	0	0
Dunrod Road	1,500	-	500	200	64	1,300	0	0	0
<b>Roads - Core Total</b>	<b>4,836</b>	<b>1,298</b>	<b>1,259</b>	<b>1,485</b>	<b>139</b>	<b>2,053</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Roads Asset Management Plan</b>									
Carriageways	9,143	-	1,509	1,612	256	1,811	2,860	2,860	0
Footways	415	-	115	155	0	260	0	0	0
Structures	384	-	109	109	59	275	0	0	0
Lighting	399	-	174	174	107	225	0	0	0
Other Assets	322	-	0	150	56	172	0	0	0
Staff Costs	604	-	274	274	324	330	0	0	0
<b>Roads Asset Management Plan Total</b>	<b>11,267</b>	<b>0</b>	<b>2,181</b>	<b>2,474</b>	<b>803</b>	<b>3,073</b>	<b>2,860</b>	<b>2,860</b>	<b>0</b>
<b>Roads Total</b>	<b>16,103</b>	<b>1,298</b>	<b>3,440</b>	<b>3,959</b>	<b>941</b>	<b>5,126</b>	<b>2,860</b>	<b>2,860</b>	<b>0</b>
<b>Physical Assets Total</b>	<b>34,622</b>	<b>3,262</b>	<b>6,687</b>	<b>7,859</b>	<b>2,725</b>	<b>12,856</b>	<b>5,260</b>	<b>5,260</b>	<b>125</b>

**COMMITTEE: ENVIRONMENT & REGENERATION**

Project Name	1	2	3	4	5	6	7	8	9
	<u>Est Total Cost</u>	<u>Actual to 31/3/24</u>	<u>Approved Budget 2024/25</u>	<u>Revised Est 2024/25</u>	<u>Actual to 03/10/2024</u>	<u>Est 2025/26</u>	<u>Est 2026/27</u>	<u>Est 2027/29</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>	<u>£000</u>
<b>Externally Funded Projects</b>									
<b>City Deal</b>									
Inverkip	3,800	145	3,105	1,000	296	2,655	0	0	0
City Deal complete on site	35	-	35	35	7	0	0	0	0
<b>City Deal Total</b>	<b>3,835</b>	<b>145</b>	<b>3,140</b>	<b>1,035</b>	<b>303</b>	<b>2,655</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Levelling Up Fund</b>									
Levelling up Fund Contribution	19,390	173	7,852	3,000	129	12,217	4,000	0	0
Oak Mall	1,000	-	1,000	1,000	0	0	0	0	0
Inverclyde Council	1,196	623	400	390	0	183	0	0	0
<b>Levelling Up Fund Total</b>	<b>21,586</b>	<b>796</b>	<b>9,252</b>	<b>4,390</b>	<b>129</b>	<b>12,400</b>	<b>4,000</b>	<b>0</b>	<b>0</b>
<b>Externally Funded Projects Total</b>	<b>25,421</b>	<b>941</b>	<b>12,392</b>	<b>5,425</b>	<b>432</b>	<b>15,055</b>	<b>4,000</b>	<b>0</b>	<b>0</b>

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV059/24/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 Performance Report</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 progress made in the delivery of the Environment and Regeneration Committee Delivery and Improvement Plan 2023/26.
- 1.3 This is the first performance report on year two of the refreshed Plan to be presented to the Committee. It includes details of the progress that has been made in the delivery of the Action Plan, performance data for KPIs, and an update on the areas of highest Risk.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee consider the progress made in the delivery of the Environment and Regeneration Committee Delivery and Improvement Plan 2023/26.

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

### **3.0 BACKGROUND AND CONTEXT**

3.1 Committee Delivery and Improvement Plans 2023/26 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 Delivery and Improvement Plan 2023/26 was approved on 4<sup>th</sup> May 2023, with the annual refresh of the Plan approved on 16<sup>th</sup> May 2024. Elected Members were also invited to a dedicated briefing on the refreshed Committee Plan, held on 26<sup>th</sup> June 2024 and again on 15<sup>th</sup> August 2024.

3.3 Committee Delivery and Improvement Plans have also been approved by the Education and Communities Committee and the Policy and Resources Committee.

### **3.4 PERFORMANCE OVERVIEW**

3.5 This is the first performance report on year two of the Committee Plan and covers the reporting period April to September 2024. It includes an update on the status of the action plan, KPIs and the management of key Risks. A summary of performance is provided below with the full performance report provided in the Appendix.

### **3.6 Delivery and Improvement Action Plan 2023/26**

The following actions / sub-actions are complete:

- The Inverkip Outline Business Case and Final Business Case have both received the approval of this Committee.
- A Towns Fund Board has been established to progress the Towns Fund project.
- A Development Plan Scheme, which includes a timetable of the key milestones in the production of the LDP, has been approved along with a Participation Statement.
- The Roads Asset Management Annual Delivery Plans 2024/25 has been approved and is being implemented.
- A Workforce Development Plan has been developed to help address the skills gap within the Directorate.

There has been slippage in the delivery of the following actions / sub-actions:

- The development of a new Economic Growth Strategy is being progressed following the recent appointment of a consultant. Originally due to be complete by August 2024, it is now anticipated that the draft report will be available by December 2024.
- The review of the Socio-Economic Taskforce is still planned, with a meeting scheduled between Ministers, Joint Chairs and relevant officers to consider the next steps.
- A report on the Levelling Up project, considered by this Committee on 29 August 2024, highlighted that the original delivery timescales were extremely constrained and that a revised timescale for project completion, now Autumn 2026, has been set.
- Although work in relation to the Roads Asset Management Strategy (RAMS) is well advanced, the target of completion by end September has not been achieved. Once finalised, the RAMS will be presented to the CMT, prior to submission to this Committee.
- Proposals relating to the implementation of the pavement parking regulations are currently being finalised and will be brought to this Committee early in the new year.

3.7 One action, relating to the Nature Restoration Fund (NRF), is on hold following the Scottish Government announcement in August 2024 that Council funding would be used to fund wage settlements in local authorities. The projects initially identified will be delivered in future should NRF funding be made available again, or if alternative funding is secured.

### 3.8 KPI Performance

3.9 The Committee Plan refresh, which was considered in May 2024, contained key performance indicator data 2023/24 where it was available. Since then, new data has been published for a small number of measures. These are:

- Proportion of operational buildings that are in a satisfactory condition (2023/24)
- Proportion of operational buildings that are suitable for their current use (2023/24)
- The percentage of school leavers in a positive destination approximately 9 months after leaving school year (2022/23)
- CO<sub>2</sub> emissions within the scope of influence of local authorities (2022)

The performance data for these measures is provided in Appendix 2.

3.10 Quarterly performance data is also provided for a number of KPIs related to service delivery in Appendix 2.

Performance in the previous quarter was on target (green status) for the following measures:

- Category 1 pothole repairs carried out within target timescale.
- Category 2 pothole repairs carried out within target timescale.
- The percentage of street lighting repairs carried out within 7 days.
- The percentage of household planning applications decided in under two months.
- The percentage of all planning applications decided in under two months.
- The percentage of building warrants assessed within 20 working days.

### 3.11 Managing Key Risks

The effective management of risk is key in helping the Council successfully deliver its objectives and as such, the Committee Plan includes a Risk Register which details the strategic risks. A review has recently been carried out and the updated Register is provided in Appendix 3. The Committee is asked to note that a new format has recently been adopted to present information in greater detail, to assist in overall management of risk.

## 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.

## 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
Data Protection		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

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 delivery of the Council Plan 2023/28, with the action plan aligned to the delivery of the Council Plan outcomes.

## 6.0 CONSULTATION

6.1 None.





## 7.0 BACKGROUND PAPERS

7.1 None.

## Appendix 1








Classification : Official

### Strategic Theme: People

Code & Title	Action	Sub-action	Due Date	Current Status	Progress Commentary
CMTE/ EVR001 Economic Growth Strategy	Refresh the Economic Strategy 2021/25 and develop the Economic Development Strategy 2025/28.	Carry out a review of the current Economic Development Strategy.	31-Aug-2024	 Complete	The review of the current strategy is complete and remains fit for purpose.
		Set Economic Growth Strategy Development Plan <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>	31-Aug-2024	 Slippage	A Consultant has been appointed to carry out this work. One of the first tasks is to engage with key stakeholders to inform the priorities in the new Growth Strategy. It is anticipated that this report will be complete by December 2024.
		Development of an action plan for the Economic Growth Strategy 2025/28 with partners.	31-Mar-2025	 Not yet started	The Action Plan will be developed following identification of the priorities within the Growth Plan. It is anticipated that the completion date for this work will be achieved.
CMTE/ EVR002 Taskforce	Agree the next steps for the Inverclyde Socio-Economic Taskforce.	Carry out a review of the future remit of the Taskforce.	30-Sep-2024	 Slippage	A report on the Task Force was considered by full Council on 26 September 2024. The report informed Council that a meeting would be scheduled between Ministers, Joint Chairs and relevant officers to consider the next steps of the Taskforce. A report will be brought back to full Council.

## Appendix 1






Classification : Official

Strategic Theme: Place					
Code & Title	Action	Sub-action	Due Date	Current Status	Progress Commentary
CMTE/ EVR003 Place- making Projects	Support regeneration and economic growth via the delivery of key placemaking projects.	Submission and approval of Inverkip Outline Business Case and final Business Case following Committee approval.	30-Jun-2024	 Complete	The Final Business Case was approved by the Environment & Regeneration Committee on 29 August 2024. A Change Control Sheet will be considered by the City Deal Cabinet at its meeting in November.
		Implementation of the Levelling Up Project.	31-Mar-2026	 Slippage	Current programme review is ongoing to advance design, achieve cost assurance and progress arrangements for delivery. An update report was provided to the Environment & Regeneration Committee on 29 August 2024 where it was highlighted that the project end date has been extended to Autumn 2026.
		Establishment of a Towns Fund Board.	30-Jun-2024	 Complete	The Towns Fund Board has been established and a number of meetings have taken place.
CMTE/ EVR004 Local Housing Strategy 2023/28	Implementation of the Local Housing Strategy 2023/28.	Annual Review of the LHS 2023/28 and report to the Committee in the October / November cycle 2024.	30-Sep-2024	 Complete	The first annual report on the Local Housing Strategy will be considered by the Committee on 31 <sup>st</sup> October 2024.
		Maintain and monitor the progress of the LHS Outcome Delivery Groups in delivering the 4 Strategy outcomes.	31-Mar-2026	 On track	An LHS Steering Group has been established and meets three times a year. Progress is monitored via Pentana performance reports presented at the LHS Steering Group meetings.
CMTE/ EVR005 Pavement Parking Prohibitions	Development of an implementation plan reflecting the implications of Pavement Parking Prohibitions, introduced by the Transport Scotland Act 2019.	Development of proposals.	30-Sep-2024	 Slippage	Proposals are reaching final stages and will be reported to Committee in January 2025.
		Implementation of the Pavement Parking Regulations.	31-Mar-2025	 Not yet started	This will be subject to the Committee report and decisions taken regarding next steps.










## Appendix 1

Classification : Official

Code & Title	Action	Sub-action	Due Date	Current Status	Progress Commentary
CMTE/ EVR006 Biodiversity and carbon sequestration	Increase the levels of biodiversity and improve carbon sequestration capture.	Identification of suitable grounds for tree and naturalised planting.	31-Mar-2026	 On track	Works completed to 31st March 2024. Additional funding was secured in June 2024 and projects developed.
		Implement the remainder of the Peatland Restoration Plan in partnership with GCV Green Network.	31-Mar-2026	 On track	The second phase is due to commence, with overall completion by March 2026. Dowries project is now complete.
		Additional bids to SG Restoration Fund will be developed and submitted. Implementation will be dependent on level of funding attained.	31-Mar-2026	<b>On hold</b>	A range of proposals were developed and presented to this Committee following an initial announcement of funding. Unfortunately, the SG grant has since been withdrawn. If funding is available at a later stage, or alternative funding can be secured, the projects will be progressed.
CMTE/EVR007 Local Development Plan	Development of a new Local Development Plan that sets out the Council's spatial planning policy.	A Development Plan Scheme is prepared outlining the timetable for the plan along with a Participation Statement. Issue an invitation to communities to prepare Local Place Plans.	31-Mar-2024	 Complete	A Development Plan Scheme (DPS) and Participation Statement setting out how the next Local Development Plan will be prepared and a timeline for the delivery of the plan, including details of how the general public and consultees can get involved in the Planning process was approved by Environment & Regeneration Committee on 18th January 2024.
		Preparation of draft Evidence Report including engagement and consultation. Scoping of Strategic Environmental Assessment undertaken.	31-Dec-2024	 On track	The LDP team is progressing the evidence report. Overview of existing LDP policies complete, review of open space strategy underway, housing requirement paper in draft. Key agency engagement undertaken.
		Submission of Evidence Report to Scottish Ministers for assessment of its sufficiency with a report on the outcome issued to the Council.	31-Mar-2025	 Not yet started	This will follow on from the above.


## Appendix 1

Classification : Official





Code & Title	Action	Sub-action	Due Date	Current Status	Progress Commentary
		Preparation of the Proposed Plan, together with a proposed Delivery Programme, Environmental Report and other required assessments. Submission of Proposed Plan following statutory consultation.	31-Dec-2025	 Not yet started	As above.
		Required modifications are made and Plan adopted. Publication of Delivery Programme within 3 months of Plan adoption.	31-Mar-2026	 Not yet started	As above.
<b>CMTE/EVR008 Housing led regeneration</b>	Establish a programme of housing led regeneration in central Greenock and Port Glasgow.	Approval of brief for central Port Glasgow Housing Regeneration Strategy.	30-Nov-2024	 On track	This is currently with procurement and likely to be advertised by 30 November 2024.
<b>CMTE/EVR009 Clune Park Regeneration</b>	Progress with the physical regeneration of the Clune Park area.	Planning consent (in principle) for the Clune Park development.	30-Apr-2025	 Not yet started	This will follow after a partner RSL has been appointed.
		Continuation of partner dialogue with RSL provider.	01-Apr-2024	 Complete	Fresh dialogue with potential partners and external legal advice means that this will now go through a formal procurement process.
		Legal issues fully investigated.	01-May-2025	 On track	Significant work has been carried out on legal issues. Additional advice regarding procurement of delivery partner also sought.
<b>CMTE/EVR010 Net Zero</b>	Progress workstreams to support the achievement of the Net Zero target by 2045.	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.	31-Mar-2026	 On track	A report providing an update on the progress made against the approved Net Zero Action Plan 2022/27 was considered by the Environment & Regeneration Committee on 16 May 2024.

## Appendix 1

Classification : Official



Code & Title	Action	Sub-action	Due Date	Current Status	Progress Commentary
		Develop Fleet EV charging infrastructure in depots and other council buildings.	31-Mar-2026	 On track	An update on the development of a collaborative approach to expand the EV charging infrastructure (EVCI) network across the 8 local authorities of Glasgow City Region was considered by the Environment & Regeneration Committee on 16 May 2024. Approval was given for Inverclyde's participation in a collaborative procurement through a partnership with all 8 local authorities in Glasgow City Region, which is ongoing. Agreement in principle was also given to enter into an Inter Authority Agreement (IAA) among the 8 local authorities, which has now been concluded.






### Theme: Performance

Code & Title	Action	Sub-action	Due Date	Current Status	Progress Commentary
<b>CMTE/ EVR011 Roads Asset Mgt Strategy</b>	Development of a Roads Asset Management Strategy (RAMS) that will shape the Roads Asset Management Plan.	Development of a new Strategy that will shape the Roads Asset Management Plan (RAMP).	30-Sep-2024	 Slippage	Final RAMS to be agreed by the CMT before being presented to Committee.
		Report to the Committee to consider recommendations made in Strategy in relation to investment required in the road network.	30-Sep-2024	 Slippage	Final report to be agreed by the CMT before being presented to Committee.
		Implementation of Annual Delivery Plans.	30-Sep-2024	 Complete	Annual delivery programme / plan was approved by the Committee at its meeting in March 2024.
<b>CMTE/ EVR012 Workforce / Succession Planning</b>	Improve workforce / succession planning processes and address the skills gap arising from an ageing workforce.	Identify the future skills gap within the Services, in key areas.	31-May-2024	 Complete	An Environment & Regeneration Workforce Development Plan 2024 was developed in May 2024. The Plan identifies the key challenges and themes for the Directorate and includes a new Service Workforce Plan, implemented from May 2024.

## Appendix 1

Classification : Official

Code & Title	Action	Sub-action	Due Date	Current Status	Progress Commentary
		Develop a training action plan for apprentices and graduates.	31-May-2024	 Complete	Consideration of apprenticeships/ graduates has been built into the above Workforce Development Plan.
<b>CMTE/ EVR013 Asset Mgt Strategies</b>	The usage and management of Council assets will be optimised and support increased efficiency and effectiveness.	The Asset Management Strategies will be reviewed and refreshed to reflect current requirements.	31-May-2026	 On track	Procurement of Condition Surveys is ongoing for property assets whilst work is progressing in other areas.

Action Status	
	Cancelled / not delivered
	Not started
	Slippage
	On track
	Complete

## Appendix 2

Classification : Official

### ENVIRONMENT AND REGENERATION KPI SCORECARD

The refreshed Committee Plan considered in May 2024 provided information on performance 2023/24 for the majority of Committee Plan KPIs. The table below provides the Committee with the latest data for a small number of measures that were not available at that time. The data for these measures is published on an annual basis.

Title	2021/22	2022/23	2023/24	2023/24				2024/25	Latest Note
	Value	Value	Value	Target	Status	Short Trend	Long Trend	Target	
Proportion of operational buildings that are suitable for their current use %	92.4%	94.07%	<b>94%</b>	93%				94.5%	This indicator is included in the Council's LGBF return
Proportion of internal floor area of operational buildings in satisfactory condition %	92.6%	93.3%	<b>93.4%</b>	92.2%				93.5%	This indicator is included in the Council's LGBF return
CO2 emissions within the scope of influence of the LA (tonnes per capita)	<b>2021</b> 4.15t	<b>2022</b> <b>3.7t</b>	Due July 2025	<b>2022</b> 4t				4t	Data subject to a time lag; 2022 data was published in July 2024. Figures are subject to revision each year due to ongoing changes in the methodology. This includes revision to historical figures.
The % of school leavers in a positive destination approximately 9 months after leaving school	91.1%	<b>89.3%</b>	Due June 2025	92%				92%	2022/23 is the latest data available as it relates to the academic year.

The following measures are reported quarterly to the Committee.

Title	Q3 2023/24	Q4 2023/24	Q1 2024/25	Q2 2024/25	Q1 2024/25				Latest Note
	Value	Value	Value	Value	Target	Status	Short Trend	Long trend	
Category 1 pothole repairs	100%	100%	100%		92%				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.
Category 2 pothole repairs	93.33%	100%	100%		90%				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.

## Appendix 2



Classification : Official

Title	Q3 2023/24	Q4 2023/24	Q1 2024/25	Q2 2024/25	Q1 2024/25				Latest Note
	Value	Value	Value	Value	Target	Status	Short Trend	Long trend	
% of street lighting repairs within 7 days	95.45%	70.54%	92.59%		92%				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.
% of building warrants assessed within 20 working day	92.31%	98.8%	96.59%		95%				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.
% of household applications decided in under 2 months	60.58%	74.55%	83.93%		76%				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.
% of all planning applications decided in under 2 months	60.33%	77.78%	87.32%		72%				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.
Number of clients gaining a full/partial qualification supported by the Employability Service	163	46	97		100				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.
Number of unemployed people that progressed into employment from Council funded/operated employability programmes.	124	94	88		105				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing. Quarterly target is based on an end of year target of 420.
Landfill waste (tonnes)	5,871	6,518	6,714		6,250				Status and trend arrows relate to Q1. Q2 data is being compiled at time of writing.
Number of trees planted	116	11,513	138	7	500 (Year end)			-	Annual target is 500 trees, with an overall total of 13,000 trees planted by the end of the next financial year. Quarterly RAG status not provided due to seasonal nature of project which results in fluctuations.

PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse

**Appendix 2**

Classification : Official

	Unknown
	Data Only

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## Appendix 3

Classification : Official

### Risk Register 01/10/24

Risk Code	Risk Event	Risk Description	Risk Owner	Risk Category	Causes	Consequences	Impact	L'hood	Risk Score	Notes on risk score	Current mitigation	Future mitigation
CMTE/ EVR/ R001	Budget Cuts	There is a financial risk that 2024/25 will be challenging for the Committee to remain within its Revenue Budget.	Stuart Jamieson	Financial	<ul style="list-style-type: none"> <li>• Inflationary pressures</li> <li>• Reduction in turnover</li> <li>• Use of windfall savings in prior years</li> </ul>	<ul style="list-style-type: none"> <li>• Action taken to reduce overspend</li> <li>• Impact on service levels</li> <li>• Delays in filling vacancies</li> <li>• Impact on delivery of Committee and Service plans</li> </ul>	4	4	<b>16</b>	<ul style="list-style-type: none"> <li>• Early identification and consideration by DMT of how any overspends could be addressed with timely consideration at CMT, Committee and Trades Unions.</li> <li>• In-year savings being considered.</li> </ul>	Inflation contingency  Monthly budget monitoring  Bi-Monthly reporting  Detailed budget exercise  Early identification and consideration of overspends	
CMTE/ EVR/ R002	Recruitment and Retention	There is a People risk to the Council regarding the recruitment and retention of suitably qualified and experienced staff.	Stuart Jamieson	People	<ul style="list-style-type: none"> <li>• Budget cuts</li> <li>• Attractiveness of roles to work for Inverclyde council</li> <li>• Talent pool for certain roles limited</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced capacity to provide services to the community and to other council services</li> <li>• Increase in length of time for work completion</li> <li>• Increased likelihood that deadlines will be missed</li> <li>• Reputational damage</li> </ul>	4	4	<b>16</b>	<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</li> </ul>	Modern apprenticeship and graduate recruitment programme  Staff Development  Grow Our Own  People and Organisational Development Strategy	



## Appendix 3

Classification : Official

Risk Code	Risk Event	Risk Description	Risk Owner	Risk Category	Causes	Consequences	Impact	L'hood	Risk Score	Notes on risk score	Current mitigation	Future mitigation
						<ul style="list-style-type: none"> <li>Potential regulatory sanctions</li> </ul>				employee development		
CMTE/ EVR/ R003	External provider failure	The risk is that external factors outwith the control of the Council impact on the Council's ability to deliver services / planned programmes.	Stuart Jamieson	Partnerships	<ul style="list-style-type: none"> <li>Insolvency of contractor</li> <li>Withdrawal of service</li> <li>Other factors e.g. restructure resulting in reduction of resources</li> </ul>	<ul style="list-style-type: none"> <li>Impact on continuity and quality of service delivery</li> <li>Reputational impact</li> <li>Potential additional cost to find alternative suppliers</li> </ul>	4	3	12	<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>	Governance reviews Financial checks Committee reporting Major partnership board presence Regular reporting Monitoring of service provision	
CMTE/ EVR/ R004	Judicial Review	There is a reputational risk that the decisions of the Planning Board or Local Review Body expose the Council to judicial review.	Stuart Jamieson	Reputational	<ul style="list-style-type: none"> <li>Decisions taken based on non-material issues</li> </ul>	<ul style="list-style-type: none"> <li>Reputational impact</li> <li>Financial impact</li> </ul>	4	3	12	<ul style="list-style-type: none"> <li>Appropriate training</li> </ul>	Support and advice to planning Board Advice to Local Review body	

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV063/24/SJ/DA</b>
<b>Contact Officer:</b>	<b>David Aitken</b>	<b>Contact No:</b>	<b>01475 712964</b>
<b>Subject:</b>	<b>Annual Procurement Report</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 procurement related activity including outcomes delivered during the period 1st April 2023 to 31st March 2024 and to seek approval to publish the Annual Procurement Report attached within Appendix 1.

1.3 The report also provides an update in respect of local spend, SME (small to medium-sized enterprise) spend, commitment to Fair Work First, community benefits secured for delivery and activity in respect of the Procurement & Commercial Improvement Programme.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that the Environment and Regeneration Committee:

- Approves the Annual Procurement Report in Appendix 1 for publication to the Scottish Government and on the Council's website;
- Notes the latest procurement compliant spend position and spend with SMEs and local suppliers;
- Notes the commitment to Fair Work First and community benefits secured for delivery by suppliers during the reporting period 1<sup>st</sup> April 2023 until 31<sup>st</sup> March 2024.
- Notes the significant savings secured during 2023/24 and the on-going work in this area.

**Stuart Jamieson**  
**Director Environment & Regeneration**

### 3.0 BACKGROUND AND CONTEXT

- 3.1 As required under section 15 of the Procurement Reform (Scotland) Act 2014 a contracting authority must publish a Procurement Strategy and subsequently produce an Annual Procurement Report, required by section 18 of the Act. The Annual Procurement report monitors the authority's regulated procurement activities (which is defined as any procurement from £50k for Supplies and Services and from £2m for Works) against delivery of its procurement strategy and should be published as soon as is reasonably practicable after the end of their financial year. The content of this report covers all regulated procurements completed during the period 1 April 2023 to 31 March 2024 and details how those procurements supported the objectives included within the Council's Procurement Strategy.
- 3.2 Previous reports to the Committee have given annual updates on spend with local Suppliers and with SMEs. These are detailed within sections 3.7 and 3.8 of this report.
- 3.3 The Annual Procurement report is contained within Appendix 1. The report highlights that the total Procurement Spend for 2023/24 was £106,936,644.
- 3.4 Based on an analysis of the financial year 2023/24 spend data (#1), of the £87,829,338 regulated procurement spend, £84,121,952 (95.78%) was compliant (#2) with regulated procurements:

Spend Type	Total Regulated Spend	Compliant Regulated Spend	Non-Compliant Regulated Spend	Percentage Compliance
Goods	£11,773,782	£11,415,385	£358,397	96.96%
Services	£73,795,678	£70,446,689	£3,348,990	95.46%
Works	£2,259,878	£2,259,878	£0	100.00%
Total	£87,829,338	£84,121,952	£3,707,387	95.78%

#1 Spend data incorporates spend data from sources including the Council's Financial Management System and Corporate Purchasing Card scheme.

#2: Compliance can be influenced by multiple factors such as supplier's decisions to remove themselves from compliant framework agreements. As part of on-going improvement actions, non-compliance is regularly analysed with actions identified to support making the spend compliant.

- 3.5 Compliant regulated procurement spend for financial year 2023/24 of 95.78% represents a 1.68% increase in comparison to financial year 2022/23.
- 3.6 There were 109 Council regulated procurements performed in the period with a total award value of £113,748,224.

## Local and SME Spend

3.7 The table below summaries the local and SME spend:

LOCAL AND SME SPEND				
2022/2023		2023/2024		Variance (+/-)
Local Spend (%)	24.5%	Local Spend (%)	22.6%	-1.8%
Local Spend (£)	£24,469,362	Local Spend (£)	£24,167,681	£301,681 #3
SME Spend (%)	59.1%	SME Spend (%)	56.8%	-2.3%
SME Spend (£)	£59,026,093	SME Spend (£)	£59,429,046	£402,953 #3

#3: The percentage of Local Spend has decreased compared to financial year 2022/23. This figure tends to fluctuate between 2 to 3 percentage each year subject to service requirements. As the total spend for the period 2023/24 increased there is an overall increase in spend with SME's of £402,953.00 for the period.

3.8 The Council has several processes and initiatives in place to support local and SME suppliers and these are detailed below:

- Consider Lotting contracts / Framework Agreements where appropriate;
- Continue to pay local suppliers early where this is requested;
- Select at least 50% of suppliers from the local area to bid for quotations;
- Refer suppliers to the SDP;
- Local and National Meet the Buyer events;
- Supplier debriefs and individual meetings;
- Inform local suppliers of Scotland Excel contract opportunities and lobbying Scotland Excel to lot these contracts to allow local suppliers the ability to bid;
- Take local suppliers and SMEs into account when creating tender strategies.

### Fair Work First and Community Benefits

3.9 During the reporting period, 51 of the unique suppliers who were awarded council regulated contracts have committed to pay the real Living Wage with 18 of these suppliers being an accredited Living Wage supplier.

Community Benefits in 2023/24 is identified in the table below:

Total number of council regulated procurements awarded in 2023/2024:	46
Total number of council regulated procurements awarded which included community benefits in 2023/2024:	46
Community Benefits secured for delivery in Financial Year 2023/2024:	138
Community Benefits delivered in Financial Year 2023/2024 via Council Regulated Contract and National Frameworks:	49 #4

#4 Following a review of the Councils Community Benefit approach to include Community Benefits in all regulated procurements this has resulted in an increase from 23 secured in the 2022/2023 reporting period to 138 for this reporting period. Out of the 138 Community Benefits secured a total of 35 have been delivered with a further 14 delivered via National Frameworks. In order to ensure that all Community Benefits secured are delivered, a further review will be carried out to focus on co-ordinating delivery and ensuring the process is embedded throughout the Council.

### **Climate Change / Net Zero**

3.10 Reporting of climate change is still in the process of being embedded and subject to further review. At this time the Council is taking a staged approach to asking climate information from bidders at selection stage in procurement exercises and there will be an increase in data over time.

### **Contract and Supplier Management (CSM)**

3.11 The Council is committed to managing and monitoring Contracts and Suppliers from its procurement activity effectively. This is being achieved through the adoption and implementation of the CSM Policy and the inclusion of KPI's based on risk, value, and other factors in contracts.

A 15-month pilot was agreed to allow for all types of scorecards to go through the proposed CSM policy process. A list of Suppliers has now been identified and CSM is ongoing.

This is also supporting the external organisation governance and delivery and reporting of Community Benefits.

### **Procurement & Commercial Improvement Programme (PCIP)**

3.12 The Council participated in the Procurement and Commercial Improvement Programme (PCIP) pulse check assessment on 21<sup>st</sup> November 2023 as one of the pilot Councils. The feedback from this assessment was positive overall whilst identifying some areas for improvement and has been reported to the Chief Executive.

## **4.0 PROPOSALS**

4.1 As the Council has a requirement to publish an Annual Procurement Report under section 18 of the Procurement Reform (Scotland) Act 2014 it is proposed that the Committee approves the Annual Procurement Report in Appendix 1 for publication to the Scottish Government and on the Council's website.

## **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
Data Protection		X

## 5.2 Finance

The Committee will be aware of the workstream saving target agreed for Procurement as part of the 2024/26 Budget. Procurement have achieved £711k saving in 2024/25 against an original target of £600k with a revised savings target of £805k now agreed and work to deliver further savings within the workstream underway.

### 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
Environmental Services	Waste Disposal	2024/25	(671)		Annual saving from new Waste Disposal Contract
Various	SWAN Costs	2024/25	(40)		Wide area network contract savings (£80k from 25/26)

## 5.3 Legal/Risk

If the Annual Procurement report is not approved and published the Council will be at risk of not being able to demonstrate that it is meeting its obligation under the Procurement Reform (Scotland) Act 2014.

The workstream savings target referred to in 5.2 above requires to be viewed in the context of the challenges associated with the period of volatile economic conditions affecting inflation and interest rates which have resulted in cost increases in contracts for works, supplies, and services.

## 5.4 Human Resources

There are no direct Human Resource implications arising from this report.

## 5.5 Strategic

The delivery of the Annual Procurement Report meets the requirements of the Procurement Reform (Scotland) Act 2014 while demonstrating how the Council's procurement delivery supports the Council's strategic objectives as well as the Council's Procurement Strategy 2022-2025. However, it will not itself directly deliver objectives in the Council Plan or Inverclyde Partnership Plan.

## **6.0 CONSULTATION**

6.1 Consultation took place with relevant officers together with the Corporate Management Team.

## **7.0 BACKGROUND PAPERS**

7.1 None.



# Inverclyde Council Annual Procurement Report

1 April 2023 - 31st March 2024





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# 1 Introduction

As required under section 15 of the Procurement Reform (Scotland) Act 2014 (“the Act”), a contracting authority must publish a Procurement Strategy by December 2016 and subsequently produce an Annual Procurement Report, required by section 18 of the Act. The Annual Procurement report monitors the authority’s regulated procurement activities against delivery of its procurement strategy and should be published as soon as is reasonably practicable after the end of their financial year.

Inverclyde Council is pleased to publish our seventh Annual Procurement Report. The content of this Report covers all regulated procurements completed during the period 1st April 2023 to 31st March 2024 and details how those procurements supported the objectives included within the council’s Procurement Strategy.

Key benefits in the delivery of the Procurement Strategy are:

- Updating process and procedures to comply with the requirements of the new procurement rules and regulations.
- Increasing time spent on strategic aspects of procurement activities.
- Supporting the council’s overall savings targets.
- Embedding the council’s community benefits approach into all relevant and proportionate contracts delivering a greater volume and increased variety of outcomes across a wider range of commodities.

- Transitioning to the Scottish Government Procurement Journey which standardised and aligned our processes and procedures and reduced risk and duplication.
- Ensuring Small and Medium-sized Enterprises (SMEs) are provided targeted opportunities as standard within our Quick Quote process (Goods and Services under £50,000, Works under £250,000).
- Fulfilment of our procurement work plans, including the delivery of tenders supporting special projects (e.g. The Glasgow City Region City Deal)

The Council participated in the Procurement and Commercial Improvement Programme (PCIP) pulse check assessment on 21st November 2023 as one of the pilot Councils. The feedback from this assessment was positive overall whilst identifying some areas for improvement and has been reported to the Chief Executive.



## 2 Summary of Regulated Procurement

Section 18(2) (a) of the Procurement Reform (Scotland) Act 2014 requires organisations to include: “a summary of the regulated procurements that have been completed during the year covered by the report”

Regulated procurement refers to any procurement above £50,000 for goods and services or £2,000,000 for works. A regulated procurement is completed when the award notice is published or where the procurement process otherwise comes to an end. Regulated procurements can refer to new contracts and framework agreements but also to mini-competitions and call offs from existing framework agreements.

In total the Council awarded 109 regulated contracts during the reporting period with a total award value of £113,748,224. The following table provides further detail of the type of awards:

Type	Number of Contracts	Value of Contracts	Unique Suppliers	Unique SME Suppliers
Total Council regulated contracts awarded	46	£83,199,459	51	41
Total Non-Council regulated contracts awarded	63	£30,548,765	58	26
<b>Total regulated contracts awarded</b>	<b>109</b>	<b>£113,748,224</b>	<b>105</b>	<b>67</b>

Appendix 1 Table 1 shows a full list of each individual procurement completed. Information on live contracts can also be found on Inverclyde Council’s Contract Register on Public Contracts Scotland.

During the reporting period, the Council also utilised a number of legacy non council frameworks on a call off basis, meaning a large volume of low value orders were raised accumulating to more than £50,000. The 2023/24 spend is shown for each framework in Appendix 1 Table 2.

The Council also utilised the COSLA National Care Home Contract to make awards above regulated procurement with a total value of £18,456,000.

Contract values are based on the total value of the contract for all years that the contract could be in place and therefore includes possible extensions.

During the same period there were instances where alternative methods of procurement were used in line with the regulations and the Council Standing Orders Relating to Contracts (e.g. where there is only one potential supplier).



## 3 Review of Regulated Procurement Compliance

Section 17 of the Procurement Reform (Scotland) Act 2014 requires that regulated procurements be carried out in accordance with the organisation’s procurement strategy, so far as reasonably practical. Section 18(2) states that an annual procurement report must include, at 18(2) (b), “a review of whether those procurements complied with the authority’s procurement strategy” and, at 18(2) (c), “to the extent that any regulated procurements did not comply, a statement of how the authority intends to ensure that future regulated procurements do comply”.

The Council’s Procurement Strategy sets out how regulated procurement would be undertaken in compliance with the Act. This Strategy also set out objectives for improving the process and procedures relating to regulated procurements.

From the Strategy objectives we identified the following key compliance categories:

- Best Value
- Fairness and transparency (General Duties)
- Economic and social sustainability (community benefits)
- Environmental sustainability
- Fair work practices (including Living Wage)
- Purchase to pay efficiencies

Further information on the requirements of the Act can be seen in Appendix 2.

All regulated procurement in the Council is undertaken in accordance with a legal and procedural framework which ensures that each procurement is compliant with the Strategy. Legal requirements are set out in the Council Standing Orders Relating to Contracts. Procedural requirements are set out in Scottish Government Procurement Journey (for general procurement best practice) and the Corporate Procurement Manual.

Regulated procurement spend refers to any spend with suppliers above £50,000 for goods and services or £2,000,000 for works.

Based on an analysis of the financial year 2023/24 spend data, of the £87,829,338 regulated procurement spend, £84,121,951 (95.78%) was compliant with regulated procurements:

Spend Type	Total Regulated Spend	Compliant Regulated Spend	Non-Compliant Regulated Spend	Percentage Compliance
Goods	£11,773,782	£11,415,385	£358,397	96.96%
Services	£73,795,678	£70,446,689	£3,348,990	95.46%
Works	£2,259,878	£2,259,878	£0	100%
<b>Total</b>	<b>£87,829,338</b>	<b>£84,121,951</b>	<b>£3,707,387</b>	<b>95.78%</b>



Where there has been non-compliance with procedures, this may be due to previous partnership arrangements which now require a Direct Award or within Light Touch Regime arrangements, or the combined value of spend across various services may be more than the Financial Regulation limits.

Throughout the reporting period, our regulated procurements were monitored on an ongoing basis. This monitoring process consisted of reviewing the key supporting documents that underpin our legislative and procedural framework including sourcing strategies, project plans, procedural documentation, scoring calculators and approval reports. The monitoring process was supplemented by post project reviews, which are undertaken after a contract is awarded as well as at the end of the contract. In addition the best value aspect of our contracts is monitored regularly as part of a robust contract management process. These combined processes ensured that all regulated procurements were undertaken in compliance with the legal and procedural framework and, as a result, in compliance with the Strategy. The reviews have also allowed us to identify the following potential improvement areas:

- There are further opportunities to secure economic, environmental and social sustainability outcomes from Non-Council frameworks.
- Existing contract and frameworks can continue to be targeted in order to increase purchase to pay efficiencies.
- Continue to work with client teams on advance provision of work plans which will allow increased opportunity to deliver best value from our regulated procurements.

The Council is committed to ensuring that all suppliers who are awarded business are paid within 30 days. Prompt payment clauses requiring a 30 day payment term are embedded within our contractual terms and conditions. Suppliers are required to apply the same terms and conditions with their sub-contractors who are delivering and supporting the council contract.



## 4 Community Benefit Summary

Section 18(2) (d) of the Procurement Reform (Scotland) Act 2014 states that it is mandatory for an annual procurement report to include “a summary of any community benefit requirements imposed as part of a regulated procurement that were fulfilled during the year covered by the report”.

Section 25 of the Procurement Reform (Scotland) Act 2014 mandates that all contracting authorities “must consider whether to impose community benefit requirements as part of the procurement” when the estimated contract value is greater than or equal to £4,000,000.

The council’s own policy and manual stipulates that community benefits must be considered for inclusion in all works contracts with an estimated value greater than £1,000,000 and give consideration to include in all goods and services contracts above £50,000.

Robust processes have been developed to ensure that community benefits are considered for inclusion in all relevant contracts in line with the requirements of both the Procurement Reform (Scotland) Act 2014 and the Council’s own community benefits policy.

When initiating procurement activity, client departments are required to consider and highlight potential community benefits considerations for inclusion where relevant. Procurement staff then engage with key stakeholders and undertake market research and benchmarking activity to further explore potential opportunities and identify appropriate requirements for inclusion in the contract.

Key community benefits outcomes secured include:

Total number of Council regulated procurements awarded in 2023/24:	46
Total number of Council regulated procurements awarded which included community benefits in 2023/24:	46
Community Benefits secured for delivery in Financial Year 2023/24	138
Community Benefits delivered in Financial Year 2023/24	49

Appendix 3 provides full details of all outcomes secured for delivery during the reporting period.



## 5 Fair Work and the Real Living Wage

As an update to the requirements within the 2023/24 Procurement Annual report, the Council is now also required to provide the following summary:

a) The number of Council regulated contracts awarded during the period that have included a scored Fair Work criterion.	46
b) Number of unique suppliers who have committed to pay the real Living Wage in the delivery of a Council regulated contract awarded during the period.	51
c) Number of unique suppliers who are accredited Living wage employers and were awarded a Council regulated contract during the period	18



## 6 Payment Performance

The table below provides a summary on payment performance:

a) Number of valid invoices for the period	29,984
b) Percentage of invoices paid on time for the period	96.08%
c) Number of Council regulated contracts awarded during the period containing a contract term requiring the prompt payment of invoices in public contract supply chains	46
d) Number of concerns raised by sub-contractors about the timely payment of invoices within the supply chain of public contracts	0

A summary of spend by supplier using a purchase card is provided in Appendix 5. Although this is not a requirement of the act this information serves as an extra level of transparency. All of these transactions involve legitimate expenses and have been fully scrutinised before being approved.





## 7 Supported Businesses Summary

Section 18(2)(e) of the Procurement Reform (Scotland) Act 2014 requires organisations to include “a summary of any steps taken to facilitate the involvement of supported businesses in regulated procurements during the year covered by the report”.

The council’s Contract Standing Orders dictates that consideration be given to inclusion of supported businesses in all regulated procurements.

During the reporting period there were no regulated procurements awarded to supported businesses. The reason for this is that the goods, services or works associated with these procurements are not provided by existing supported businesses.

The council does have existing agreements in place with Lady Haigs with a spend of £250.00 and Hey Girls via the Scotland Excel Framework with a spend of £71,032.15. Both organisations are registered Supported Businesses and the Council will continue to explore opportunities for other organisations to become a supported business.



## 8 Spend and Savings Summary

A further new requirement of this year's report is that the following summary of spend and savings is provided:

a) Total procurement spend for the period covered by the annual procurement report.	£106,936,644
b) Total procurement spend for the period on SMEs during the period covered by the annual procurement report.	£59,429,046
c) Total procurement spend with third sector bodies during the period covered by the report.	£21,633,283
d) Percentage of total procurement spend through collaborative contracts	45.83%
e) Total targeted cash savings for the period covered by the annual procurement report	£0
f) Total delivered cash savings for the period covered by the annual procurement report	£168k
g) Total non-cash savings for the period covered by the annual procurement report	£0



## 9 Future Regulated Procurements Summary

Section 18(2)(f) of the Procurement Reform (Scotland) Act 2014 states it is mandatory that an annual procurement report must include “a summary of the regulated procurements the authority expects to commence in the next two financial years.” Future regulated procurements have been identified via the following means:

- Current contracts on the council tender work plan that will expire and need to be extended or re-let over the next two years.
- New procurements identified via future tender work plans provided by Council service teams and analysis of council spend.
- New procurements identified via anticipated work plans for special projects (e.g. The Glasgow City Region City Deal).

a) Total number of regulated procurements expected to commence in the next two financial years	53
b) Total estimated value of regulated procurements expected to commence in the next two financial years	£64,487,260

A full list of anticipated procurements in the next two years can be seen in Appendix 4.



# Appendix 1 - full list of regulated procurements

**Table 1** - Awards of New Council Frameworks and Contracts

Date of Award	Supplier	Subject Matter (Commodity)	Title	Contract Start Date	Contract End Date With extensions	Estimated Contract Value	
1	03/04/2023	Includem	Social Care	Provision of an Independent Children's Intensive Support Service	20/04/2023	21/04/2025	£80,000
2	24/04/2023	Before and After School Kilmacolm	Social Care	Provision of Out of School Care	24/04/2023	31/03/2024	£114,000
3	16/06/2023	Partners That Care	Social Care	Provision of a Care at Home Service in Inverclyde (Self-Directed Support Option 3)	12/06/2023	31/03/2024	£104,178
4	16/06/2023	Cottage Care Services Scotland Limited	Social Care	Provision of a Care at Home Service in Inverclyde (Self-Directed Support Option 3)	12/06/2023	31/03/2024	£224,452
5	06/07/2023	Green Action Trust	Social Care	Delivery Partner for Project Development and Management of the Nature Restoration Fund	06/07/2023	05/07/2026	£79,360
6	10/07/2023	Inverclyde Carers Centre	Social Care	Provision of a Carers Advice and Support Service	01/05/2023	30/04/2024	£293,988
7	07/08/2023	Street League	Social Care	Provision of Employability - School Leaver Training Programme	04/09/2023	31/03/2026	£199,980
8	08/08/2023	Inverclyde Community Development Trust	Social Care	Provision of a Supportive Communities Befriending Service to Support New Scots	01/04/2023	31/03/2024	£51,058
9	15/08/2023	Business Development Advisors Ltd	Economic Development	Business Gateway Services in Inverclyde	16/09/2023	15/09/2025	£265,714
10	21/08/2023	hub West Scotland / Turner & Townsend	Property	Local Heat & Energy Efficiency (LHEES) Consultant	01/08/2023	31/03/2024	£91,344
11	14/09/2023	Barnardo's	Social Care	Provision of an Integrated Children's Service	01/11/2022	31/10/2024	£240,900
12	25/09/2023	Travelers Insurance Co Ltd	Finance	Provision of an Insurance & Claims Handling Process Lot 1	01/10/2023	30/09/2028	£741,680
13	25/09/2023	Aon UK ts Maven Public Sector	Finance	Provision of an Insurance & Claims Handling Process Lot 2	01/10/2023	30/09/2028	£1,674,725



Inverclyde Council Annual Procurement  
1 April 2023 - 31 March 2024

Date of Award	Supplier	Subject Matter (Commodity)	Title	Contract Start Date	Contract End Date With extensions	Estimated Contract Value
14 25/09/2023	Aon UK ts Maven Public Sector	Finance	Provision of an Insurance & Claims Handling Process Lot 3	01/10/2023	30/09/2028	£705,600
15 25/09/2023	Risk Management Partners Ltd	Finance	Provision of an Insurance & Claims Handling Process Lot 4	01/10/2023	30/09/2028	£79,950
16 25/09/2023	Risk Management Partners Ltd	Finance	Provision of an Insurance & Claims Handling Process Lot 5	01/10/2023	30/09/2028	£328,550
17 25/09/2023	Nordic Forskaring & Riskhantering AB ta Gallagher	Finance	Provision of an Insurance & Claims Handling Process Lot 5	01/10/2023	30/09/2028	£70,855
18 29/09/2023	Kompan Scotland Ltd	Regeneration	Supply & Installation of Outdoor Play Areas	01/10/2023	29/02/2024	£255,593
19 19/10/23	Ironside Farrar Ltd	Regeneration	Inverclyde Town Centre Action Plan	01/11/2023	31/03/2024	£97,500
20 14/11/2023	Scottish Association for Mental Health	Social Care	Provision of a Gateway Recovery Service	01/10/2023	30/09/2025	£572,000
21 20/11/2023	Balfour Beatty	Construction	West Blackhall Street Regeneration (Phase 1)	20/11/2023	13/09/2024	£3,443,929
22 21/11/2023	Inverweld Limited	Property	Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths Lot 1 - Property Services	01/12/2023	30/11/2025	£250,000
23 21/11/2023	City Gate Construction (Scotland) Limited	Property	Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths Lot 2 - Environmental Services and Roads	01/12/2023	30/11/2025	£110,000
24 21/11/2023	Lux Fabrication	Property	Maintenance and Minor Works for Fencing, Balustrades and Blacksmiths Lot 3 - HSCP	01/12/2023	30/11/2025	£40,000
25 30/11/2023	The Good Shephard Centre	Social Care	Provision of Residential Care and Educational Services including Short Breaks	10/11/2023	09/11/2025	£378,000
26. 14/12/2023	Viridor Energy Limited	Environmental	Collection, Haulage, Treatment and Disposal of Residual Waste	01/01/2024	31/12/2038	£54,000,000
27. 19/12/23	J&M Murdoch & Son Ltd	Environmental	Treatment & Disposal of Street Sweepings & Gully Waste	01/01/2024	31/12/2028	£255,800



**Inverclyde Council Annual Procurement**  
1 April 2023 - 31 March 2024

Date of Award		Supplier	Subject Matter (Commodity)	Title	Contract Start Date	Contract End Date With extensions	Estimated Contract Value
28.	23/12/2023	Skyguard Ltd t/a Peoplesafe	Social Care	Provision of a Lone Worker Monitoring System	01/01/2024	31/12/2027	£80,000
29.	12/01/2024	Karma Healthcare	Social Care	Provision of a Care at Home Service in Inverclyde (Self Directed Support Option 3)	18/12/2023	31/03/2024	£500,000
30.	16/01/2024	ParentPay Limited	Information Technology	Cashless Catering & Nutritional Analysis System Upgrade including Support & Maintenance	16/01/2024	31/03/2029	£111,235
31.	29/01/2024	Bridgewater Housing Association Limited	Safer Inclusive	Provision of a Care and Repair and Small Repair Service	01/04/2024	31/03/2029	£556,800
32.	30/01/2024	Barnardo's	Social Care	Independent Advocacy Service for Children and Young People	01/04/2024	31/03/2028	£170,000
33.	20/02/2024	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	Social Care	Provision of a Care at Home Service for Adults and Older People (Flexible Framework)	01/04/2024	31/03/2029	£10,550,000
34.	20/02/2024	Marchmont Care Home Limited	Social Care	Provision of Interim Beds Service	01/02/2024	31/01/2025	£184,808
35.	29/02/2024	Unity Enterprise	Social Care	Provision of a Carers Advice, Information and Support Service	01/05/2024	30/04/2029	£1,474,975
36.	01/03/2024	OLM	ICT	Provision of Annual Support & Maintenance for SWIFT and Provision of a SAP Business Objects Licence	01/05/2024	30/04/2025	£103,734



**Inverclyde Council Annual Procurement**  
1 April 2023 - 31 March 2024

Date of Award		Supplier	Subject Matter (Commodity)	Title	Contract Start Date	Contract End Date With extensions	Estimated Contract Value
37.	07/03/2024	Children 1st	Social Care	Provision of an Early Intervention and Family Support Service	01/02/2024	31/01/2025	£195,712
38.	11/03/2024	DM Integrated Limited	Property	PPM and Minor Repair of Fire, Intruder and Disabled Refuge Systems	01/04/2024	31/03/2028	£712,000
39.	14/03/2024	CloudVPlus Holdings LTD	Safer Inclusive	Public Space CCTV Service within Inverclyde	14/02/2024	13/02/2026	£298,772
40.	26/03/2024	Inverclyde Community Development Trust	Employability	Provision of Employability Services in Inverclyde - Lot 1 Vocational Training & Personal Development	01/04/2024	31/03/2026	£1,287,868
41.	26/03/2024	Stepwell Consultancy Ltd	Employability	Provision of Employability Services in Inverclyde - Lot 2 Addressing Health Barriers to Employment	01/04/2024	31/03/2026	£259,576
42.	26/03/2024	Enable Scotland (Leading th Way)	Employability	Provision of Employability Services in Inverclyde - Lot 3 Supported Employment & Employer Engagement	01/04/2024	31/03/2026	£483,996
43.	26/03/2024	Inverclyde Community Development Trust	Employability	Provision of Employability Services in Inverclyde - Lot 4 Financial Advice & Support	01/04/2024	31/03/2026	£780,000
44.	26/03/2024	Financial Fitness Resource Team	Employability	Provision of Employability Services in Inverclyde - Lot 5 Environmental Employment Programme	01/04/2024	31/03/2026	£120,496
45.	27/03/2024	Inverclyde Advice & Employment Rights	Employability	Provision of Employability Services in Inverclyde - Employment Advice, Advocacy and Guidance	01/04/2024	31/03/2026	£152,000
46.	30/02/2024	Inverclyde Community Care Forum T/A Your Voice	Social Care	Provision of a Community Connector Service	01/04/2024	31/03/2027	£428,331
<b>TOTAL</b>							<b>£83,199,459</b>



**Table 2** - Orders with Non-Council Framework Suppliers amounting to more than £50,000 spend in 2023/24

	Framework Name	Framework Owner	Supplier	2023/24 Spend
1.	Care & Support	Scotland Excel	Enable Scotland (leading The Way)	£609,729.50
2.	Care & Support	Scotland Excel	Inverclyde Association For Mental Health	£202,907.79
3.	Care & Support	Scotland Excel	Key Housing Association Limited	£1,968,770.35
4.	Care & Support	Scotland Excel	Quarriers	£1,730,280.90
5.	Care & Support	Scotland Excel	Salvation Army Trustee Company (the) T/a The Salvation Army	£172,634.43
6.	Care & Support	Scotland Excel	Scottish Association For Mental Health	£128,912.29
7.	Care & Support	Scotland Excel	The Richmond Fellowship Scotland Limited	£3,587,721.89
8.	Care & Support	Scotland Excel	Turning Point Scotland Services Limited	£2,834,617.16
9.	Childrens Residential	Scotland Excel	Aspris Scotland Limited	£425,700.00
10.	Childrens Residential	Scotland Excel	Care Visions Group Limited	£236,722.00
11.	Childrens Residential	Scotland Excel	Crossreach (the Operating Name For The Church Of Scotland Social Care Council)	£846,756.08
12.	Childrens Residential	Scotland Excel	Inspire Scotland Ltd	£434,441.16
13.	Childrens Residential	Scotland Excel	Kibble Education & Care Centre	£1,179,400.00
14.	Childrens Residential	Scotland Excel	Spark Of Genius (training) Limited	£201,883.94
15.	Roadstone	Scotland Excel	Spark Of Genius (training) Limited	£972,672.91
16.	Groceries & Provisions	Scotland Excel	Brake Bros Ltd	£683,405.85
17.	Frozen Foods	Scotland Excel	Brake Bros Ltd	£629,056.01
18.	Engineering Consultancy	Scotland Excel	Atkinsréalis Uk Limited	£380,897.00
19.	Engineering Consultancy	Scotland Excel	Jeremy Benn Associates Ltd (t/a JBA Consulting)	£57,239.00
20.	Engineering Consultancy	Scotland Excel	Sweco UK Ltd	£122,540.00
21.	Secure Care	Scotland Excel	Good Shepherd Centre	£295,803.54
22.	Secure Care	Scotland Excel	Kibble Education & Care Centre	£113,311.01
23.	Secure Care	Scotland Excel	St Mary's Kenmure	£112,343.67
24.	Fostering	Scotland Excel	Barnardo's	£143,506.06





**Inverclyde Council Annual Procurement**  
1 April 2023 - 31 March 2024

	Framework Name	Framework Owner	Supplier	2023/24 Spend
25.	Fostering	Scotland Excel	Foster Care Associates Scotland Limited	£72,454.14
26.	Fostering	Scotland Excel	Fosterplus (Fostercare) Ltd	£149,978.46
27.	Vehicle Purchase RM6244	Scotland Excel	Renault Trucks UK Ltd	£70,143.13
28.	Vehicle Purchase RM6244	Scotland Excel	Renault UK Limited	£235,068.30
29.	Vehicle Purchase RM6244	Scotland Excel	Toyota (g.b.) Plc	£108,800.80
30.	Demolition	Scotland Excel	Burnfield Builders & Demolishers Ltd	£361,736.34
31.	Fresh Meat, Cooked Meats and Fresh Fish	Scotland Excel	Brake Bros Ltd	£75,987.04
32.	Fresh Meat, Cooked Meats and Fresh Fish	Scotland Excel	McLays Ltd	£150,059.47
33.	Janitorial Products	Scotland Excel	Unico Ltd	£193,859.39
34.	Audio Visual	Scotland Excel	Avmi Kinly Ltd	£173,112.00
35.	Recyclable & Residual Waste	Scotland Excel	Regen Waste Ltd	£221,485.14
36.	Vehicle And Plant Hire	Scotland Excel	Arnold Clark Finance Ltd (car & Van Rental)	£59,284.92
37.	Social Care Agency Workers	Scotland Excel	Reed Specialist Recruitment Limited T/a Reed Community Care	£158,007.03
38.	Education Materials	Scotland Excel	Yorkshire Purchasing Organisation	£70,996.61
39.	Building & Timber	Scotland Excel	D McNairs Builders Merchants Ltd	£119,057.24
40.	Salt	Scotland Excel	The Irish Salt Mining & Exploration Company (T/A Salt Sales Company)	£142,202.16
41.	Domestic Furniture and Furnishings	Scotland Excel	The Furnishing Service Ltd	£141,071.67
42.	Security Services and Cash Collection	Scotland Excel	Mitie Security Ltd	£77,851.60
43.	Security Services and Cash Collection	Scotland Excel	Securigroup Limited	£53,508.78
44.	Milk	Scotland Excel	Müller Uk & Ireland Group Llp T/a Müller Milk & Ingredients	£124,089.14
45.	Electrical Materials	Scotland Excel	Edmundson Electrical Ltd	£83,214.18
46.	Organic Waste	Scotland Excel	Enva Organics Recycling Limited	£80,539.88
47.	Washroom Solutions And Sanitary Products	Scotland Excel	Hey Girls Cic	£71,036.15
48.	Tyres	Scotland Excel	McConechy's tyre service Ltd	£75,551.87



Inverclyde Council Annual Procurement  
1 April 2023 - 31 March 2024

Framework Name		Framework Owner	Supplier	2023/24 Spend
49.	Tyres	Scotland Excel	£370,859 Michelin Tyre Public Limited Company	£11,998.04
50.	Outdoor Play	Scotland Excel	Allsports Construction & Maintenance Ltd	£84,980.14
51.	ICT Software Value Added Reseller	Procurement Scotland	Computacentre UK Ltd	£256,127
52.	Fuels & Associated Services (RM6177)	Crown Commercial Services	Highland Fuels Ltd	£1,059,167
53.	G Cloud	Crown Commercial Services	Access UK Ltd	£327,204
54.	Print & Associated Services (2023) - Lot 1 (Litho / Digital / Web)	Procurement Scotland	Mackay & Inglis Limited	£50,606
55.	General Office Supplies	Procurement Scotland	Lyreco UK Limited	£148,232
56.	Mobile Voice & Data Services	Procurement Scotland	Vodafone	£66,227
57.	Web Based & Proprietary Client Devices 2019	Procurement Scotland	XMA Ltd	£81,737
58.	Desktop client devices framework 2020	Procurement Scotland	Hewlett Packard UK Ltd	£138,400
59.	Mobile Client Devices	Procurement Scotland	Hewlett Packard UK Ltd	£326,694
60.	Utilities - Electricity 2019	Procurement Scotland	EDF Energy Ltd	£4,154,672
61.	Utilities - Natural Gas	Procurement Scotland	Total Gas & Power Ltd	£2,196,466
62.	Utilities - Water and Waste Water Services (2020)	Procurement Scotland	Business Stream	£370,859
63.	Utilities - Liquid Fuel - Scotland Central (2023)	Procurement Scotland	Scottish Fuels	£135,048
<b>TOTAL</b>				<b>£30,548,765</b>



## Appendix 2 - requirements of the act

Procurement Reform (Scotland) Act 2014 asp 12 Part 2 General duties  
Section 8

### 8 General Duties

- (1) A contracting authority must, in carrying out a regulated procurement –
  - (a) treat relevant economic operators equally and without discrimination,
  - (b) act in a transparent and proportionate manner.
- (2) A contracting authority must also comply with the sustainable procurement duty.
- (3) However, a contracting authority must not do anything in pursuance of subsection (2) that would conflict with its duty under subsection (1).
- (4) A relevant economic operator is an economic operator who is a national of, or is established in –
  - (a) A member State, or
  - (b) Iceland, Liechtenstein or Norway.
- (5) Subsection (1) does not apply in relation to an EU-regulated procurement

### 9 Sustainable Procurement Duty

- (1) For the purposes of this Act, the sustainable procurement duty is the duty of a contracting authority –
  - (a) before carrying out a regulated procurement, to consider how in conducting the procurement process it can –
    - (i) improve the economic, social, and wellbeing of the authority's area,
    - (ii) facilitate the involvement of small and medium enterprises, third sector bodies and supported businesses in the process, and
    - (iii) promote innovation, and
  - (b) in carrying out the procurement, to act with a view to securing such improvements identified as a result of paragraph (a)(i).
- (2) The contracting authority must consider under subsection (1) only matters that are relevant to what is proposed to be procured and, in doing so, consider the extent to which it is proportionate in all the circumstances to take those matters into account.
- (3) In this section –
  - “small and medium enterprises” means businesses with not more than 250 employees
  - “third sector bodies” means organisations (other than bodies established under an enactment) that exist wholly or mainly to provide benefits for society or the environment.
- (4) In this section, references to the wellbeing of the authority's area include reducing inequality in the area. Procurement Reform (Scotland) Act 2014 asp 12 Part 2 Procurement strategy and annual report Section 15.



### 15 Procurement Strategy

- (1) A contracting authority which expects to have significant procurement expenditure in the next financial year must, before the start of that year –
  - (a) prepare a procurement strategy setting out how the authority intends to carry out regulated procurements, or
  - (b) review its procurement strategy for the current financial year and make such revisions to it as the authority considers appropriate.
- (2) Subsection (3) applies where a contracting authority –
  - (a) has not, in relation to a financial year, prepared or reviewed a strategy under subsection (1), and
  - (b) becomes aware of the likelihood of having significant procurement expenditure during that year.
- (3) The contracting authority must, as soon as practicable after it becomes aware of the likelihood of having significant procurement expenditure –
  - (a) prepare a procurement strategy setting out how the authority intends to carry out regulated procurements, or
  - (b) review its most recent procurement strategy and make such revisions to it as the authority considers appropriate.
- (4) An authority has significant procurement expenditure in a year if the sum of the estimated values of the contracts to which its regulated procurements in that year relate is equal to or greater than £5,000,000.
- (5) The procurement strategy must, in particular –
  - (a) set out how the authority intends to ensure that its regulated procurements will
    - (i) Contribute to the carrying out of its functions and the achievement of its purposes
    - (ii) deliver value for money, and
    - (iii) be carried out in compliance with its duties under section 8,
  - (b) include a statement of the authority's general policy on
    - (i) the use of community benefit requirements,
    - (ii) consulting and engaging with those affected by its procurements,
    - (iii) the payment of a living wage to persons involved in producing, providing or constructing the subject matter of regulated procurements,
    - (iv) promoting compliance by contractors and sub- contractors with the Health and Safety at Work etc. Act 1974 (c.37) and any provision made under that Act, and
    - (v) the procurement of fairly and ethically traded goods and services,
  - (c) include a statement of the authority's general policy on how it intends its approach to regulated procurements involving the provision of food to –
    - (i) improve the health, wellbeing and education of communities in the authority's area, and
    - (ii) promote the highest standards of animal welfare,



- (d) set out how the authority intends to ensure that, so far as reasonably practicable, the following payments are made no later than 30 days after the invoice (or similar claim) relating to the payment is presented –
- (i) payments due by the authority to a contractor,
  - (ii) payments due by a contractor to a sub-contractor,
  - (iii) payments due by a sub-contractor to a sub-contractor,
- (e) address such other matters as the Scottish Ministers may by order specify.
- (6) The Scottish Ministers may by order modify subsection (4) so as to substitute for the figure specified there for the time being such other figure as they consider appropriate.
- (7) In subsection (5)(b)(iii), a “living wage” means remuneration which is sufficient to ensure an acceptable standard of living.



## Appendix 3 - community benefit outcomes

Theme	Outcome	Number Secured via Council Regulated Contracts	Numbered Delivered via Council Regulated Contracts	Additional CB Outcomes Delivered via National Frameworks
Employability	Job for unemployed individual	2	0	6
Employability	Modern Apprenticeships (SV2)	3	3	1
Employability	Graduate (SV3)	2	0	3
Skills & Training	Work Experience Placement for an individual 16+ years of age (SV4)	30	10	0
Skills & Training	Work Experience Placement for an individual aged 14 to 16 years of age (SV5)	8	6	0
Skills & Training	Qualifications S/NVQ (SV6)	8	8	0
Skills & Training	Industry Awareness Events (SV7) • Schools • Further Education	8	2	0
Skills & Training	Industry Skills Transfer to Schools (SV8)	7	0	0
Supply Chain Development	Business advice/support to an SME /Social Enterprise/ Voluntary organisation (SV9)	31	1	0
Supply Chain Development	Event to Support Supply Chain Opportunities (SV10)	5	0	0
Community Engagement	Financial Support for a Community Project (SV11)	6	2	4
Community Engagement	Non Financial Support for a Community Project (SV12)	28	3	0
<b>TOTAL</b>		<b>138</b>	<b>35</b>	<b>14</b>



## Appendix 4 - future regulated procurements (From April 2023 to March 2025)

Subject Matter (Commodity)	Title of Contract	Estimated Contract Start Date	Estimated Total Contract Value	Type
1. Corporate	Cash Collection	01/09/2025	£53,000	Ongoing
2. Corporate	Multi Functional Devices	01/11/2025	£1,100,000	Ongoing
3. Economic Development	Business Gateway Services Framework	16/09/2025	£264,000	Ongoing
4. Education	After School Affordable Child Care	01/04/2025	£1,200,000	Ongoing
5. Education	Family Support Workers	01/07/2025	£200,000	Ongoing
6. Finance	Sheriff Officer Debt Recovery Service	01/04/2026	£100,000	Ongoing
7. Finance	Treasury Consultancy Services	01/09/2025	£96,000	Ongoing
8. Finance	Printing, Binding, Enveloping & Mailing	01/09/2025	£500,000	Ongoing
9. Finance	Property Valuation Service	01/11/2025	£130,000	Ongoing
10. Finance/ICT	Replacement Finance Management System	01/09/2026	£2,000,000	Ongoing
11. ICT	Network & Telecommunication Services	12/04/2024	£4,015,000	Ongoing
12. ICT	MS365 Renewal	01/09/2024	£1,009,000	One Off
13. Health & Social Care	Financial Advice & Information Service	01/04/2025	£121,260	Ongoing
14. Health & Social Care	Adult Advocacy	01/04/2025	£432,000	Ongoing
15. Health & Social Care	Recovery Community Service	01/04/2025	£750,000	Ongoing
16. Health & Social Care	Supported Living Service	01/02/2024	£6,800,000	Ongoing
17. Health & Social Care	Support Recovery to Address Social Isolation	01/10/2025	£289,060	Ongoing
18. Health & Social Care	Therapeutic Rehabilitation Horticulture	01/11/2023	£100,000	Ongoing
19. Health & Social Care	Support for Early Onset Dementia	01/01/2024	£56,624	Ongoing
20. Health & Social Care	Women's Aid	01/11/2023	£525,656	Ongoing
21. Health & Social Care	In Work	01/03/2024	£197,560	Ongoing
22. Health & Social Care	Childrens Residential with Education	10/11/2025	£1,417,988	Ongoing



Inverclyde Council Annual Procurement  
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Subject Matter (Commodity)	Title of Contract	Estimated Contract Start Date	Estimated Total Contract Value	Type
23. Health & Social Care	Children's Early Help Service	01/02/2025	£195,712	Ongoing
24. Health & Social Care	Daycare	01/07/2024	£1,600,000	Ongoing
25. Health & Social Care	The Provision of an Integrated Children's Service	01/11/2024	£230,000	Ongoing
26. Health & Social Care	School Aged Counselling Service	01/07/2024	£1,000,000	Ongoing
27. Health & Social Care	Inverclyde Learning Disability Community Hub	01/11/2024	£7,000,000	One Off
28. Health & Social Care	Delayed Discharge - Interim Beds	01/02/2025	£92,400	Ongoing
29. Health & Social Care	Children's Mental Health ASN Service	01/04/2024	£86,000	Ongoing
30. Health & Social Care	Early Intervention and Prevention Service for Families	01/04/2024	£99,000	Ongoing
31. Health & Social Care	Intensive Residential Support	01/07/2024	£441,000	Ongoing
32. Property	MTC Drain Cleaning Repairs	06/02/2025	£240,000	Ongoing
33. Property	Blacksmiths	01/12/2025	£516,000	Ongoing
34. Property	Handheld Fire Fighting Equipment Maintenance	01/04/2025	£60,000	Ongoing
35. Property	Sprinkler Installations Maintenance	01/07/2025	£90,000	Ongoing
36. Property	Photovoltaic (PV) Maintenance	01/11/2025	£50,000	Ongoing
37. Property	Smoke vent and actuator PPM / maintenance	01/09/2025	£50,000	Ongoing
38. Regeneration	Levelling Up – Consultancy Support	01/10/2023	£300,000	One Off
39. Regeneration	Levelling Up – Design & Build	01/06/2024	£16,000,000	One Off
40. Regeneration	External Virtual Accountant	01/11/2025	£50,000	Ongoing
41. Roads	West Blackhall Street Regeneration Phase 2	01/06/2024	£1,700,000	One Off
42. Roads	Inverkip junction improvements	01/05/2024	£3,500,000	One Off
43. Roads	Decriminalised Parking	15/10/2024	£80,000	Ongoing
44. Roads	Supply & Delivery of Coated/Uncoated Roadstone	01/02/2025	£2,000,000	Ongoing
45. Safer Inclusive	Clune Park RSL	TBC	TBC	One Off





Inverclyde Council Annual Procurement  
1 April 2023 - 31 March 2024

Subject Matter (Commodity)		Title of Contract	Estimated Contract Start Date	Estimated Total Contract Value	Type
46.	Safer Inclusive	Delivery Partner to deliver the Energy Efficiency Scotland Programme's Area Based Scheme (ABS) (HEEPS)	30/06/2024	£2,800,000	Ongoing
47.	Waste	Inert Waste & Rubble	01/10/2024	£75,000	Ongoing
48.	Waste	Dry Mixed Recycling	18/10/2024	£2,500,000	Ongoing
49.	Waste	Glass Recycling	05/07/2024	£150,000	Ongoing
50.	Waste	Mixed Rigid Plastics	01/07/2024	£65,000	Ongoing
51.	Waste	Sale of Scrap Metal	01/09/2025	£220,000	Ongoing
52.	Waste	Food Waste Processing	01/07/2025	£140,000	Ongoing
53.	Workforce Development	Employability	01/04/2026	£1,800,000	Ongoing
	<b>TOTAL</b>			<b>£64,487,260</b>	



## Appendix 5 - purchase card spend equating to more than £50,000

Supplier		Spend
1	McConechys	£136,732.58
2	Amazon	£129,883.53
3	Electric Center	£124,719.99
4	Tesco	£88,104.69
5	Aspex Scotland Ltd	£66,448.60
6	Enterprise	£64,015.93
<b>Total</b>		<b>£609,905.32</b>



## Appendix 6 - glossary

### **Best Value**

An economic assessment by the public sector as to whether a project represents value for money; the optimum combination of cost and quality to provide the required service.

### **Community Benefits**

Community benefits are requirements which deliver wider benefits in addition to the core purpose of a contract. These can relate to social, economic and or environmental benefits.

### **Commodity**

A group of goods or services that have shared characteristics

### **Contract**

An agreement concluded between the Council and the supplier that is legally binding, containing terms of the agreement, any schedules and appendices, the Tender Specification and any other specifications, drawings, official purchase order(s) and other documents which are relevant to the Contract.

### **COSLA**

The Convention of Scottish Local Authorities, is the representative voice of Scottish local government, lobbying on behalf of member Councils. COSLA works directly with the Scottish Government and Parliament to influence public policy and practice, and to ensure that local government has the necessary resources to implement policy on behalf of its communities

### **Fair Work Practices**

Employment practices that support wellbeing e.g. training and development, equality of opportunity.

### **Framework**

An agreement or other arrangement between one or more contracting authorities and one or more economic operators which establishes the terms (in particular the terms as to price and, where appropriate, quantity) under which the economic operator will enter into one or more contracts with a contracting authority in the period during which the framework agreement applies.

### **Procurement Strategy**

A document required as part of Scottish Procurement Regulations that sets out how the Council intends to carry out its regulated procurements i.e. procurements with an estimated value equal to or greater than £50k (excluding VAT) for goods & services (or £2,000,000 excluding VAT for a public works contract).

### **Public Contracts Scotland**

The national advertising portal used to advertise all Scottish Government goods, services or works contract opportunities.

### **Public Contracts Scotland Tender**

The national advertising portal used to tender all Scottish Government goods, services or works contract opportunities.



### Real Living Wage

A wage rate per hour that is based on the cost of living and is currently voluntarily paid by UK organisations. The current rate per hour for Financial Year 2023/24 is minimum £12.00 across the UK and £13.15 in London, for ages 18 and older. Organisations can gain accreditation of this with the Living Wage Foundation

### Regulated Procurement

Contracts above the EU contract threshold values where the relevant EU regulations apply (above £50,000 for goods and services contracts and above £2,000,000 for works contracts).

### Regulated Spend

Spend above the EU contract threshold values where the relevant EU regulations apply (above £50,000 for goods and services contracts and above £2,000,000 for works contracts).

### Stakeholder

Any person or group who has a vested interest in the success of the procurement activity, i.e. either provides services to it, or receives services from it.

### Supplier

An entity who supplies goods or services; often used synonymously with “vendor”.

### Supported Business

An organisation whose main aim is the social and professional integration of disabled or disadvantaged persons.

### Small and Medium Enterprises (SME's)

Enterprises which employ fewer than 250 persons and which have an annual turnover not exceeding 50 million euro, and/or an annual balance sheet total not exceeding 43 million euro.

### Third Sector

The part of an economy or society comprising non-governmental and non-profit-making organisations or associations.

### Sustainable Procurement

A process whereby organisations meet their needs for goods, services, works and utilities in a way that achieves value for money on a whole life basis and generates benefits, not only for the organisation but also to society, the economy and the environment.

### Tender Work Plan

List of upcoming procurement activity including re-tenders, extensions, and new activity.



## Appendix 7- key statistics

Key Statistics in relation to Regulated spend and procurement's (above £50,000 for goods and services or £2,000,000 for works).

Contracts	Suppliers	Community benefits
<b>46</b> council contracts awarded	<b>158</b> suppliers used	<b>138</b> community benefits delivered
<b>129</b> contracted suppliers		<b>2</b> workplace visits and careers events
<b>£83.19m</b> of council contracts awarded	<b>112</b> suppliers used based in Scotland	<b>8</b> qualifications achieved
<b>63</b> collaborative frameworks used	<b>£63.34m</b> spend with suppliers in Scotland	<b>5</b> community engagement and funding
<b>46</b> council contracts awarded with commitments to Fair Work First	<b>34</b> suppliers used based in Inverclyde	<b>16</b> work experience placements
<b>46</b> council contracts awarded that contain community benefits	<b>£20.21m</b> spend with suppliers based in Inverclyde	<b>51</b> supplier awarded council contracts that as a minimum pay the real living wage



Inverclyde  
council

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<b>Report To:</b>	<b>Environment and Regeneration</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV069/24/SJ/NM</b>
<b>Contact Officer:</b>	<b>Neale McIlvanney</b>	<b>Contact No:</b>	<b>01475 715592</b>
<b>Subject:</b>	<b>UK Shared Prosperity Fund Update</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 This is a follow up to the August Committee report, to provide an update on the progress of the Inverclyde projects funded by UK Government's Shared Prosperity Fund (SPF).
- 1.3 It also sets out virement from the Priority 'Local Business' to 'Communities & Place' Priority, to mitigate the impact of the recently announced loss of Nature Restoration funding.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee:-
- (a) Note progress to date.
  - (b) Approve suggested virement at 4.8.
  - (c) Note anticipated underspend against Multiply projects of £367,941.

**Stuart W Jamieson**  
**Director, Environment & Regeneration**

### 3.0 BACKGROUND AND CONTEXT

- 3.1 Inverclyde Council has a 3 year UKSPF allocation of £3,563,931, which is part of the Glasgow City Region Investment Plan, approved by UK Government in December 2022.
- 3.2 In April 2023, Environment & Regeneration Committee approved 17 Core SPF projects across the 3 Investment Priorities of 'Communities & Place', 'Local Business' and 'People & Skills', as well as 6 Multiply projects.
- 3.3 In addition, funding was allocated to 3 Glasgow City Region projects; Extend, Clyde Climate Forest and Multiply marketing.
- 3.4 These projects, along with the eligible management and administration fee, provided full allocation commitment.

### 4.0 PROPOSALS

#### 4.1 2024/25 Update

- 4.2 The mobilisation and delivery of projects commenced mainly within quarters 3 and 4 of 2023/24.
- 4.3 The table below shows the split of the projects across the SPF themes and the anticipated underspend at Programme end (March 2025).

<b>Investment Priority &amp; Allocation</b>	<b>Spend to June 2024</b>	<b>Forecast Spend to March 2025</b>	<b>Projected Underspend at March 2025</b>
<b>Communities &amp; Place £830,952</b>	£297,096	£830,952	£0
<b>Local Business £747,755</b>	£93,665	£747,755	£0
<b>People &amp; Skills £1,243,861</b>	£365,606	£1,243,861	£0
<b>Multiply £590,849</b>	£106,820	£222,908	£367,941
<b>Management &amp; Administration £136,881</b>	£58,970	£136,881	£0
<b>GCR Projects £13,633</b>	£8,600	£13,633	£0
<b>TOTALS</b>	<b>£930,757</b>	<b>£3,195,990</b>	<b>£367,941</b>

- 4.4 A significant proportion of spend has been achieved in Q2 2024/25 which is not yet shown in the above table, but once defrayed it will bring all, but Multiply projects, in line to achieve full spend by March 2025. (Please refer to Appendix 1)
- 4.5 All, but Multiply projects, are on track to achieve or exceed their outcomes and outputs.



- 4.6 Despite actions to improve uptake across Multiply projects, there will be underspend, with UK Government confirming this cannot be vired to any other Investment Priority.
- 4.7 In 2024/25 first quarter, there was a requirement to re-align some of the Business support projects to take account of current economic pressures and to focus funds on aspects of support which improve business visibility and sales. This will be monitored during remaining quarters and further re-alignment will take place as required.
- 4.8 Due to the loss of Nature Restoration funding, a further sum of £50,000 will be vired from 'Local Business' to 'Communities and Place' to support the continuation of relevant works associated with net zero and improvements to the natural environment.

## 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

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

None.

## 5.4 Human Resources

None.

## 5.5 Strategic

The proposal supports the Partnership Plan and the Economic Development Strategy in support of local business.

## 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.

### (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, positive or negative, which relate to this report.

None.

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 None.

## Environment & Regeneration - UKSPF Update - Appendix 1 – UKSPF Projects At October 2024

### Investment Priority – Communities & Place – 6 Projects

Organisation, Project Name, <i>SPF Intervention</i>	Project Description	3 Year Allocation	Projected Underspend	Progress to Date
<p><b>Inverclyde Council CLD and Environmental Services</b></p> <p><b>‘Public Lighting’</b></p> <p><i>Regeneration &amp; Town Centre Improvements</i></p>	<p>In response to Inverclyde Women’s Safety Survey, this pilot project aims to improve lighting in public parks.</p>	<p>£150,000</p>	<p>0</p>	<p>Battery Park works complete with lighting operational and full spend achieved.</p> <p><b>COMPLETE</b></p>
<p><b>Inverclyde Council Regeneration Service</b></p> <p><b>‘Town Centre Action Plans’</b></p> <p><i>Support Relevant Feasibility Studies</i></p>	<p>Consultants to be appointed to create Town Centre Action Plans for Greenock, Gourock and Port Glasgow, with residents, businesses and Town Centre Regeneration Forums completing town centre health checks which will propose short, medium and long term projects which would improve the vitality and vibrancy of the town centres.</p>	<p>£90,000</p>	<p>0</p>	<p>Consultants Ironside Farrar appointed.</p> <p>Consultations completed via town centre walkabouts with Town Centre Regeneration Forum members, public drop-in events and on-line surveys.</p> <p>Findings have been presented to each TCRF.</p> <p>External funding challenges noted.</p> <p>Each town has an action plan which is aspirational but realistic over the 10 year timeline, with activities identified as Priority Actions, Early Actions and Medium Term Actions.</p> <p>A Report will be put to October 2024 E&amp;R Committee.</p> <p>Project has achieved full spend and outcomes achieved.</p> <p><b>COMPLETE</b></p>

<p><b>Inverclyde Council Regeneration Service</b></p> <p><b>‘Town Centre Improvements - From Action Plans’</b></p> <p><i>Design and management of built and landscaped environment</i></p>	<p>Following completion of the Town Centre Action Plan, each Town Centre would be allocated funds to take forward project(s) from the Town Centre Action Plan that will make a positive improvement to the town centre and surrounds.</p>	<p>£190,000</p>	<p>0</p>	<p>This project is linked to the TCAP and funding will be fully utilised to progress projects within each Plan which have the capacity to be completed by March 2025. Identified longer term projects fall outwith the timeline of SPF and new sources of funding will be required to take these forward in future years.</p> <p>SPF will be used to partly off-set the reduction of Placed Based funding.</p>
<p><b>Inverclyde Council Road and Environmental Services</b></p> <p><b>‘Port Glasgow Shipbuilders Environmental Improvements’</b></p> <p><i>Improvements to the natural environment, green &amp; open space</i></p>	<p>The project will improve the visitor experience to the Shipbuilders statue by delivering environmental improvements to Coronation Park which will improve accessibility, provide information and undertake landscaping to enhance the natural environment.</p>	<p>£150,000</p>	<p>0</p>	<p>Four actions are progressing:-</p> <ol style="list-style-type: none"> <li>1 Installation of pedestrian lighting.</li> <li>2 Repair and refurbishment of fountain.</li> <li>3 Interpretation signage/boards.</li> <li>4 Planting/landscaping around sculpture.</li> </ol> <p>All on schedule to complete by March 2025.</p>
<p><b>Parklea Branching Out</b></p> <p><b>‘Parklea Community Hub and Gardens’</b></p> <p><i>Support the improvement of community assets and infrastructure projects</i></p>	<p>Support the creation of new flexible community-based hub and resource that will have a direct impact on some of the most vulnerable members of our community. The project will provide inclusive community spaces in areas where there are none, build community capacity by working with local groups, young people and vulnerable groups to create spaces, work in partnership with other organisations and provide opportunities in training in the creation and management of the spaces.</p>	<p>£80,000</p>	<p>0</p>	<p>Main site works are complete.</p> <p>Progressing with soft landscaping, working with trainees from the Community Options Programme.</p> <p>UKSPF has contributed to improvements in the PBO area, enhancing accessibility and improving the surrounding landscape. This support has also enabled PBO to secure additional funding to cover rising costs associated with capital development, which includes various enhancements for better accessibility, including workshop, bicycle storage centre, changing places toilet, and paved pathways throughout the site. These pathways connect to the Parklea walkway and car park, linking the area to the wider site and Parklea Park.</p>

				The project is on target to achieve full spend and meet all outcomes.
<p><b>Inverclyde Council CLD and local Food Growing Network</b></p> <p><b>'Invergrow'</b></p> <p><i>Capacity building, resilience and infrastructure support for local civil society and community groups</i></p>	<p>This project will support the development of Inverclyde wide community gardening and food growing in public spaces, to impact on climate change and help alleviate food insecurity and food waste while improving mental health wellbeing.</p>	£170,952		<p>Dedicated Invergrow worker appointed to engage with existing growing spaces and provide development support, including to the Inverclyde Community Food Network. Activities include:-</p> <p>An event showcasing each growing space and highlighting future objectives.</p> <p>Collaboration with Unpaid Work and Riverclyde Homes to place raised beds at various locations, and provision of growing spaces at sheltered housing.</p> <p>Placing raised beds at PG Shared Campus to encourage growing activities with school pupils and staff and revival of growing space at St Stephens HS to provide out of class learning for 13 pupils.</p> <p>Collaboration with Community Growers, including needs assessment.</p> <p>Collaborative working with:- The Shed, Auchmountain Resource Centre, Broomhill Hub, Branchton Community Centre, Belville Gardens, Wellington Allotment Gardens Association, Blooming Inverkip (Inverclyde Academy &amp; Inverkip Primary), Parklea Branching Out, RIG Arts, Wellington Park Bowling Club.</p> <p>Launch of training Moodle platform.</p> <p>The project will achieve full spend and achieve outcomes by March 2025.</p>

## Investment Priority - Local Business – 6 Projects

Organisation, Project Name, SPF Intervention	Project Description	3 Year Allocation	Projected Underspend	Progress to Date
<p><b>CVS Inverclyde</b></p> <p><b>'Inverclyde Community Enterprise Programme'</b></p> <p><i>Support for growing local social economy, including community businesses, co-operatives and social enterprises</i></p>	<p>The project works with local social enterprises offering tailored support to augment CVSI's core activities, including building capacity through a bespoke programme which provides the tools to develop and grow their enterprise by tendering for contracts and generating income from charitable sources.</p>	<p>£120,000</p>	<p>0</p>	<p>The Enterprising Project in Communities (EPIC) team are currently working with 25 individuals and organisations to grow or develop social enterprise in Inverclyde.</p> <p>An intensive group training programme and individual support packages have been developed to help people to develop the skills and knowledge to make their social enterprise aspirations a reality.</p> <p>A key event will be 'A Social Enterprise (and Volunteering) Showcase' event, taking place at the Beacon Arts Centre on 30<sup>th</sup> October 2024, bringing together a range of local and national organisations as well as keynote speakers from local government and the national third sector. It will also feature a social enterprise trade fair and 'meet the experts' speed networking session.</p> <p>The project is on target to achieve full spend and meet its targets.</p> <p>Officers are looking at funding opportunities to continue and develop this provision post March 2025.</p>
<p><b>Inverclyde Council Business Development</b></p>	<p>The project will work with businesses to do an audit/online survey to assess the energy efficiency and sustainability of</p>	<p>£126,500</p>	<p>£50,000  (to be vired to</p>	<p>GCR 'Extend' Programme provides Net Zero audits for businesses, however low uptake from Inverclyde within the available timeline, resulted in £30,000 being</p>

<p><b>'Net Zero How Do I go About It?'</b></p> <p><i>Support for expert business advice regarding decarbonisation, climate adaptation and circular economy</i></p>	<p>the business and their premises. Following the audit the business can apply for grant funding to carry out improvements for their property.</p>		<p>Communities &amp; Place)</p>	<p>approved for virement to Communities &amp; Place for tree planting actions.</p> <p>It is suggested a further virement to Communities &amp; Place of £50,000 be approved to mitigate the recent loss of the Nature Restoration Fund.</p>
<p><b>Inverclyde Council Business Development</b></p> <p><b>'Improving Your Business Skills'</b></p> <p><i>Support for business resilience and COVID-19 recovery</i></p>	<p>To enhance the skills and knowledge of business owners in Inverclyde which will enable them to operate from a more competitive position.</p>	<p>£155,000</p>	<p>0</p>	<p>Project is complete and at full spend, via provision of the West Blackhall Street Resilience Fund which supported 61 local businesses with grant support.</p> <p><b>COMPLETE</b></p>
<p><b>Inverclyde Council Business Development</b></p> <p><b>'Business Networking'</b></p> <p><i>Strengthening local entrepreneurial ecosystems and supporting businesses at all stages of their development</i></p>	<p>To provide a forum for local business owners to regularly meet to learn about a topic of interest from a presenter, share ideas and explore opportunities to work together.</p>	<p>£22,400</p>	<p>0</p>	<p>Women in Business Network established, with face to face and online networking events taking place. 8 events have run to date seeing 187 different people attend.</p> <p>A well received addition to the networking opportunities available in the area.</p> <p>Project will achieve full spend and achieve outcomes. Officers looking at funding options to enable continuation and development of the Network post March 2025.</p>
<p><b>Inverclyde Council Business Development</b></p> <p><b>'Supporting Growth and New Start Growth'</b></p> <p><i>SME development grant and support</i></p>	<p>Providing grants and expert support to businesses who show growth potential as a new start business or supporting growth of existing business. Building on existing growth advice and grant infrastructure which is part o</p>	<p>£115,000</p>	<p>0</p>	<p>A range of business grants have been made available which add value to the Council's core business grants programme.</p> <p>The Digital Marketing grant has been particularly well received.</p> <p>Where there is lower uptake in some of the grants, flexibility is available to re-direct resources to other areas of the grants programme, ensuring employer demand is able to be met.</p>



				<p>To date, 59 businesses have received grant support.</p> <p><a href="#">Business grants and loans - Inverclyde Council</a></p> <p>The project will achieve full spend by March 2025 and achieve its outcomes.</p>
<p><b>Inverclyde Council Business Development</b></p> <p><b>‘Business Accelerator Programme’</b></p> <p><i>Strengthening local entrepreneurial ecosystems and supporting businesses at all stages of their development</i></p>	<p>Through procurement of expert support, this project will develop a programme of training to assist new businesses in the first 5 years of start up to support their sustainability and diversify the business base of Inverclyde.</p>	£208,855	0	<p>Tendering processes completed which enabled 2 expert support programmes to take place earlier in 2024, with 22 businesses taking part in the 6 week programmes, which included 1-1 advice &amp; support, as well as grant support.</p> <p>Two further programmes are taking place during October 24 – February 25, with one focussing on independent hospitality businesses given the need to support this sector through what has been, and continues to be, particularly challenging times. Twenty four businesses will be supported across the 2 programmes, which will include 1-1 advice and grant support.</p> <p>The programme will achieve full spend and meet its outcomes by March 2025.</p>

Investment Priority – People and Skills – 5 Projects

<b>Organisation, Project Name, SPF Intervention</b>	<b>Project Description</b>	<b>3 Year Allocation</b>	<b>Projected Underspend</b>	<b>Progress to Date</b>
<p><b>Inverclyde Council MCMC and CVS Inverclyde</b></p> <p><b>‘Youth Volunteering Programme’</b></p> <p><i>Enrichment and volunteering activities to improve opportunities and promote wellbeing</i></p>	<p>The project aims to deliver positive destinations for inactive young people across Inverclyde. It will focus on increasing and enhancing volunteering opportunities, making this a valuable way for young people to gain skills and experience in a supported environment.</p>	<p>£121,486</p>	<p>0</p>	<p>The project has developed young people’s skills and experiences by supporting them to take up local volunteering opportunities. It has also created a volunteering mentoring service and developed a youth champion programme. Participants are supported to access and gain the national Saltire Award, providing them with certification for their volunteering activities.</p> <p>128 young people have taken part in the programme to date.</p> <p>The project is on target to achieve full spend and to meet its outcomes by March 2025.</p>
<p><b>Parklea Branching Out</b></p> <p><b>‘Parklea Community Option’</b></p> <p><i>Support for employability programmes and advice activities</i></p>	<p>This programme will enhance PBO’s services by enabling provision of a more diverse programme of personal development and skills development opportunities for vulnerable people. This will target young people with autism and/or additional support needs to enable access to further education, training and employability options.</p>	<p>£90,000</p>	<p>0</p>	<p>The programme provides accredited training in horticulture, gardening, landscaping, and maintenance skills, alongside improving communication and teamwork abilities and essential life skills, such as independent travel and budgeting. Participants can also enhance their literacy, numeracy, and digital skills with support from PBO staff and Inverclyde Council’s CLD Adult Literacies team.</p> <p>81 young people have taken part in the programme. Over 95% have sustained positive destinations including school, further education, volunteering and employment.</p> <p>With employability support, 20 young people are in sustained employment including landscaping, joinery, retail and administration positions.</p>

				<p>A partnership with West College Scotland has seen young people undertake a series of accredited gardening and horticultural courses. Additionally young people have been supported to achieve first aid certificates, customer service awards, food safety and SQA personal development awards. To date 60 young people have achieved certification with a further 13 young people on course to achieve in the coming months.</p> <p>Engagement and consultation have been ongoing with young people, parents, and carers to enhance the service and provide guidance to various programs across Inverclyde.</p> <p>In collaboration with Morton in the Community and Inverclyde Council CLD team, a new project for the café facility, “Plants and Plates”, launched in September.</p> <p>The Independent Travel programme has been expanded, providing 50 young people with the skills to travel independently, opening doors to opportunities in further education, volunteering, and employment.</p> <p>The project will achieve full spend and exceed its outcomes by March 2025.</p>
<p><b>Inverclyde Council MCMC</b></p> <p><b>‘Steps 2 Progression’</b></p> <p><i>Employment support for economically inactive people</i></p>	<p>This is a focussed Youth project which will target 125 young people aged 16 - 19 years who are economically inactive and looking to move into a positive destination. The project will add to the training and life skills provision in the area, and will</p>	<p>£350,000</p>	<p>0</p>	<p>557 participants have taken part in various aspects of the programme, including 99 being supported by 1-1 provision for young people leaving school without a positive destination; 127 participating in contracted provision with Street League, who provide accredited programmes in Customer Service and Employability Awards, and 331 young people attending the Youth Hub service.</p>

	provide aftercare support to help sustain outcomes.			The project is on target to achieve full spend and meet outcomes by March 2025.
<b>Inverclyde Council Employability &amp; Skills</b>  <b>'Progress to Employment'</b>  <i>Employment support for economically inactive people including intensive and wrap-around one to one support</i>	<p>Progress to employment will support economically inactive people to move closer to employment by providing end-to-end support including key worker support, action planning, pre-vocational and vocational skills training.</p> <p>This project will be integrated with the wider all-age provision within the employability service, which currently utilises existing Council and Scottish Government funding.</p>	£483,283	0	<p>This is an all-age, bespoke employability service, available to any local resident who needs help and support to gain the confidence, pre-vocational and vocational skills to move into employment.</p> <p>It is delivered via in-house Key Worker services and complimentary contracted provision, including Inverclyde Community Development Trust, Stepwell Consultancy, Financial Fitness and Enable Scotland.</p> <p>It has supported 712 residents to date, with qualifications gained by 55%, and employment outcomes currently at 30%. Aftercare support will help ensure sustainability of employment.</p> <p>The project is on target to achieve full spend and met its outcomes by March 2025.</p>
<b>Inverclyde Council Employability &amp; Skills</b>  <b>'New Opportunities'</b>  <i>Courses and life skills and career skills provision for people who are not economically inactive</i>	<p>The project aims to provide barrier removal activity, pre-vocational training and vocational training to those furthest from the labour market, through provision of person-centred services which will move clients closer to, or into employment.</p>	£199,092	0	<p>The project supports those with multiple/complex barriers to employment, to overcome those barriers and gain confidence and skills to make employment a real consideration.</p> <p>Work experience programmes, alongside mental health support, financial awareness and skills attainment have been provided by the project, which also links in with the wider employability services in area.</p> <p>Provision is delivered in-house and through employability contractors, including ICDT, Stepwell, Financial Fitness and Enable.</p>

				<p>100 clients have been supported to date, with qualification attainment recorded as 56%.</p> <p>The project is on target to achieve full spend and meet/exceed its outcomes.</p>
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### Investment Priority – Multiply – 6 Projects

Organisation, Project Name, <i>SPF Intervention</i>	Project Description	3 Year Allocation	Projected Underspend	Progress to Date
<b>Inverclyde Council CLD</b>  <b>'Prison leavers maths and numeracy'</b>  <i>Courses aimed at prisoners and those recently released from prison or on temporary licence.</i>	<p>Group courses aimed at prisoners, those recently released from prison or on temporary licence, with 1-1 support available for those who need additional support.</p>	£39,064	£8,000	<p>Work within Gateside Prison is scheduled to commence second week October 2024. Staff have received personal safety training and undergone PVG check. Delivery will be a partnership with Fife College, offering the opportunity to attain qualifications.</p> <p>Project is on target to meet targets although an underspend is anticipated, which could be utilised if a year 4 were available.</p>
<b>Inverclyde Council CLD</b>  <b>'Partnership Maths and Numeracy'</b>  <i>Provision developed in partnership with community organisations and partners aimed at engaging hardest to reach learners</i>	<p>Development and delivery of bespoke programmes to tie in with CLD Partnership services including those on the employability pipeline.</p>	£76,099	£30,000	<p>This project embeds numeracy learning onsite within the initial organisation that the learner has engaged with. The programmes use the learning and teaching materials of the host organisation, ensuring the language of numeracy becomes an everyday practice, and that the numeracy processes are contextualised for the learning being undertaken.</p> <p>Activities are through small group learning, with 1:1 learning available for those who needed additional support.</p>

				<p>Organisations taking part include</p> <p>Oor club – work with 19 to 25year old’s who have additional support needs in money transactions</p> <p>Women’s Aid – offer short course in relation to budgeting, DIY and money management for the household</p> <p>DWP – engagement sessions with those aged 50+, long term unemployed to offer taster session on compare and contrast and cost of living</p> <p>Jericho House / Inverclyde Faith &amp; Throughcare / – short courses with embedded accreditation, cooking and budget skills</p> <p>CLD / Parklea / Morton In The Community – short course with embedded accreditation, numbers for employment.</p> <p>There is ongoing communication with partners and organisations, including attendance at events to promote the services of Multiply</p> <p>2 learners appearing on a podcast for Sunny Govan radio covering the themes of helping with children’s homework and financial learning.</p> <p>The project will meet approx. 80% of the target number of clients but has an anticipated underspend of £30,000, which could be utilised if a year 4 were available.</p>
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<p><b>Inverclyde Council CLD</b></p> <p><b>'1:1 Maths and Numeracy Support and Volunteer Training'</b></p> <p><i>New and flexible courses targeted at those without Level 5 maths, leading to an equivalent qualification</i></p>	<p>New intensive and flexible courses targeted at people without Level 5 maths in Scotland, leading to an equivalent qualification.</p>	<p>£146,745</p>	<p>£50,000</p>	<p>The project delivers 1:1 intensive support across a range of numerical areas, mapped to participant need, and has improved their knowledge, skills and understanding, while developing confidence to put their new numerical skills into practice in everyday contexts.</p> <p>To date 18 learners have secured accreditation, and been awarded a total of 59 units, and a further 27 learners are currently undertaking qualifications.</p> <p>Ongoing communication with partners and organisations, including attendance at partner events to promote the services of Multiply</p> <p>2 learners appearing on a podcast for Sunny Govan radio covering the themes of helping with children's homework and financial learning.</p> <p>Project is on target to achieve outcomes, but has an anticipated underspend of £40,000 which could be utilised if a year 4 were available.</p>
<p><b>Inverclyde Council, Regeneration</b></p> <p><b>'Everyday maths'</b></p> <p><i>Courses designed to increase confidence with numbers</i></p>	<p>Everyday numeracy, adult learning programmes based around every-day numeracy relating to shopping, cooking, and supporting children with homework. The courses will support people to upskill their numeracy skills, build confidence and potentially work towards a formal qualification in the future.</p>	<p>£173,000</p>	<p>£173,000</p>	<p>Due to competing priorities, insufficient capacity was available to progress this project within available timescales and against the backdrop of known challenges being faced in providing stand alone numeracy services. However, CLD's provision in some way addresses the outcomes originally identified for this project.</p>
<p><b>Inverclyde Council, Employability &amp; Skills</b></p>	<p>Workplace numeracy working alongside employers such as social care staff, health staff,</p>	<p>£76,941</p>	<p>£76,941</p>	<p>Due to competing priorities, insufficient capacity was available to progress this project within available</p>

<p><b>'Workplace Maths and Numeracy Programmes and Staff Training'</b></p> <p><i>Programmes delivered together with employers to cover numeracy skills required in the workplace</i></p>	<p>local call centres. Programme delivery will be shaped by the partnership between employer and employability services to ensure maximum uptake of programme.</p>			<p>timescales, however if an extension is granted, it could be progressed effectively in 2025/26.</p>
<p><b>West College Scotland</b></p> <p><b>'Multiply – WCS'</b></p> <p><i>New and flexible courses targeted at those without Level 5 maths, leading to an equivalent qualification</i></p>	<p>Additional college programmes to support community members without formal qualification to level 5 maths to achieve an outcome.</p>	<p>£79,000</p>	<p>£30,000</p>	<p>There have been difficulties in attracting sufficient uptake for stand alone numeracy services, however embedding numeracy in the wider college provision has had better success, and to date 60 clients have taken part in the programme. There is an anticipated underspend which could be utilised if a year 4 were available.</p>



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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV057/24/SJMM</b>
<b>Contact Officer:</b>	<b>Martin McNab</b>	<b>Contact No:</b>	<b>01475 714246</b>
<b>Subject:</b>	<b>Local Housing Strategy Update</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 To update the Committee on progress on delivery of the Inverclyde Local Housing Strategy 2023-2028.
- 1.3 The Local Housing Strategy was approved by Committee on 2 November 2023. Committee was advised that the initial action plan would be reviewed and refined by the four outcome Delivery Groups and the LHS Steering Group before being brought back to Committee. The revised action plans were approved by the March 2024 Environment & Regeneration Committee.
- 1.4 This report updates Committee on progress on implementation of the Local Housing Strategy and on progress on the actions due in years one and two of the LHS.
- 1.5 As the Committee was advised it is intended that the Action Plan will be a living document with actions revised as required and new actions brought into the plan through the course of the five-year span of the LHS. The LHS Steering Group is of the view that it would be appropriate to bring the full updated action plan to the March Committee as that would be a full year since approval of the final action plan.

## **2.0 RECOMMENDATIONS**

- 2.1 That Committee notes the progress on implementation of the Inverclyde Local Housing Strategy 2023-2028.

### 3.0 BACKGROUND AND CONTEXT

- 3.1 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce an LHS which sets out its strategy, priorities and plans for the delivery of housing and related services. The Act also states that the LHS must be supported by an assessment of housing provision and related services, that it must be submitted to Scottish Ministers, and that local authorities must keep their LHS under review. This report is to allow Committee to review progress on the 2023-2028 LHS.
- 3.2 The LHS was co-produced with partners, including the Inverclyde HSCP and local RSLs, with a Steering Group and four options appraisal groups looking at the specific action plans for each of the four outcomes. The Steering Group was reconvened to consider the LHS delivery process and the options appraisal groups have been re-established as Outcome Delivery Groups for the four outcomes.

**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.

### 4.0 PROGRESS ON LHS IMPLEMENTATION

- 4.1 The four Outcome Delivery Groups and the LHS Steering Group have now met three times each in the year since approval of the Inverclyde Local Housing Strategy 2023-28 and have contributed to and approved progress against the LHS Action Plan in the Strategy's first year. The Outcome Delivery Groups are chaired by relevant partners including senior staff from local RSLs, Council Officers and HSCP staff.
- 4.2 Progress against the individual actions in the Action Plan is recorded on the Council's performance management system Pentana. A summary report showing progress against the actions scheduled for years one and two is attached at Appendix 1. A full report on all of the actions will be brought to the March Committee together with any recommendations for new or amended actions. In this way the Action Plan will remain relevant and will eventually form the backbone of the next LHS.

### 5.0 PROPOSALS

- 5.1 That Committee notes the progress on implementation of the 2023-28 LHS and receives a further report on the full action plan together with any recommended changes at the March Committee.

### 6.0 IMPLICATIONS

- 6.1 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

## 6.2 Finance

None

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

Annually Recurring Costs/ (Savings)

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

## 6.3 Legal/Risk

There is a legal duty on the Council to produce a Local Housing Strategy and to keep this under review.

## 6.4 Human Resources

N/A

## 6.5 Strategic

The Local Housing Strategy is the most important element in the Council's strategic planning for housing delivery.

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

N/A

### (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
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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 EqlA is required. Provide any other relevant reasons why an EqlA 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?

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YES – A written statement showing how this report’s recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.

X
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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?

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YES – Assessed as relevant and a CRWIA is required.

X
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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.

**6.7 Environmental/Sustainability**

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

None.

Has a Strategic Environmental Assessment been carried out?

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YES – assessed as relevant and a Strategic Environmental Assessment is required.

X
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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.

**6.8 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.

## 7.0 CONSULTATION

7.1 The implementation of the Local Housing Strategy is reliant on the active participation and contribution from local partners including the local RSLs and the Inverclyde HSCP.

## 8.0 BACKGROUND PAPERS








8.1 Inverclyde Local Housing Strategy 2023-28, Environment & Regeneration Committee 2 November 2023 **ENV053/23/SJ/MM**







Local Housing Strategy Update, Environment & Regeneration Committee 14 March 2024 **ENV022/24/SJ/MM**


## LHS Outcome 1 People in Inverclyde live in quality homes in connected communities

### Years 1 and 2

Rows sorted by Due Date

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Regeneration of Clune Park, Port Glasgow	PP/LHS01.5a	Develop Clune Park Design Brief.	 Complete	01-May-2024	
Regeneration of Clune Park, Port Glasgow	PP/LHS01.5b	Publication of updated Clune Park masterplan.	 Complete	01-May-2024	
Regeneration of Clune Park, Port Glasgow	PP/LHS01.5c	Appointment of a RSL development partner	 On track	24-Dec-2024	
Acquisition Programme.	PP/LHS01.10b	Liaison with More Homes Division to review scheme criteria.	 On track	31-Dec-2024	
Acquisition Programme.	PP/LHS01.10c	Approve revised guidance and criteria.	 On track	31-Dec-2024	
Prioritise Housing Regeneration	PP/LHS01.2a	Integration of LHS Delivery Group and LOIP Board.	 On track	31-Dec-2024	The Alliance Board has themed groups based on the Partnership Plan, with LHS falling under the Place group. The goal is to integrate LHS actions into the Place group rather than create a new action plan.
Prioritise Housing Regeneration	PP/LHS01.2b	Review LHS objectives and other Corporate Strategies and Plans for alignment.	 On track	31-Dec-2024	This will be reviewed in March/last quarter of financial year and presented to Environment and Regeneration committee. A more comprehensive update for this action will form as Alliance Board forms and LDP development progresses.





Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Engage with Private Developers	PP/LHS01.4a	Design private developer engagement programme in partnership with Homes for Scotland.	 On track	31-Dec-2024	HS & Planning met with Homes for Scotland (HfS) with productive discussion on priority sites. HfS shared valuable market intelligence. HS and Planning are working on aligning the evidence report with LHS targets, reviewing land availability.
Engage with Private Developers	PP/LHS01.4b	Review research and engagement feedback on main barriers.	 Slippage	31-Dec-2024	HfS to send over the specific North Lanarkshire details to outline their approach towards land audit.
Explore mixed tenure funding mechanisms.	PP/LHS01.8a	Consider Homes for Scotland information on future housing need and establish updated baseline.	 On track	31-Dec-2024	HS reviewed the report, noting that the HNDA methodology does not capture hidden households. Housing delivery figures are adjusted for population growth aspirations in the Housing Supply Target and will be reflected in Housing Land Requirement paper. HS will draft a briefing note for action sign-off and develop the Council's position.
Prioritise Housing Regeneration	PP/LHS01.2d	Engage community planning and economic development partners in producing a housing led marketing strategy.	 On track	31-Dec-2025	HfS shared North Lanarkshire's approach of contacting landowners about site development plans or potential lapses. Housing Strategy and Planning are developing the evidence report, reviewing land availability, and planning a programme of engagement to support private sector delivery.
Work with RSLs on Asset Management and Regeneration Proposals	PP/LHS01.3a	Define/map extent and nature of low demand housing assets in partnership across RSLs.	 On track	31-Dec-2025	Work has commenced on an initial mapping audit of what information is available to the Council including land, assets, empty homes Once concluded this will be presented to partners to analyse and cross reference with their information on low demand assets.
Work with RSLs on Asset Management and Regeneration Proposals	PP/LHS01.3b	Define/map available regeneration sites in Inverclyde.	 On track	31-Dec-2025	Work has commenced on an initial mapping audit of what information is available to the Council including land, assets, empty homes Once concluded this will be presented to






Development area	LHS Ref	Sub-action	Status	Due Date	Comment
					partners to analyse and cross reference with their information on low demand assets.
Engage with Private Developers	PP/LHS01.4c	Scope and test the feasibility of development incentives in partnership with private developers.	 On track	31-Dec-2025	HS engaged with More Homes division about how partnership support for regeneration funding could potentially be utilised to support could progress at Clune Park. This to be followed up with engagement with HfS and scoping out other examples of local authorities utilising the fund elsewhere.















## LHS Outcome 2 People in Inverclyde find it easier to access and sustain a home









### Years 1 and 2

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Engage with Private Landlords	PP/LHS02.1a	Engage and consult with private landlords and stakeholders to establish what support is required to enhance compliance.	 On track	31-Dec-2024	The project is on track with a survey planned for development and publication soon. December 2024 remains achievable, though the project may evolve based on survey feedback.
Engage with Private Landlords	PP/LHS02.1c	Update and further develop suite of information, advice, and support tools for private landlords (including advice on rights and responsibilities)	 On track	31-Dec-2024	Engagement with private landlords is ongoing.
Engage with Private Landlords	PP/LHS02.1d	Complete reporting mechanism for unfit landlords		31-Dec-2024	Anderson Strathern (AS) have reviewed the proposed process and procedures in place for reporting unfit landlords to the Board. Public Health and Housing are providing input to a training event for elected members to be undertaken by AS. This will be complete before Dec 24.
Improve Advice, Assistance and Access to PRS	PP/LHS02.2a	Review of information, advice, and support materials to households in or seeking PRS housing.	 On track	31-Dec-2024	The action is on track, with agencies set to be contacted in the coming weeks and leaflet production to follow.
Empty Homes	PP/LHS02.3a	Mapping exercise of empty homes in regeneration areas completed.	 Complete	31-Dec-2024	Have completed a mapping exercise of empty properties using Council Tax data to identify potential hotspots. The next step is coordinating a strategic response to ensure

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
					these properties contribute to affordable housing and regeneration goals
Empty Homes	PP/LHS02.3b	Empty Homes Strategy developed.	 On track	31-Dec-2024	Work has begun on developing the Inverclyde Empty Homes Strategy 2025-2030, with key sections like Introduction, Legislation, and Policy already completed. The next step is to consult stakeholders to identify barriers and develop interventions for the action plan.
Deliver "Wraparound" Housing Support Models	PP/LHS02.5a	Develop rapid rehousing support team to meet the needs of households experiencing severe and multiple disadvantages.	 On track	31-Dec-2024	The Housing Options and Homelessness Service is supporting 71 individuals and is developing a review schedule and step-down plan for independence. Despite recent staff losses, the service remains on track, with 2024 not being a strict end point.
Deliver "Wraparound" Housing Support Models	PP/LHS02.5c	Develop personal housing plan process in partnership with HSCP Resource Group.	 On track	31-Dec-2024	Ten support reviews have been conducted, showing 86% of individuals made positive progress and a 96% tenancy sustainment rate for those over 12 months. The SHORE conference last month generated feedback to the Scottish Prison Service, with the next homelessness and justice working group meeting scheduled for October 23rd.
Support Housing for Asylum Seekers and Refugees	PP/LHS02.6a	Review LHS objectives and Inverclyde Repopulation Strategy to improve alignment.	 Slippage	31-Dec-2024	A report was presented to the Policy and Resources Committee seeking approval for match funding, partly from the Scottish Government, to hire an officer focused on addressing depopulation and attracting residents to Inverclyde. While the action's due date may need to be postponed due to recruitment delays, positive progress is being made.
Support Housing for Asylum Seekers and Refugees	PP/LHS02.6b	Integrate LHS Delivery Group and Refugee Integration Team.	 Slippage	31-Dec-2024	As above





Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Develop Collaborative Housing Options Model	PP/LHS02.7a	Provide universal housing options advice and assistance model and optimise support assessment tools.	 Complete	31-Dec-2024	Last years' service redesign focused on providing universal housing options, not just assisting individuals through the homelessness route. Now offering housing options through the Prevent 1 process.
Develop Capacity to Deliver Person-Led Housing Support	PP/LHS02.8a	Improve awareness and access to housing support services for households at risk of homelessness.	 On track	31-Dec-2024	The service received a positive unannounced inspection from the Care Inspectorate. The new team leader is monitoring evaluation tools, conducting mock inspections, and advising on documentation systems to ensure sufficient information for future inspections
Develop Capacity to Deliver Person-Led Housing Support	PP/LHS02.8b	Develop housing support planning tools and reporting frameworks.	 On track	31-Dec-2024	Homestar is utilised to measure 10 outcomes, reviewed with individuals every six weeks, showing 86% progress in at least three outcomes.
SHORE Standards	PP/LHS02.9a	Improve the reliability of data between Inverclyde Council and Registered Social Landlords with respect to the admissions of Inverclyde residents into SPS custody and liberations from SPS custody.	 Slippage	31-Dec-2024	The data-sharing agreement lacks a provision for notifying RSLs when someone enters the prison system, as highlighted at the SHORE conference. Housing definitions in the guidance are unclear in the context of stock transfer. Housing Strategy will collate a stock profile to help partners identify landlords in specific areas. Advice needs sought from GDPR solicitor
SHORE Standards	PP/LHS02.9b	Engage with local housing providers and SPS on current issues around SHORE implementation in Inverclyde.	 On track	31-Dec-2024	SHORE conference took place in August 2024. Report on findings from the event to follow.
Engage with Private Landlords	PP/LHS02.1b	Review outcomes of private sector stock condition survey to target assistance on improving housing quality.	 Not yet started	31-Dec-2025	

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Engage with Private Landlords	PP/LHS02.1e	Launch awareness campaign on available support across landlord population.	 Not yet started	31-Dec-2025	No launch until 2025. Need to produce survey first. Action dependent on other activity.
Improve Advice, Assistance and Access to PRS	PP/LHS02.2b	Improve and market information, advice and support services to PRS tenants.	 Not yet started	31-Dec-2025	
Empty Homes	PP/LHS02.3c	Empty Home Strategy launch and delivery.	 Not yet started	31-Dec-2025	
Transform Temporary Accommodation Model	PP/LHS02.4b	Develop decommissioning plan for Inverclyde Centre.	 On track	31-Dec-2025	A paper has been prepared outlining options and will be presented to the CMT and IJB in October.
Transform Temporary Accommodation Model	PP/LHS02.4c	Improve dispersed accommodation acquisition plan in conjunction with RSL Partners.	 On track	31-Dec-2025	<p>HS and Housing Options &amp; Homelessness Service have commenced discussions on how to align rapid rehousing objectives and the acquisition programme to acquire properties to this end.</p> <p>Scottish Government announced an additional £80 million of funding to be allocated through the AHSP in 2024/25 and 2025/26 (£40 million each financial year) towards acquisitions to increase the temporary accommodation supply. The majority of this funding is being diverted to 5 authorities who have significant evidenced pressures on their homelessness services. Inverclyde received an allocation of £41,000 from this latest increase. Further discussions are required to determine how best to utilise this uplift in funding.</p>
Support Housing for Asylum Seekers and Refugees	PP/LHS02.6c	Ongoing engagement across RSL partners to identify opportunities to support resettlement.	 On track	31-Dec-2025	A new service manager position covering homelessness and settlement has been approved by the IJB. Mears accommodation could see up to 60 households seeking

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
					settled outcomes through the homelessness service,
Support Housing for Asylum Seekers and Refugees	PP/LHS02.6d	Review capacity and effectiveness of housing and support model aligned to resettlement proposals.	 On track	31-Dec-2025	
Develop Collaborative Housing Options Model	PP/LHS02.7b	Develop multi-agency referral and consent to share framework.	 Not yet started	31-Dec-2025	Involved in multi-agency referrals.
Develop Collaborative Housing Options Model	PP/LHS02.7c	Develop case management model to enable coordinated partner interventions.	 Not yet started	31-Dec-2025	
Develop Collaborative Housing Options Model	PP/LHS02.7d	Promote housing options advice and information across public sector bodies aligned to delivery of new 'Ask and Act' duty.	 Not yet started	31-Dec-2025	
Develop Collaborative Housing Options Model	PP/LHS02.7e	Multi-agency roll-out of Housing Options Training Toolkit.	 On track	31-Dec-2025	
Develop Capacity to Deliver Person-Led Housing Support	PP/LHS02.8c	Develop multi-agency case management model which enables resettlement and housing sustainment.	 On track	31-Dec-2025	
SHORE Standards	PP/LHS02.9c	Support the Scottish Government in the creation of a standardised template to deliver a more collaborative and consistent approach to housing options advice and support.	 On track	31-Dec-2025	
SHORE Standards	PP/LHS02.9d	Consider the local implications on refreshed national SHORE standards and implications for the policy in Inverclyde.	 On track	31-Dec-2025	


## LHS Outcome 3 People in Inverclyde are supported to live independently and well at home

### Years 1 and 2

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Review and update the RSL Acquisition programme and processes for purchasing specialist housing	PP/LHS03.11a	Review of specialist housing acquisition processes	 On track	31-Dec-2024	This action is on track.
Review and update the RSL Acquisition programme and processes for purchasing specialist housing	PP/LHS03.11b	Identification of specialist housing requirements in Inverclyde	 On track	31-Dec-2024	This action is on track.
Review armed forces covenant and RSL allocation policies	PP/LHS03.13a	Review armed forces covenant	 On track	30-Sep-2025	It was noted that RCH allocations policy already reflects armed forces covenant,  HS to check common housing register for armed forces covenant and can then sign the action off as confirmed
Review armed forces covenant and RSL allocation policies	PP/LHS03.13c	Update RSL allocation policies accordingly	 On track	30-Sep-2025	As above.








## LHS Outcome 4 People in Inverclyde live in good quality, carbon friendly and energy efficient homes which reduce fuel poverty






### Years 1 and 2






Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Referral Pathways and Target Home Energy and Fuel Poverty Advice	PP/LHS04.6	Review and update current advice and referral pathways for fuel poverty and energy advice with Home Energy Scotland and other relevant partners.	 On track	30-Sep-2024	<p>The Home Energy Scotland (HES) summer promotion pack has been circulated throughout Inverclyde Council services, local RSL's and various external agencies. A meeting was held with HES to identify market gaps and explore potential opportunities to enhance referral pathways. HES have agreed to deliver awareness presentations to front line staff ahead of the release the winter promotion pack, the first presentation will take place 7/11/24.</p> <p>Energy Efficiency Scotland Area Based Schemes (ABS), 2024-25. The SG provide funding to contribute to the wider aims of their HEAT in Building and Fuel Poverty Strategies, predominately External Wall Insulation (EWI) and Photovoltaic (PV) energy efficiency measures. IC's procured Managing Agent to delivery this programme is currently working with IC's procurement team to tender for a works contractor to carry out the EWI/PV programme of works.</p>

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
Design and deliver an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES)	PP/LHS04.2	Design and deliver an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES) in partnership with RSLs, Inverclyde Council, energy companies and the Scottish Government.		30-Sep-2025	Sign off Environment and Regeneration committee 16th of May
Design an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES)	PP/LHS04.2a	Build partnership network to develop LHEES including targeted implementation plan.	✔ Complete	30-Sep-2025	
Design an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES)	PP/LHS04.2b	Develop funding plan across Inverclyde Council, Glasgow City Region partners, energy companies, RSLs and private funders.	✔ Complete	30-Sep-2025	4.2 LHEES is completed.
Design an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES)	PP/LHS04.2c	Maximise the use of national funding programmes aligned to priority LHEES proposals.	✔ Complete	30-Sep-2025	
Design an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES)	PP/LHS04.2d	Encourage and support owners and private landlords to accessing funding opportunities that enable participation in LHEES projects.	▶ On track	30-Sep-2025	To reach out to such groups once full range of funding options known.
Design an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES)	PP/LHS04.2e	Enhance assistance pathways to improve housing quality and energy efficiency in private sector housing.	▶ On track	30-Sep-2025	
Work with partners to co-ordinate funding opportunities to target net zero and placemaking approaches	PP/LHS04.3	Work with partners to co-ordinate funding opportunities to target net zero and placemaking approaches	▶ On track	30-Sep-2025	Funding options discussions ongoing.
Work with partners to co-ordinate funding opportunities to target net	PP/LHS04.3a	Identify partners and map joint contribution to achieving net zero in Inverclyde.	▶ On track	30-Sep-2025	This is unlikely to be consolidated into a single action. Given the limited existing capital funding, we need to assess what other partners are doing, collate funding



Development area	LHS Ref	Sub-action	Status	Due Date	Comment
zero and placemaking approaches					opportunities, and coordinate efforts. There is no anticipated completion date, as this will be an ongoing process.
Work with partners to co-ordinate funding opportunities to target net zero and placemaking approaches	PP/LHS04.3b	Map out existing funding opportunities and project.	 On track	30-Sep-2025	See above
Work with partners to co-ordinate funding opportunities to target net zero and placemaking approaches	PP/LHS04.3c	Develop and agree arrangements for coordinating funding for future projects.	 On track	30-Sep-2025	See above
Work with partners to co-ordinate funding opportunities to target net zero and placemaking approaches	PP/LHS04.3d	Agree and implement funding performance criteria.	 Not yet started	30-Sep-2025	
Work with partners to co-ordinate funding opportunities to target net zero and placemaking approaches	PP/LHS04.7	Ensure LHEES is fully integrated into the LOIP, Child Poverty Local Action Plan and Local Employability Development Plan in order to tackle fuel poverty and support training, job creation and investment.	 On track	30-Sep-2025	HS to work with Child Poverty to develop deeper integration of these strategies.
LHEES Integration into LOIP	PP/LHS04.7a	Identify key strategies LHEES should be aligned to and agree governance arrangements.	 On track	30-Sep-2025	
LHEES Integration into LOIP	PP/LHS04.7b	Review LHEES objectives and LOIP, Child Poverty Local Action Plan and Local Employability Strategy for alignment.	 On track	30-Sep-2025	
LHEES Integration into LOIP	PP/LHS04.7c	Update LOIP, Child Poverty Action Plan and economic development strategy to align with LHEES vision.	 On track	30-Sep-2025	

Development area	LHS Ref	Sub-action	Status	Due Date	Comment
LHEES Integration into LOIP	PP/LHS04.7d	Maximise partnership opportunities to access housing investment and infrastructure funding streams.	 On track	30-Sep-2025	
Use the outcome of the private sector stock condition survey to target investment, support, and enforcement activity via the Scheme of Assistance	PP/LHS04.9	Use the outcome of the private sector stock condition survey to target investment and enforcement activity via the Scheme of Assistance.	 Not yet started	30-Sep-2025	HS – commissioned stock condition survey. Actions to be developed following from that in 2025
Use the outcome of the private sector stock condition survey to target investment, support, and enforcement activity via the Scheme of Assistance	PP/LHS04.9a	Identify key properties and locations to be targeted via support through the Scheme of Assistance /Affordable Housing Supply programme re acquisition.	 Not yet started	30-Sep-2025	
Use the outcome of the private sector stock condition survey to target investment, support, and enforcement activity via the Scheme of Assistance	PP/LHS04.9c	Integrate private sector stock condition survey into PPA regeneration masterplans and LHEES priority proposals.	 Not yet started	30-Sep-2025	
Use the outcome of the private sector stock condition survey to target investment, support, and enforcement activity via the Scheme of Assistance	PP/LHS04.9d	Maximise partnership opportunities to access housing repair and maintenance funding streams.	 Not yet started	30-Sep-2025	

Action Status	
	Cancelled
	Overdue; Neglected
	Unassigned; Check Progress
	Not Started; In Progress; Assigned
	Completed

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV056/24/SJMM</b>
<b>Contact Officer:</b>	<b>Martin McNab</b>	<b>Contact No:</b>	<b>01475 714246</b>
<b>Subject:</b>	<b>Inverclyde Strategic Housing Investment Plan 2025-30</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 To seek approval for the Strategic Housing Investment Plan 2025-30.
- 1.3 To secure funding from the Affordable Housing Supply Programme (AHSP) every local authority is required to prepare an annual Strategic Housing Investment Plan (SHIP). The SHIP reinforces the role of the Council as the strategic housing authority for Inverclyde. It sets out the key investment priorities for affordable housing in Inverclyde over a five-year period to achieve the outcomes of the Local Housing Strategy (LHS) 2023-2028, and help the Scottish Government complete the delivery of 50,000 affordable homes; and deliver a further 110,000 affordable homes by 2032.
- 1.4 All local authorities were required to submit their SHIPs to the Scottish Government's More Homes Division Area Team by Friday 25 October 2024 via the Housing and Regeneration Programme (HARP). HARP is a web-based system designed to store consistent and accurate information about all local authority housing programmes.
- 1.5 As per agreed protocol and due to the date of this Committee meeting, The Scottish Government was advised that Inverclyde Council would submit a draft of the SHIP through HARP pending the decision on its approval at today's Committee meeting.
- 1.6 The SHIP 2025 - 2030 has been prepared in consultation with all our developing RSL partners and includes a full programme of affordable housing development proposals over the five-year period. The SHIP supporting statement including the summary table is attached at Appendix 1.

## **2.0 RECOMMENDATIONS**

- 2.1 That the Committee approves the Strategic Housing Investment Plan for the five-year period from 2025 - 2030 for submission to the Scottish Government by Inverclyde Council; and
- 2.2 That the Committee notes the content and projects included in the Strategic Housing Investment Plan 2025 – 2030 as detailed at Appendix 1.

### **3.0 BACKGROUND AND CONTEXT**

- 3.1 The SHIP guidance (Guidance on preparing Strategic Housing Investment Plans, July 2022) requires all local authorities to prepare and submit a new five-year SHIP by Friday 25 October 2024. The Scottish Government have been advised that due to scheduling, we submitted a draft SHIP pending the decision on Committee approval of the SHIP at today's meeting. The SHIP 2025 - 2030 sets out Inverclyde Council's priorities for affordable housing development and presents an overview of what might be achieved throughout Inverclyde over the next five years.
- 3.2 The SHIP is a rolling programme with annual updates. The 2025-2030 SHIP reflects the priorities contained in the 2023-2028 Local Housing Strategy.
- 3.3 Inverclyde has benefitted from significant investment in new affordable housing to address the housing priorities in our area which most reflect the needs of our residents. National and local housing providers have received around £90 million grant funding since 2017 from the Scottish Government's Affordable Housing Supply Programme (AHSP). The RPA for Inverclyde for 24/25 is £7.326m with future years yet to be confirmed.
- 3.4 The SHIP is the result of ongoing consultation with RSLs, the Scottish Government and HSCP. Similarly, discussions with Council colleagues such as those in Roads, Planning, Property Services and Legal are fundamental in helping to resolve issues and ensure the delivery of development proposals which contribute appropriate housing for the area.
- 3.5 Efforts are focussed on completing existing projects, however RSLs have put forward a series of proposals for new affordable housing developments across Inverclyde covering the planning period from 2023 to 2028, and our Acquisition Programme aims to deliver around 40 new affordable homes across Inverclyde each year. The 'Summary of Inverclyde SHIP 2025/26 – 2029/2030' table (see Appendix 1) provides details of all projects over the five-year period.
- 3.6 Depopulation coupled with negative projected household change will result in an increase in the number and proportion of single person households in Inverclyde. 4 out of every 10 households are expected to be single person households by 2029. The majority of these are projected to be inhabited by older persons, who generally wish to continue living independently in home and community settings. This requires serious consideration being paid to future housing provision, including specialist provision. By ensuring supply of wheelchair housing; providing specific dementia friendly accommodation; and increased use of technologies such as telehealth and telecare; we are confident that we can address the housing and health needs of our increasing older population and support independent living.
- 3.7 Scottish Government guidance (Guidance for setting of Local Housing Strategy targets to support the delivery of more wheelchair accessible housing, March 2019) requested a greater focus on the delivery of wheelchair accessible housing across each local authority area. Following a 'Specialist Housing Review' in Inverclyde, a new Wheelchair Accessible Housing Policy was approved for inclusion in the Inverclyde Local Development Plan where the Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 units or more. Consultation is currently ongoing on developing targets for the next LDP.
- 3.8 As well as engaging with the effects of depopulation and an aging population profile through specialist housing provision, the SHIP is also geared towards alignment with Inverclyde Alliance's Repopulation Strategy focus of reversing trends of depopulation. The repopulation strategy focus is on how private housing developments can add additional housing supply to enable economically active people to move to Inverclyde, and/or to provide a housing supply offer to retain young households from Inverclyde. The SHIP is to support this in the tenure mix of the

Clune Park development via exploring the possibility of including new supplied shared equity (NSSE) housing units within the Clune Park housing mix. NSSE provides an affordable home ownership option for such households and has the potential to provide a signal to private developers of an untapped market for new build private sector housing.

3.9 The methodology which determines which projects are prioritised through the AHSP involves many considerations including suitability of proposed house type/mix; impact new housing might have on older stock in the area; and ownership of the land to be used for development. When asking for SHIP submission forms from our RSLs, Inverclyde Council stipulate that the projects which will be prioritised are those which achieve the best balance between the following categories:

- Project meets one or more LHS objectives: 2 points per LHS outcome met.
- Project aligns with the Council's land use policy and Affordable Housing Policy outlined within the LDP: 2 points.
- Project supports the repopulation agenda through an innovative tenure development: 3 points.
- Project supports the objectives of the rapid rehousing plan: 3 points.
- Project mitigates against child poverty: 3 points.
- Project is considered i.) highly deliverable; 6 points; ii.) deliverable: 4 points; iii.) somewhat deliverable 2 points; iv.) feasibility of project questionable but still to be retained: placed in slippage programme; v.) project undeliverable: taken off the SHIP.

We continue to work with RSL and HSCP partners to monitor how successfully the highest priority projects meet the housing need for the area, their efficacy in helping to achieve the LHS outcomes, and their deliverability. This monitoring process ensures that the housing projects delivered in the area are those which best meet the needs of the population.

3.10 An annual Acquisition Programme has been agreed between the council, RSLs and the Scottish Government. Inverclyde will receive up to £1m grant funding (at a rate of 50% of purchase price, up to £50,000 per property) through the AHSP in the 2024/25 financial year. The AHSP funding will be matched by the contributing RSLs: Cloch Housing Association, River Clyde Homes, Link Housing, Larkfield Housing Association and Oak Tree Housing Association. The fundamental aims of the Acquisition Programme are:

1. To consolidate stock for management and improvement purposes.
2. To secure stock where there is limited supply and limited development opportunities.
3. To secure stock for households with particular requirements.

The partners involved in the Acquisition Programme aim to purchase up to 40 homes annually to add to the affordable housing stock within areas of existing housing in Inverclyde. This will be reduced to 20 homes for the year 24/25 but it is hoped that RSLs will be able to deliver 40 units in future years. Further work is ongoing on improving the process for acquiring stock for specialist use as part of the Local Housing Strategy implementation.

3.11 All stock owned by RSLs must meet the Energy Efficiency Standard for Social Housing (ESSH) standards. ESSH aims to improve the energy efficiency of social housing in Scotland and contribute to the Scottish Government target to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045. All the projects in the SHIP will meet ESSH standards, help to tackle fuel poverty, and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home.

## 4.0 PROPOSALS

4.1 That Committee approves the Inverclyde Strategic Housing Investment Programme 2025-2030 and notes the update on current projects below.

### 4.2 Sanctuary Scotland

**Former Health Centre at Duncan Street, Greenock (64 units)** - The development at Duncan Street is on the site of the former health centre in Greenock. Once completed, 64 new units for social rent will be provided, a mixture of 1, 2, 3 and 4 bed houses and flats, inclusive of two wheelchair accessible units. The Duncan Street site is situated in Greenock town centre. Due to its excellent town centre location, Inverclyde Council have been in discussions with Inverclyde HSCP and Sanctuary to also deliver two supported units suitable for bariatric people on this site. Work commenced at the site in July 2024 and expected completion is in 2026.

**Bay Street - Port Glasgow (24 units)** - This four-storey block will provide twenty-four 1 and 2 bed flats of amenity housing for older people on land beside the A-listed Gourrock Ropeworks. The LHS action plan specifically states that we will 'Deliver older persons housing through RSL newbuild programmes,' to address the growing demographic pressures of an ageing population. The town centre location of the Bay Street site and favourable topography lends itself to older people's housing provision. This development will contribute towards delivery of LHS Outcome 3: People in Inverclyde are supported to live independently and well at home. Site start is expected in the early months of 2025, with an anticipated completion in 2026/2027.

### 4.3 Link Group

#### **Quarry Drive - Kilmacolm (19 units)**

In May 2022, the Scottish Government approved McTaggart & Mickel's proposal to develop 75 new homes at Quarry Drive in Kilmacolm. Outline planning approval was granted at a meeting of the full Inverclyde Council on 4 May 2021.

Policy 18 of the proposed Inverclyde Local Development Plan states that 'There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing.'

Due to Inverclyde Council's affordable housing policy, nineteen 1, 2, 3 and 4 bed affordable homes will be delivered in partnership with Link Group at the Quarry Drive site. The properties will be let and managed by Link. The project will be in the later stages of development of the overall site.

### 4.4 Oak Tree Housing Association

#### **Strone Farm - Greenock (15 units)**

As reported in last year's SHIP, there have been delays to completion as the original developer struggled to meet the rise in supply chain costs resulting from Brexit and the Covid 19 Pandemic, (even with an additional grant funding supplied by the Scottish Government), and subsequently went into liquidation resulting in the contract being terminated.

Oak Tree Housing Association have retendered the contract and hope to make a decision in October 2024.

### 4.5 To Be Confirmed

#### **Clune Park – Port Glasgow (135 units)**

In 2023, Inverclyde Council further progressed plans towards its ambition of regenerating the area of Clune Park, as directed to within the Inverclyde LHS 2023-2028. This work primarily focused on acquiring properties, to be held empty, with a future aspiration for the demolition of the existing tenement buildings, which are no longer fit for purpose. Inverclyde Council have to date acquired 278 of the 430 flatted properties at the proposed Clune Park development site. This has required significant investment from the Council and there will be ongoing investment to acquire the remaining properties.

The long-term strategic ambition of the Council is for the redevelopment of mixed tenure housing on the Clune Park site to tie in with both Inverclyde Council and the Inverclyde Alliance’s wider policy objectives stated within the Inverclyde Repopulation Action Plan, namely the retention of the younger population and to attract new residents to the area to facilitate population growth.

Subsequently, Hypostyle Architects were appointed to develop a masterplan for the Clune Park regeneration area based on the housing requirements outlined within the Council’s design brief. The Council is currently engaged in the process of appointing an RSL as development partner to take the masterplan forward.

The project will proceed in two phases. Phase 1 being the redevelopment of the former School, Church and Resource Centre Site comprising of 30 units. Phase 2 proposes development on the site of the existing tenements on Caledonian Street, Bruce Street, Wallace Street, Clune Park Street, Maxwell Street and Robert Street comprising of 105 units.

**4.6 Additional Projects**

It should be noted that the SHIP is of necessity a snapshot in time and officers continue to work on possible future projects which might deliver benefits and accord with the outcomes of the Local Housing Strategy.

**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	
Data Protection		X

**5.2 Finance**

None

<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					



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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

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

N/A

#### (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?

	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.

Environmental impacts of individual developments will be addressed through the planning process.

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 SHIP is developed in consultation with developing RSLs and the Scottish Government's More Homes Division.

**7.0 BACKGROUND PAPERS**

7.1 N/A



# Inverclyde Strategic Housing

## Investment Plan

2025/26 – 2029/30

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## Introduction

Each local authority must create an annual Strategic Housing Investment Plan (SHIP) to secure funding for affordable housing. This plan outlines investment priorities for affordable housing to achieve Local Housing Strategy (LHS) outcomes as outlined in Inverclyde's Local Housing Strategy covering the period 2023-2028. The SHIP guides the creation of a Strategic Local Programme Agreement that outlines the local authority's yearly plan. Funding from the Affordable Housing Supply Programme (AHSP) covers new builds, purchasing existing properties, and rehabilitating existing homes.

In March 2021, the Scottish Government released its first long-term housing strategy, called 'Housing to 2040.' This plan outlines the desired look and feel of housing and communities in Scotland and reaffirms commitment to invest in affordable housing. The 2021/22 Government Program set a target of delivering 110,000 affordable homes by 2032, with at least 70% for social rent. To achieve these goals, the Scottish Government outlined they would invest over £3.2 billion in affordable housing during this term. This investment aims to provide suitable homes in the right areas, aligning with local housing strategies and local development plans.

However, the Scottish Government, published on Monday 19th December 2023, that the Affordable Housing Supply Programme (AHSP) would be allocated £556m for 2024-25, down from £713m as previously indicated. This has ramifications for the future allocation of resources at the local level in Inverclyde. The Scottish Government have indicated that the resources available for future Resource Planning Assumption (RPA) is dependent on budget decisions made by the Scottish Parliament stating that *'the medium-term outlook for capital remains challenging, with a forecast 8.7% real terms cut to our UK capital funding between 2023-24 and 2027-28.'*<sup>1</sup>

The More Homes Division of the Scottish Government notified Inverclyde Council that the **RPA for 2024/25 is £7.326 million** pounds which is a reduction from the 2023/24 RPA which was set at £9.595 million<sup>2</sup>.

This forecast indicates that in the coming years there will be significantly less funding available for affordable housing delivery in Inverclyde, contrasting with a previous period which saw significant levels of social housebuilding activity and investment. With consideration towards the available funding indicated by the Scottish Government, the SHIP has been prepared accordingly. Covering the 5-year period, 2025/26 - 2029/30, this SHIP Supporting Statement and corresponding programme table (page 27) sets out the key investment priorities and projected grant requirement to deliver affordable housing in the Inverclyde area to deliver the strategic priorities presented within the Inverclyde LHS 2023-2028.

## Equalities and Environmental Assessments

An Equality Impact Assessment (EqIA) was undertaken for the Inverclyde LHS 2023 -2028 and highlighted that the LHS is likely to have a positive impact on a range of people who share protected characteristics.

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<sup>1</sup> Scottish Government, Affordable Housing Supply Programme (2024-25) – Inverclyde Council, 29<sup>th</sup> May 2024

<sup>2</sup> Scottish Government, Affordable Housing Supply Programme (2024-25) – Inverclyde Council, 10<sup>th</sup> September 2024

The development of the SHIP has considered the outcomes of the EqIA. The SHIP aims to improve access to housing and housing related services for everyone including those at risk of social exclusion and disempowerment.

A Pre-screening report was submitted to the Strategic Environmental Assessment (SEA) Gateway in July 2023 under Section 9(3) of the Environmental Assessment (Scotland) Act 2005, indicating that there is no likelihood of significant environmental effects through the Inverclyde LHS 2023 -2028 and consequently the Inverclyde SHIP 2025/26 – 2029/30.

## Inverclyde Local Housing Strategy 2023-2028

Inverclyde's Local Housing Strategy (LHS) covers the period 2023-2028 and sets out the strategic direction, policies and plans that will enable Inverclyde Council and partners to deliver high quality housing and housing services to meet the needs of local people across all housing tenures. The LHS also sets out the important contribution that housing makes to enabling economic growth and regeneration, improving health and wellbeing, creating connected and sustainable places, reducing climate change, and tackling poverty across Inverclyde.

The LHS was co-produced by Inverclyde Council's Housing Strategy Team, Registered Social Landlord (RSL) partners, Inverclyde Health and Social Care Partnership (HSCP) including the Inverclyde Housing Options and Homelessness Advice Service. On the 2nd of November 2023, Inverclyde Council's Environment & Regeneration Committee approved the Inverclyde Local Housing Strategy (LHS) 2023-2028. Approval was also granted for an LHS implementation strategy which determined that the steering group used to oversee LHS development is retained to oversee implementation. In order to inform the steering group, there is a delivery group for each of the four LHS outcomes co-chaired by senior officers from partner organisations.

These delivery groups encompassing: RSL, HSCP, and Council Officers, have now established shared action plans that have created deliverable targets and actions in relation to the broad outcomes set out in the LHS. This SHIP accordingly is informed by these broad outcomes which are discussed in the methodology section.

## 2023/24 Completions – Acquisitions.

Since the publication of last year's SHIP supporting statement there has been no new build social rented housing completions in Inverclyde. This has been due to lack of development activity by our RSL partners with no site starts in 2022/23.

The LHS notes that there has been a turn away from expanding the total supply of general needs social housing through the AHSP towards investment priorities that either tweak existing stock profiles to better suit the needs of Inverclyde's population, or support innovative tenure mixes that support repopulation objectives. This shared approach led partners to focus on the acquisition of existing properties in 2023/24. Below is an overview of this activity:

**Cloch Housing Association** – In 2023/24 the RSL acquired 8 properties (6 x smaller, and 2 x larger family homes). The house size and type and number of units is illustrated in the table below:

House Size/Type	Number of Units
1-bedroom flats	2
2-bedroom flat	1
2-bedroom 4-in-a-block flat	1
2-bedroom end terrace house	1
2-bedroom bungalow	1
3-bedroom detached house	1
3-bedroom semi-detached house	1
Total	8

These acquisitions aligned with the strategic parameters of Inverclyde Council's acquisition strategy. The association purchased flats within a mixed tenure block to provide Cloch with a minimum of 75% ownership, consolidating the social housing offer and enabling future investment and maintenance. Cloch also purchased properties to provide alternative homes to tenants following severe flood damage to their existing home and increase the associations stock portfolio of 3- and 4-bedroom homes to meet demand. The total AHSP funding utilised by Cloch Housing Association on the acquisition programme 2023/24 was £182,500 (flats) and £146,000 (larger family homes).

**Larkfield Housing Association** – In 2023/24 the RSL acquired 4 properties. The house size and type and number of units is illustrated in the table below:

House Size/Type	Number of Units
2 bedroom house	1
3 bedroom house	2
4 bedroom house	1
Total	4

These acquisitions aligned with the strategic parameters of Inverclyde Council's acquisition strategy. The association purchased three- and four-bedroom properties due to limited supply of larger family homes in the area. Larkfield also purchased two properties which were then let through effective partnership working with the Housing Options and Homelessness Service to enable rapid rehousing.

**Oak Tree Housing Association** - Acquired no properties in 2023/2024

**River Clyde Homes** -In 2023/24 RCH acquired one 2-bedroom property in Greenock. RCH gained the majority share in the block by purchasing the property. It was noted that the RCH owned properties in the Bow Farm area would benefit from investment and in the coming years will be subject to works to raise the condition of the properties to the Social Housing Net Zero standard. Increasing the share of properties in this area improves the association's ability to deliver investment works, and any reactive repairs that may be required in the meantime.

## Methodology

The following methodology involves making the high-level outcomes established within the LHS inform deliverable SHIP projects. Accordingly, this involves establishing with partners a matrix relatable to strategic direction which includes assessing how the SHIP can support the LHS and broader strategic ambitions whilst factoring in issues such as housing need, energy efficiency, accessibility, tenure, and



deliverability requirements. After discussing the broad strokes of these elements, we set out the matrix by which projects are evaluated.

## Demographics

Mid-2021 population estimates, published by the National Records of Scotland show that between 1998 and 2021, the population of Inverclyde decreased by 8.9%. This is the highest negative percentage change out of the 32 council areas in Scotland. Over the same period, Scotland's population rose by 8.2%. National projections predict a continuing population decline, the population of Inverclyde is estimated to reduce by a further 13% by 2040.

Although the population of Inverclyde is expected to decline over the next ten years, this is against the backdrop of an ageing population. Between 2022 to 2032 the older population is expected to grow substantially as people live longer, whilst younger and working age populations are expected to decline. The working age population is projected to decrease by 15% between 2022 -2032 whilst the 65+ age cohorts will increase by 18% overall.

**Table 1: Inverclyde Population Change 2022 – 2032 by Age**

Age Cohort	2022	2032	Inverclyde % Change	Scotland % Change
Children < 16	12,008	10,259	↓ -15%	↓ -8%
Working Age Population 16-24	47,265	40,995	↓ -15%	→ -2%
Pension Age (65 – 85+)	17,040	20,159	↑ 18%	↑ 20%
Total Population	76,313	71,413	↓ -6%	→ 1%

**Source: Population projections (NRS) 2018 Based**

Another demographic trend to consider are changes in household composition where there is expected to be an increase in the number and proportion of single person households in Inverclyde. 4 out of every 10 households are expected to be single person households by 2029. The majority of these are projected to be inhabited by older people who generally wish to continue living independently in home and community settings.<sup>3</sup>

Without policy intervention to reverse such trends, a declining and ageing population will lead to a reduction of family-sized and working age households and will have serious implications for the local economy in terms of lower tax contributions, and an increase in the required provision of care and suitable housing. It will put further pressures on already stretched services.

The SHIP should accordingly address issues around future housing provision, including specialist provision, housing size and type being delivered, homes suited for key workers, and tenure mixes that can support economic development and population decline reversal.

The 2022 Scottish Census population estimates were published on the 14th of September 2023. Inverclyde's population estimate from the census is 78,400. This figure has decreased since the 2011 Census but is higher than the previously published NRS mid 2021 population estimate of 76,700. This illustrates that although population trends do still show a decline they are not as acute as previously

<sup>3</sup> Arneil Johnson (2023). Inverclyde Local Housing Strategy 2023-2028

thought. The widening dispersal of asylum seekers and humanitarian interventions such as Homes for Ukraine has introduced additional households to Inverclyde although it is not yet known what the lasting impacts of this will be on the area's population.

### Overarching strategic direction

The overarching frame by which this SHIP is shaped is the new LHS. Although at the time of writing this SHIP the LHS working groups which are formed to develop the LHS action plans and workstreams are yet to meet, the LHS signals a basic strategic framework of pertinence for this SHIP. In the context of a diminishing population with concomitant impacts on social rented stock demand the LHS notes a turn away from objectives of absolute supply growth to regeneration of stock.

*'Concentrations of low demand housing stock is often located in areas experiencing deprivation, further limiting the housing choices of the most disadvantaged local people. A key focus of the new Local Housing Strategy is to target available resources from the Strategic Housing Investment Programme towards the housing led regeneration of vulnerable stock, with a lower priority given to new build housing delivery.'*<sup>4</sup>

Regarding what function regeneration programmes should hold, this SHIP is organised around the four main outcomes of the LHS.

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

At the same time the LHS proactively engages with the determinants behind the depopulation of Inverclyde by aligning closely with Inverclyde Alliance's Repopulation Strategy. This strategy notes that tenure balances favoured towards private sector ones by supporting housing market demand that extends a greater reach than Inverclyde's existent population, supports population growth.<sup>5</sup>

Accordingly, the Housing Supply Target support paper for the LHS notes there is a role for the Affordable Housing Supply Programme to promote tenure balances that supports private sector investment.

*'The growth of private sector stock can also be supported through the innovative use of AHSP funding for tenures suited for young people such as Mid-Market Rent (MMR) and New Supplied Shared Equity (NSSE). This is because such tenures bear a closer relation to market allocations than social rented allocations and can therefore send market signals to private developers for regenerated areas in a way that social rented tenure developments cannot.'*<sup>6</sup>

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<sup>4</sup> Arneil Johnson (2023). Inverclyde Local Housing Strategy 2023-2028

<sup>5</sup> Ekos (2019), Inverclyde Alliance Repopulation Strategy

<sup>6</sup> Inverclyde Council (2023). Internal Document

## Local Development Plan

The Local Development Plan (LDP) outlines Inverclyde Council's strategy, policies, and proposals for land and building use, serving as the key document for determining planning applications and advising on development proposals. The current LDP, adopted in August 2019, guides where development should occur; however, a 2020 court ruling quashed the housing chapter, leading the Council to initiate a new LDP in line with the 2019 Planning (Scotland) Act and National Planning Framework 4. Inverclyde Council and its partners are now developing this new LDP, replacing the 2021 version. An evidence report, including a housing land requirement assessment aligned with the Council's Housing Supply Targets, is currently in production. The new LDP is expected to be adopted by Q1 2026/2027 after passing through several stages, including gate checks, proposed plans, and examinations. The LDP and Local Housing Strategy (LHS) share common goals in regeneration and repopulation, with the Strategic Housing Investment Plan (SHIP) playing a crucial role in supporting the affordable housing offer that complements private developments. Various tenures, such as social rented, mid-market or intermediate rented, subsidized, and unsubsidized low-cost housing for sale, contribute to affordable housing provision.

## Child Poverty Action Plan

This SHIP is aligned with Inverclyde's Child Poverty Action Plan which is a five-year plan for tackling Child Poverty. The Plan was established by Inverclyde Child Poverty Action Group (ICPAG) who are governed by the Inverclyde Alliance Board. The overarching approach to the Plan is to take a person centred, place-based approach to implement actions and improvements for children and families facing the greatest inequalities and living in poverty in Inverclyde. In 2022 the ICPAG outlined a 3-year strategy to take forward a "place-based, person centred" approach to targeting child poverty with services that meet the needs of those with lived experience of poverty and deprivation. It operates around the strategic aim of

*"Working together, using all available evidence, to reduce inequalities and poverty and build a community where fewer families are living in relative or absolute poverty by 2025<sup>7</sup>"*

One of the chief streams, "Developing our approach to communication and participation by working collaboratively with families with lived experience to ensure services respond effectively and meet their needs", notes that housing providers can offer housing better suited for mitigating against poverty. Interventions from the SHIP can directly improve that offer whether it be through improving the provision of affordable housing stock to be better suited for mitigating against fuel poverty, whether there is adequate housing in place to support care leavers, or whether there are adequate range of units with bedrooms that can meet different sized family needs. To ensure that the SHIP continues to improve this offer members from the Child Poverty working group are included in the LHS delivery groups. Moreover, the matrix of this SHIP includes the mitigation of child poverty within its scoring criteria.

## Rapid Rehousing

The SHIP plays a key role in supporting housing supply growth and changes in housing size and type, aiding in preventing and resolving homelessness in Inverclyde. Inverclyde Health and Social Care

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<sup>7</sup> Inverclyde Council, Inverclyde Local Child Poverty Action Report 2022-25

Partnership, like other Scottish authorities, developed a Rapid Rehousing Transition Plan (RRTP) for 2019-2024, funded by the Ending Homelessness Together Fund. In 2022, a two-year change program was launched to implement innovative strategies for the RRTP's four key objectives, overseen by a Programme Board and six sub-groups, with the goal of achieving significant progress by September 2024. Evaluation and planning for future service provision has been undertaken. A report with findings on how to move forward has now been passed to leadership teams for review.

The local Housing Strategy Delivery Group 2 which deals with the outcome "People in Inverclyde find it easier to access and sustain a home" has several actions concerned with tackling homelessness. This includes transforming the temporary accommodation model to focus on community-based tenancies, delivering comprehensive support for vulnerable households, and creating a consistent, collaborative housing approach. Efforts will also focus on providing tailored, person-centred housing support to prevent homelessness and ensure that the housing needs of individuals in prison are addressed early through the implementation of SHORE standards.

It is in regard to these areas where the affordable housing supply programme funding could be of assistance in either supporting new builds or acquisitions that can better ensure that the social rented tenure offer that RSLs collectively hold can support the objectives of the RRTP.

Action 2.4 of the LHS states that we will 'transform the temporary accommodation model in Inverclyde to provide more community-based tenancies with support and decommission the Inverclyde Centre.' As part of this work, Housing Strategy and the Housing Options and Homelessness Advice Service have commenced discussion on how best to develop an evidence base to support the requirement for additional units to be utilised in tackling homelessness. The objective is to quantify both potential demand for additional temporary accommodation units as well as permanent solutions for service users and enable rapid rehousing. The acquisition programme provides opportunity for suitable properties to be identified and enhance a person-centred response to homelessness in Inverclyde.

As such, these priorities feed into the matrix for selection of projects in the methodology section.

In addition to this, the Housing Options and Homelessness Advice Service is considering further housing options to address homelessness through discussions with owners of currently empty homes and increasing access to the private rented sector by working collaboratively with private landlords. The service deals with dynamic changing circumstances which can introduce pressures such as widening dispersal of asylum seekers and humanitarian interventions such as Homes for Ukraine.

It should be noted that revised RPAs for 2024/25 were provided to Local Authorities in September 2024 to reflect the additional £40m added to the AHSP budget in 2024-25, the allocation of which was agreed with COSLA leaders and Ministers on Friday 30th August. Inverclyde Council received an uplift in its RPA of £41,000 for 2024/25 which is to be directed towards acquisitions to help address temporary accommodation pressures or, where appropriate, to bring long term voids back into use.

### [Addressing Housing Need](#)

The SHIP forms an integral part of strategic housing planning in Inverclyde. This process involves the LHS setting the strategic direction. The LHS is informed by a Housing Need and Demand Assessment (HNDA) which is a stock flow model that estimates what additional housing is required across tenures within a region or local authority, based on demographic, housing trends, and socio-economic projections. As partners within the Glasgow City Region Housing Market Partnership, Inverclyde Council have recently completed a Housing Need & Demand Assessment (HNDA3) which was

approved as ‘robust and credible,’ by the Centre for Housing Market Analysis in June 2024. The HNDA provides a statistical estimate of how much additional housing units, by tenure and type, will be required to meet all future housing need and demand in the area over the next ten years. These are set out in table 2 below:

Table 2: HNDA 3 projections

Principle Scenario Projection of New Households	
Owner Occupation	0
Private Rent	0
Below Market Rent	0
Social Rent	180
Total	180

The HNDA represents a baseline of housing need. Housing Supply Targets go above what has been set out in the HNDA as Inverclyde’s Housing Supply Target function is directed towards how housing can support a broader range of outcomes than can be accounted for in the HNDA. The targets set out in Inverclyde’s Housing Supply Target Paper are focussed on growing the population and our repopulation strategy identifies that private tenure focus is the way to support such objectives. How this SHIP can support these tenures growth has already been discussed earlier on in this statement in relation to Inverclyde’s LHS and Housing Supply Targets.

Regarding social rented developments these are organised around supporting the four outcomes of the LHS. HNDA figures as ‘policy off<sup>8</sup>’ estimates of need are accordingly unsuited for understanding what needs stand within the current tenure regarding house type such as specialist or general needs, flatted or non-flatted units, and number of bedrooms. A closer study of social housing demand has been undertaken which feeds into the SHIP matrix; this is summarised below.

### Inverclyde Social Housing Demand Assessment

In June 2024 both the Inverclyde Common Housing Register (ICHR) and River Clyde Homes (RCH) were asked by Inverclyde Council’s Housing Strategy team to provide information from their respective housing registers. The intention of this request is to use the data provided to inform strategic decision making in relation to future housing development as part of the SHIP. The data submitted to Inverclyde Council by both housing registers presents a snapshot in time and can only provide inferences of housing demand at the time of extraction. Nevertheless, it can provide housing strategy with information on current trends and pressures in relation to demand for social rented housing.

Both housing registers illustrate that the majority of the affordable housing pressure in Inverclyde is for one and two-bedroom properties. An average of the two registers would suggest that housing demand for one-bedroom properties is 48% and demand for two-bedroom properties is 32%.

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<sup>8</sup> Policy off is information or data which provides an evidence base or projection of what is expected to happen without intervention. Policy on is where local policies and aspirations are applied to the evidence base to generate a projection of what will happen should these policy objectives be successful in achieving the desired outcomes.

The demand for larger family homes is not as acute, average demand for three-bedroom properties is 15% and for four-bedroom properties or larger it is 5%. Although the proportion of applicants for larger family homes is not as pronounced, there are still significant pressures for this type of housing. In Inverclyde there are approximately 7 registered applicants for every available let. Furthermore, 43 applications are made for every property advertised by partners.<sup>9</sup> More investigation is required to understand the pressures on the available social housing stock profile in Inverclyde to ensure that it is appropriately meeting housing need and demand and minimise waiting times for those seeking properties which are not as prominent. This is a focus of LHS delivery group workstreams.

Greater interrogation of the housing register may provide some indications as to how future development can shape the Inverclyde housing stock to be more responsive to the long-term needs of future Inverclyde residents and tenants of our RSL partners. Development partners should be cognisant of the following points in relation to housing demand and their proposals for new developments:

1. At the time of submission, there was a total of 4,162 applicants on the ICHR waiting list, up from applicants 3,919 in the 2023 assessment.
2. At the time of submission, there was a total of 6,721 applicants on the RCH waiting list, up from 5,843 applicants in the 2023 assessment.
3. Both housing registers illustrate that the majority of affordable housing pressure in Inverclyde is for one and two-bedroom properties.
4. 84% of demand from RCH register and 76% of demand from the ICHR register is for one- and two-bedroom properties.
5. The development of housing in Inverclyde should consider the changing demographic profile of the area and seek to future proof homes to meet these requirements as well as incorporating adaptability within. This is further supported with the age profile of the ICHR waiting list showing 21% of applicants are over the age of 55 and 47% of applicants have a disability up 2% from 2023. Housing development through the SHIP should accordingly be geared towards supporting accessibility.
6. The information provided within the Inverclyde Social Housing Demand Assessment on specialist housing demand should be considered within the future planning of new build social housing.<sup>10</sup>

## Consultation

The development of the matrix and selection of projects was undertaken with consultation with all relevant agencies including RSLs, communities (via the mediation of RSLs, HSCP, LHS consultation process), developers, HSCP (Inverclyde Housing Options and Homelessness Advice Service and occupational therapists) which ensured that strategic priorities could be realised in concrete deliverable projects. Consultation was achieved through a series of tripartite meetings between the Council, Scottish Government and RSLs; the Housing Partnership Group; and one to one meetings.

Furthermore, the commencement of LHS Delivery Group meetings has led to further discussions and consultation on future delivery of affordable housing in Inverclyde, directly feeding into this statement. Delivery Group 1 in particular has a focus on regeneration, placemaking and the delivery of new

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<sup>9</sup> Arneil Johnson (2023). Inverclyde Local Housing Strategy 2023-2028

<sup>10</sup> Inverclyde Council (2024), Internal Document

housing across tenures to achieve the stated outcome *‘People in Inverclyde live in quality homes in connected communities.’*

### Deliverability

Anticipation over the deliverability of projects is established through collaboration between all partners who have a role to play in the development and delivery of the SHIP. This includes Council services like Environmental Health, Corporate Policy, Planning, Roads, and Property Services, HSCP, RSLs, and the Scottish Government’s More Homes Division. The judgement over whether projects are deliverable is established through these partnership discussions.

Nevertheless, as assumptions and forecasts are based on available information and can be subject to change as projects develop can mean that some projects – hitherto adjudged to be deliverable - may not proceed due to development limitations. Since the SHIP is a five-year rolling programme a project categorised as highly deliverable in one SHIP may be recategorized as less deliverable in another SHIP. Any changes in deliverability on an annual basis will be reassessed in that SHIP’s matrix.

### Matrix

The SHIP is accordingly organised around regeneration to support the main outcomes of the LHS and to support the Council’s regeneration objectives. Projects should also be deliverable. Potential projects are evaluated based on these objectives; these are scored on the following basis:

- Project meets one or more LHS objectives: 2 points per LHS outcome met.
- Project aligns with the Council’s land use policy and Affordable Housing Policy outlined within the LDP: 2 points.
- Project supports the repopulation agenda through an innovative tenure development: 3 points.
- Project supports the objectives of the rapid rehousing plan: 3 points.
- Project mitigates against child poverty: 3 points
- Project presents a housing mix which aligns with the recommendations from the Inverclyde Social Housing Demand Assessment. 2 points

<b>Project Ranking</b>	<b>Points</b>
Highly Deliverable	6 points
Deliverable	4 points
Somewhat Deliverable	2 points
Feasibility of project questionable but still to be retained	Placed in slippage programme
Project undeliverable:	Taken off the SHIP.



## Summary of investment priorities

Inverclyde's economic ambitions and actions are outlined in the Inverclyde Economic Regeneration Strategy 2021-25. The vision of the strategy is:

***Inverclyde is a vibrant part of a strong city region with a competitive and thriving economy, sustainable communities and flexible and skilled workforce.***

It is important that housing investment is maximised as part of Inverclyde's economic strategy and that good quality housing options are made available for working age households. Housing and economic growth are fundamentally linked, and a lack of suitable, affordable housing can be a barrier to the economy being able to recruit and retain staff to grow their businesses and in turn grow the local economy. Housing has an important contribution to make to the growth of the local economy, ensuring that the working age population can be recruited and retained by connecting jobs to quality, affordable homes. Housing is also viewed as a key component by the Inverclyde Alliance, the Inverclyde Local Outcomes Improvement Plan states that:

***"Inverclyde will be a more attractive place to live and work with excellent education provision, leisure facilities, transport links, good quality housing and employment opportunities".***

To achieve this vision, it will be important that future housing planning is informed by Inverclyde's economic growth strategy and vision for the future. Current demographic projections predict continued depopulation in Inverclyde at a scale unprecedented in Scotland. Future housing estimates which drive investment in housing reflect this population decline. Connecting housing to economic development strategies through regeneration masterplans is a key strategy. Based on this, housing led regeneration is a central focus of the Inverclyde LHS 2023-2028. The following LHS actions focus on regeneration and will shape future investment priorities and housing delivery for the duration of the SHIP:

Action	Action(s) and Commitments for Outcome Delivery
1.1.	Commission viability studies which bring partners together to appraise options for housing regeneration, the creation of 20-minute neighbourhoods and the delivery of the Local Heat and Energy Efficiency Strategy
1.2.	Ensure housing regeneration is at the centre of the Inverclyde Alliance population strategy by aligning housing investment, economic development, placemaking and active transport priorities within a suite of area-based regeneration masterplans
1.3.	Work with RSLs on asset management and regeneration proposals including the sale of land assets which could attract private investment and support repopulation
1.5.	Facilitate the regeneration of Clune Park, Port Glasgow
1.6.	Engage the Scottish Government in a review of the SHIP aligned to RSL regeneration priorities and proposals, with a view to increasing funding for investment in existing stock which is no longer fit for purpose
1.8.	Consider and address the sustainability of low demand housing stock as part of a targeted housing-led regeneration programme
1.9.	Work with national government and public bodies to explore funding mechanisms to support mixed tenure regeneration and investment projects in Inverclyde



## Larger family homes

As previously outlined, housing can play a key role in supporting the growth and retention of the working age population in Inverclyde. Finding new and creative ways to target quality affordable housing to working households will be a crucial aspect of supporting the ambitious economic regeneration strategy for the area. The Inverclyde Social Housing Demand Assessment identified that although demand for larger family homes is not as acute, it accounts for 20% of applicants for social housing. The average demand for three-bedroom properties is 15% and for four-bedroom properties or larger it is 5%.

In 2023/24, Cloch Housing Association purchased 2 three-bedroom properties to increase the associations stock portfolio of larger family home homes to meet demand. It is the association's intention to acquire 4 larger family homes (3 or 4 bedspaces) in 2024/25 to further alleviate pressures on the affordable housing supply.

## Key workers

The Glasgow City Region, Housing Need and Demand Assessment does not identify a requirement for housing provision for key workers in Inverclyde<sup>11</sup>. Nevertheless, the demographic profile of Inverclyde is shifting. Between 2022 to 2032 the older population is expected to grow substantially as people live longer, whilst younger and working age populations are expected to decline.

With the reduction in working age residents, the ageing demographic may place pressures on the provision of care and health services in the coming years. Inverclyde Council are aware that the provision of housing for key workers may become a more pronounced issue in the future. Furthermore, Inverclyde Council acknowledge that the provision of housing for key workers can assist in the employment and retention of people vital to the delivery of and improving essential local services which could positively contribute to the long-term repopulation strategy of the Council.

## Acquisitions Strategy

In 2021, Inverclyde Council's proposal to the Scottish Government for the acquisition of second-hand properties in Inverclyde determined the three fundamental purposes of the programme which are:

1. Consolidate stock for management and improvement purposes.
2. Secure stock where there is limited supply and limited development opportunities.
3. Secure stock for specialist housing requirements (including temporary accommodation and units which enable rapid rehousing).

Inverclyde Council determined that any acquisition must address identified housing need within Inverclyde and provide value for money; the purchase must not exceed market value and must be agreed by the Council. On completion of purchase and any necessary refurbishments, RSLs are expected to update Inverclyde Council to assist with monitoring of the Programme.

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<sup>11</sup> Glasgow City Region Housing Market Partnership, Housing Need and Demand Assessment 3

The strategic approach outlined above remains the shared strategic objectives of Inverclyde Council and its partners for the acquisition programme. Inverclyde Council's approach towards the acquisition of second-hand properties has been reiterated within the Inverclyde LHS 2023-2028.

*'To address these issues and to improve the sustainability of communities and places, Inverclyde Council and local RSLs have recognised the importance of investing in existing poor-quality housing through a Housing Acquisition Programme negotiated with the Scottish Government in 2021. The Acquisition Programme was designed to complement the Affordable Housing Investment Programme...buying properties from the market allows social landlords to repair, renovate and regenerate; whilst continuing to address the need for additional specialist provision and homeless accommodation in areas where new homes cannot be built.'*<sup>12</sup>

The LHS recognises the potential transformational effect the acquisition programme could have on Inverclyde's housing supply, stock condition and how it can positively contribute towards regenerating existing communities. Therefore, the LHS proposes over the duration of the next strategy the acquisition programme will be further extended.

The following points outline the key principles of the Inverclyde Acquisition Programme:

1. Action 1.10 of the Inverclyde LHS 2023-2028 instructs Inverclyde Council and partners to 'extend the RSL Acquisition Scheme by enhancing the budget and reshaping the criteria.'
2. Inverclyde SHIP 2025 – 2030 will allocate funding for 40 units per annum towards the acquisition of second-hand properties over the five-year period.
3. Inverclyde Council will support AHSP funding requests from RSL partners for the acquisition of second-hand properties as part of the Inverclyde Acquisition Programme. Requests must comply with More Homes Division Guidance Note 2023/01. Acquisitions must also meet the strategic objectives as outlined above in line with the Inverclyde LHS 2023-2028.
4. Inverclyde Council have determined the programme will retain the same funding assumptions previously introduced in the formation of the Inverclyde Acquisition Programme e.g., 50% of purchase price (up to a maximum of £50,000 grant assistance per unit)
5. The use of the council's Affordable Housing Fund (AHF) may be used to assist purchases where the market value exceeds £100k and the acquisition meets our strategic criteria in points 3 and 4 above.
6. In reference to point 5, the use of the AHF to this end would necessitate early communication with the Council to discuss this on a case-by-case basis and how the acquisition would meet the strategic objectives of both the programme and the LHS. Inverclyde Council reserve the right to refuse this funding request.
7. Based on stakeholder feedback, a review of the acquisition process is required with further consideration towards how partners acquire properties suitable for specialist housing and ensure the programme can be useful to this end. This will be a focus of LHS Delivery Group 2.<sup>13</sup>

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<sup>12</sup> Arneil Johnston, Inverclyde Local Housing Strategy 2023-2028

<sup>13</sup> Inverclyde Council , Internal Document, 2023.

### Inverclyde Local Heat and Energy Efficiency Strategy

Inverclyde's Local Heat and Energy Efficiency Strategy (LHEES) and accompanying Delivery Plan was approved and published, May 2024. It is 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<sup>14</sup>. The Council's acquisition programme could be fundamental to support and enable future intervention in retrofitting multi tenure buildings, improving housing condition and contribute towards the Council's LHEES.

### Specialist Provision

The Local Housing Strategy reports that in August 2022, there were over 3,500 people on the housing list. Of these, there are 73 applicants seeking wheelchair housing and a further 221 applicants who require level access housing. Furthermore, 52 applicants had a high (gold) priority for health/medical reasons.<sup>15</sup> In the past year the situation has become further exacerbated with the total applicants nearly reaching 4,000 and a greater number of applicants with specialist requirements.<sup>16</sup>

It is evident that based on projections the population of Inverclyde will continue to decline over the next 20 years or more if no policy interventions are used to reverse this outlook. The older age groups of the population are forecasted to significantly increase during this same period despite the projected population decline. This implies that in the coming years Inverclyde is going to develop an ageing demographic profile and with this comes the associated issues of providing appropriate housing to support our residents.

The development of housing in Inverclyde should consider this changing demographic profile of the area and seek to future proof homes to meet these requirements as well as incorporating adaptability within. This is further supported with the age profile of the Inverclyde Common Housing Register waiting list showing 21% of applicants are over the age of 55 and 47% of applicants have a disability.

The increasing numbers of applicants requiring specialist intervention further highlights the existing and future pressures placed on the affordable housing supply for these endeavours. Action 3.10 of the Inverclyde LHS 2023-2028 states that it is Inverclyde Council and its partners intent to 'Increase tenure choice for older people by encouraging the delivery of intermediate and market housing options.' The action plan specifically states that we will '*Deliver older persons housing through RSL newbuild programmes.*' LHS Delivery Group 3 will seek to find ways to work towards implementing these actions although proposals for the Clune Park development and Bay Street site already seek to address older people's housing needs.

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<sup>14</sup> Turner and Townsend, Inverclyde Local Heat and Energy Efficiency Strategy, 2024

<sup>15</sup> Arneil Johnson, Inverclyde Local Housing Strategy 2023-2028, 2023

<sup>16</sup> Data provided by the Inverclyde Common Housing Register in June 2023).

## Housing for varying needs

All new build stock will benefit from the requirement to align with Housing for Varying Needs standards which will ensure that properties can be more easily adapted to suit the needs of our older and mobility impaired populations.

### Wheelchair Accessible Housing

The Inverclyde Specialist Housing Provision Review presented an evidence base to support the need for more wheelchair housing in Inverclyde. A recommendation of the review was for a new cross-tenure Wheelchair Accessible Housing Target. The target proposed sought the provision of 5% of all new housing in Inverclyde to be wheelchair accessible. This recommendation was discussed during the consultation process of Inverclyde's Proposed LDP.

Subsequently, the Proposed LDP received Committee approval for the implementation of a new Wheelchair Accessible Housing Policy: "POLICY 21 - WHEELCHAIR ACCESSIBLE HOUSING - The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units." The Wheelchair Accessible Housing Policy also requires private developers to provide wheelchair accessible homes on future sites in Inverclyde, increasing housing options for residents.

All wheelchair accessible housing will, as a minimum, comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined within the current Housing for Varying Needs (HfVN) design guide. Inverclyde Council works closely with our RSLs and HSCP to ensure wheelchair accessible housing is delivered, and that we meet our wheelchair accessible housing target with regards to new build social rented housing.

Action 3.2 of the LHS instructs the Council to '*Review and update wheelchair accessible housing policy across all tenures.*' This work shall commence shortly as Inverclyde Council prepares its evidence report for the development of the next Local Development Plan. The review will examine the policy's deliverability within the private sector in particular with consideration toward Inverclyde Council and its partners wider regeneration and repopulation objectives.

### Future Specialist Housing Projects

**Clune Park** - The Clune Park design brief states that all housing developed on the proposed Clune Park development site will be required to meet the HfVN standard and in cognisance of an ageing population, the inclusion of dementia friendly design principles would be welcomed within the development. This aligns with action 3.4 of the Inverclyde LHS 2023-2028 which states Inverclyde Council, and its partners will '*Investigate opportunities for dementia friendly design features in retrofitting existing stock and in the specification of new build.*'

Furthermore, the brief also stipulates that a developing RSL partner will ensure 25% of units delivered on site will be amenity housing suitable for older people. This aligns with action 3.10 of the Inverclyde LHS 2023-2028 as highlighted previously. Further information is available within the future projects update.

**Bay Street** - The LHS action plan specifically states that we will '*Deliver older persons housing through RSL newbuild programmes,*' to address the growing demographic pressures of an ageing population. The town centre location of the Bay Street site and favourable topography lends itself to older people's

housing provision. 24 Amenity housing units will be delivered on this site and the development will contribute towards the delivery of LHS Outcome 3: People in Inverclyde are supported to live independently and well at home.

**Duncan Street** –Inverclyde Council have worked in partnership with colleagues from the Inverclyde HSCP and Sanctuary Scotland to develop proposals to deliver 2 units suitable for bariatric service users on the Duncan Street site, situated in Greenock town centre. Work commenced on the site of the former health centre in July 2024.

**Acquisition Programme** - Inverclyde council and our housing and health partners agreed that an Acquisition Programme was an essential method of addressing recent and historic housing issues across Inverclyde. Acquisitions can play an important role in addressing individual needs/cases identified by our HSCP partners. In some scenarios, the acquisition programme can offer a more reactive and cost-effective option in addressing immediate specialist housing needs, avoiding the potential delays and planning issues associated in delivering new build affordable housing.

Therefore, as part of the acquisitions strategy, it was agreed with Inverclyde Council's strategic partners that one of the three fundamental purposes of the programme is to '*Secure stock for households with particular requirements.*' To date, the programme has yielded limited acquisitions for the purpose of specialist housing. Action 3.10 of the LHS is to 'review and update the RSL Acquisition programme and processes for purchasing specialist housing,' to investigate how partners can utilise this funding more effectively to this end.

**Children's Services** - Action 3.8 of the Inverclyde Local Housing Strategy (LHS) 2023-2028 states that Inverclyde Council and its partners will "continue to improve housing outcomes across a range of measures for young people, including care leavers and young adults with complex needs." To address these issues, a renewed Young People's Housing Strategy will be developed, superseding the one produced in 2017.

To this end, discussions have begun with Inverclyde HSCP Children's Services and Registered Social Landlords (RSLs) through LHS Delivery Group 3 to assess the future housing requirements of care leavers and young adults with complex needs in Inverclyde. Further work is needed to identify any shortfall in provision and to develop a robust evidence base. This will inform the support model to be advocated for in the strategy.

Regarding young people more broadly, a literature review has been drafted that explores barriers at a macro level to accessing housing across tenures. This review sets the broad parameters for conducting a localised assessment of young people's access to housing and review of whether the current supply and housing market adequately meets their needs and identify unmet needs and barriers to tenure at the local level. Consultation with RSL partners will be necessary to determine whether these housing needs can be met using existing housing stock or if a bespoke solution is required, potentially utilising Affordable Housing Supply Programme (AHSP) funding via the Strategic Housing Investment Plan (SHIP).

### Gypsy travellers

The Council retains a statutory duty to assess the housing and support needs of Gypsy/ Travellers and to ensure that appropriate provision is made available. Inverclyde Council does not own or manage

any Gypsy Traveller sites. In recent years, on average around 6 roadside encampments were reported to the Council which is a reduction from historic trends and in line with the national profile. Encampments are generally small in scale, typically 3 caravans or less.

The Glasgow City Region, Housing Need and Demand Assessment does not identify a requirement for site provision in Inverclyde. Improving the lives and outcomes of Gypsy/Traveller communities is an equality outcome for Inverclyde Council. It should be noted that there is no population of either Gypsy/Travellers or Travelling Showpeople residing in Inverclyde other than on a very temporary basis<sup>17</sup>.

## Town Centres

Revitalising Town Centres are a central objective of both the Scottish Government and Inverclyde Council. Housing is considered a key part of this revitalisation process at both central and local levels of Government. The Scottish Government outline in Housing to 2040 a specific action (Action 3) in that regard wherein they will *“support the delivery of homes in town centres and at the heart of communities by developing vacant and derelict land, repurposing existing properties and locating homes closer to services and facilities within 20-minute neighbourhoods”*. Inverclyde’s LHS states that for Outcome 1: *‘People in Inverclyde live in quality homes in connected communities’* and that a Town Centre First approach will be adopted in developing masterplans in partnership with communities that activate such ambitions.

The two main beneficiaries of this approach will be Greenock Central and Lower Port Glasgow both of which were identified by Inverclyde Alliance as ‘Priority Place Areas’. The LHS states that in each area, masterplans will be informed by an updated private sector house condition survey, a review of specialist housing provision and the development of an acquisition and refurbishment strategy by local Registered Social Landlords (RSLs). In such a context, Inverclyde’s town centres can be sites where projects that support a diversity of tenure forms can be initiated that supports the repopulation objectives that are set out in the Housing Supply Targets paper.

### Greenock Town Centre

In regard to the housing offer, the Greenock Central Regeneration Strategy recommended new units be developed of Mid-Market-Rent tenures that would provide "different housing supply to the local area and changing the demographic composition in the area". It is in that regard that Affordable Housing Supply Programme through the SHIP can enable such a vision and consideration towards improving the housing offer in the area remains a consideration.

### Lower Port Glasgow

In a similar vein to the Greenock Central Regeneration Strategy, Inverclyde Council Officers have developed a procurement brief to appoint a consultancy team to prepare a development strategy and overarching masterplan for the Lower Port Glasgow Priority Place Area (PPA) with a view to enabling housing led physical regeneration. Housing Strategy are working with the Council’s Procurement team to appoint a consultant to undertake this work. Once this study has been completed, its findings will be processed within the LHS delivery groups and will cascade into the SHIP.

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<sup>17</sup> Glasgow City Region Housing Market Partnership, Housing Need and Demand Assessment 3

## Methods of construction

Inverclyde Council has partnered with our RSLs to improve the quality of affordable social rented housing in the area. All new homes built in Inverclyde include high levels of insulation, large double-glazed windows and photovoltaic panels allowing for reduced bills.

Inverclyde Council are continually striving to transform our local authority area and we recognise that one of the keys to achieving our ambitions is to provide highly desirable housing. We understand that maximising the potential of innovative design and construction techniques allows us to deliver a greater number of greener homes, which assists us in our goal of providing sustainable neighbourhoods and other economic opportunities. The delivery groups of the LHS will provide a forum to harness new approaches to construction including methods such as modern methods of construction.

## Community benefits

Together with providing contributions to local community groups, all of the RSL developers deliver benefits to the community proportional to the value of the development contract. They provide local jobs for local people, apprenticeship opportunities and educational support. They also provide a number of site-based work experience placements and contribute to employment fairs throughout the Inverclyde area.

## Anticipating impacts on the Resource Planning Assumptions

As has been signalled in the LHS there has been a turn away from expanding the total supply of general needs social housing through the AHSP towards investment priorities that either tweak existing stock profiles to better suit the needs of Inverclyde's population, or support innovative tenure mixes that support repopulation objectives. In that regard, this reflects a national trend of declining approval and starts. The work of the LHS delivery groups is to enable understanding of how the AHSP could better support Inverclyde's needs going forward. The delivery Groups have held initial discussions on how best to ensure the housing supply meets the needs of Inverclyde and how partners can utilise available funding to this end.

## Constraints on Projects

We strive to identify and highlight potential development constraints very early on by engaging with internal local authority stakeholders including Roads, Planning, Environmental Health, and our Contaminated Land Officer. We also engage with external public bodies as required.

Our RSL partners have previously cited the challenges of inflated borrowing costs, and the current benchmark levels available to them as barriers to them delivering new build social rented housing in the immediate future. Having previously embarked on large scale new build development programmes over the duration of the previous LHS, local RSL partners have expressed concerns on the effect additional new supply will have on their existing housing supply, subsequently creating low demand housing stock. This position remains the same with local partners focusing on the acquisition of existing properties to support regeneration objectives.

The HNDA provides an estimation of 180 units or 18 per annum will be required between 2022 and 2040. This SHIP anticipates delivery will exceed HNDA estimates in the next five years which supports RSL concerns.

## Other Funding of projects

### Empty Homes

Tackling empty homes can be part of a holistic approach to increasing the availability of housing and helping to regenerate communities. To deal with such challenges, the Inverclyde Empty Homes Service was set up in 2017 as a partnership between Inverclyde Council, River Clyde Homes and the Scottish Empty Homes Partnership. When an Empty Homes Officer was appointed in 2017 there were 647 long term empty properties (properties empty for 6 months or more).

The partnership between the Council and RCH has now evolved with Inverclyde Council employing one full time Empty Homes Officer post. The number of long-term empty properties in Inverclyde now stands at 575. To date, our Empty Homes Officer has provided over 550 owners of empty homes with advice and information and through direct engagement has brought over 55 empty homes back into use. Table 3 outlines empty homes activity between 2022/21 and 2022/23:

Table 3: Empty Homes Activity 2020/21 – 2022/23

	2020/21	2021/22	2022/23	2023/24
<b>Number of empty homes brought back into use</b>	11	n/a. No Empty Homes Officer between June 2021 and May 2022.	2	2
<b>Length of time homes have been empty</b>	Majority of cases between 1 and 5 years.  One property was less than a year, one property was empty between 5 and 10 years.	n/a	One property was empty for less than a year.  One property was empty for 2 to 5 years.	One property was empty for over a year. One property was empty for over 10 years

Inverclyde Council introduced a 200% Council tax for properties which have been unoccupied for 12 months or more from April 2019 (it was previously set at 150%). Inverclyde Council received £412,453 from Council Tax on Empty Homes in 2023/24.

The highest priority for investment with these funds lies in tackling the current degraded condition of the housing stock and contributing to the regeneration of Clune Park. A proportion of the income generated from the empty home levy is allocated to the affordable housing budget and an allocation of this is used to fund the Empty Homes Officer post. The empty homes advice service is provided



through the Empty Homes Officer, there is no grant/loan funding available to support empty homeowners in Inverclyde.

The Local Housing Strategy programmes further action to bring more long-term empty properties back into residential use, ensuring that there is a continued reduction in the number of long-term empty homes. Action 2.3 of the LHS directs Inverclyde Council's Housing Strategy team to develop an empty homes strategy which will:

***'Prioritise targeted investment in the Inverclyde Empty Homes Service in areas where local housing pressure is evidenced.'***

Work has commenced on developing the Inverclyde Empty Homes Strategy 2025-2030 which will outline how tackling empty homes can contribute towards the wider strategic outcomes presented within the LHS and the necessary interventions to achieve this. As part of the strategy's development, Inverclyde Council's Housing Strategy team have undertaken a mapping exercise of empty properties in Inverclyde. To obtain a greater insight into vacant and empty dwellings in Inverclyde, Inverclyde Council's Housing Strategy team requested Council Tax information to outline a useful snapshot of where potential empty property hotspots are located and areas where targeted interventions may yield significant impacts. This exercise has been completed and the next steps is to understand how our collective strategic response can be coordinated to ensure the affordable housing supply is adequately supplemented, positively contributing to our regeneration outcomes determined within the LHS. It is hoped that the acquisition programme can be utilised to this end.

### Ukraine Longer Term Resettlement Fund

In 2022, the Scottish Government introduced the Ukraine Longer Term Resettlement Fund and is working with Local Authorities and Registered Social Landlords to increase the number of homes available to support the longer-term resettlement of Ukrainian Displaced Persons (UDPs)<sup>18</sup>.

River Clyde Homes in partnership with Inverclyde Council have utilised this fund to bring long term voids back into use and provide much needed homes for Ukrainian families. Phase 1 of RCH's project to improve void tenemental flats in Port Glasgow received £255,000 to bring 14 properties back into use. Phase 1 was completed in 2024.

Oak Tree Housing Association in partnership with Inverclyde Council have utilised this fund for the improvement of 17 low rise flats which were void in Greenock. The association received £151,000 towards this work.

RCH and Oak Tree Housing Association have worked in partnership with Inverclyde HSCP's New to Scotland team to successfully allocate these properties to Ukrainian families.

In 2023 River Clyde Homes made a further funding application for a Phase 2 project under the ULTRF. This involved delivering 30 properties with the total funding to bring these properties into use being £1,003,441.

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<sup>18</sup> Scottish Government, Ukraine Longer Term Resettlement Fund: <https://www.gov.scot/publications/ukraine-longer-term-resettlement-fund/>

## Developer Contributions

Developer contributions have been made historically as a result of the Inverclyde Affordable Housing Policy to support the delivery of affordable housing. Section 75 and other mechanisms are used, where justified, to secure developer contribution where there is a demonstrable need for affordable housing.

As a general principle the sums generated through these means can be used for any purpose which assists in the provision of affordable housing. Any spend would be subject to committee approval except for the specific instance of assisting local RSLs in the purchase of housing where this is to address an identified specialist housing need where delegated authority exists to facilitate a quick response to the housing market.

The Affordable Housing Fund (AHF) provides Inverclyde Council with additional funding to support projects within the SHIP. The AHF is financed through commuted sums from Section 75 agreements, where private developers, in agreement with the Council, contribute money instead of directly providing affordable housing on-site. These funds are then used to support affordable housing developments in other locations.

Since the last SHIP, no new commuted sums have been received, and the AHF has not been utilised during this period. However, the Council's Finance team has confirmed that £150,000 is available for use from the AHF between 2024 and 2027.

## Stock Transfer Agreement

As a condition of the stock transfer agreement, monies generated by the sale of assets by River Clyde Homes must be returned to the Scottish Government via the Council. If the use of these monies for the development of affordable housing is agreed by the Council and Scottish Government, the funds can be directed towards this. No funds were received from RCH in 2023/24.

## Housing infrastructure fund projects

The Housing Infrastructure Fund aims to assist key strategic housing projects which have been blocked or unable to proceed due to the extent and costs/financing of infrastructure works involved. We anticipate no new projects at the time of publication require the assistance of the Housing Infrastructure Fund. This will be reviewed regularly through the LHS Delivery Group mechanism.

## Vacant and derelict land

No projects at the time of publication require the assistance of the Vacant and Derelict Land Investment Programme. This will be reviewed regularly through the LHS Delivery Group mechanism.

## Existing and Future projects

The following section is an overview of future projects which are included within the SHIP over the next five years. Inverclyde's priority programme is detailed within the tables at the end of this section.

### Acquisition Programme 2024/2025 (20 units)

*Cloch Housing Association* have indicated that they intend on acquiring a further 8 properties in 2024/25. It is the association's intention to acquire 4 larger family homes (3 or 4 bedspaces) utilising £83,548 of AHSP funding per purchase, totalling £334,192. 4 smaller homes / flats (1 or 2 bedspaces) utilising £50,000 of AHSP funding per purchase totalling £200,000. These purchases will be to continue the RSLs efforts to consolidate stock for management and improvement purposes and to purchase larger family homes due to limited supply and limited development opportunities.

*Larkfield Housing Association* have indicated that they intend on acquiring a further 6 properties in 2024/25. It is the association's intention to target larger properties (in limited supply), properties suitable for specialist provision and for the consolidation of mixed tenure block.

*Oak Tree Housing Association* have indicated they intend on acquiring 6 properties in 2024/2025. They are seeking 3 amenity flats and 3 general needs units, to be 2 bed 4 person properties. The properties will provide accommodation to meet the needs of their current tenants and those on the housing waiting list. In addition, the association will seek to acquire properties which will tip the majority ownership in mixed tenure into the Association's favour to proceed with planned/cyclical maintenance activities to preserve, maintain the fabric and longevity of the building.

*River Clyde Homes* have indicated they do not intend on acquiring any properties in 2024/25 due to budget restrictions. The association remains committed to the acquisition programme and will seek to utilise the available funding in 2025/26 to acquire further properties.

### Clune Park Port Glasgow (135 units)

Inverclyde Council continue to progress plans towards its ambition of regenerating the area of Clune Park in Port Glasgow. The long-term strategic ambition of the Council is for the redevelopment of mixed tenure housing on the Clune Park site to tie in with both Inverclyde Council and the Inverclyde Alliance's wider policy objectives stated within the Inverclyde Repopulation Action Plan, namely the retention of the younger population and to attract new residents to the area to facilitate population growth.

Furthermore, Action 1.5 of the Inverclyde LHS 2023-2028 Action Plan supports these proposals by stating that Inverclyde Council and partners will 'Facilitate the regeneration of Clune Park, Port Glasgow.' As part of this work, a design brief was developed to communicate Inverclyde Council's requirements for the delivery of mixed tenure housing on the Clune Park site and inform masterplanning of the regeneration area, supported by an assessment of housing need and demand. Subsequently, Hypostyle Architects were appointed to develop a masterplan for the Clune Park regeneration area based on the housing requirements outlined within the Council's design brief.

The Council is now working on the appointment of a development partner to take the project forward through the SHIP in future years.

### Clune Park Site

The Clune Park site is located within the town of Port Glasgow and is in close vicinity to the town centre, retail park, coronation park and the A8/M8 which functions as the main arterial route in and out of Inverclyde to neighbouring authority Renfrewshire and further afield across the Glasgow city region. The existing site already aligns with the Scottish Government's approach towards placemaking and creating 20-minute neighbourhoods supporting the intervention for residential redevelopment of the Clune Park estate to positively contribute towards the regeneration of the area.

The proposed site offers a mainly flat topography for future development and in this regard is somewhat unique to many other development opportunities in Inverclyde which are faced with more challenging landscapes because of the local geography. The location and flat topography of Clune Park provides an excellent opportunity to deliver both mainstream and specialist house types, supported by the existing road networks and pedestrian access due to its location. With Clune Park set to become a flagship development for Inverclyde Council and its strategic housing partners this development seeks to embrace forward thinking design principles and future proof units for prospective residents with respect to the demographic profile of the region.

An updated vision and masterplan for the site has recently been completed. The project will proceed in two phases. Phase 1 being the redevelopment of the former School, Church and Resource Centre Site comprising of 30 units. Phase 2 proposes development on the site of the existing tenements on Caledonian Street, Bruce Street, Wallace Street, Clune Park Street, Maxwell Street and Robert Street.

### Sanctuary Scotland

#### **Bay Street - Port Glasgow (24 units)**

This four-storey block will provide twenty-four 1 and 2 bed flats of amenity housing for older people on land beside the A-listed Gourrock Ropeworks. The LHS action plan specifically states that we will 'Deliver older persons housing through RSL newbuild programmes,' to address the growing demographic pressures of an ageing population.

The town centre location of the Bay Street site and favourable topography lends itself to older people's housing provision. This development will contribute towards delivery of LHS Outcome 3: People in Inverclyde are supported to live independently and well at home. Site start is expected in the early months of 2025, with an anticipated completion in 2026/2027



### **Duncan Street - Greenock (64 units)**

The proposed development at Duncan Street is on the site of the former health centre in Greenock. Once completed, 64 new units for social rent will be provided, a mixture of 1, 2, 3 and 4 bed houses and flats, inclusive of two wheelchair accessible units.

The Duncan Street site is situated in Greenock town centre. Due to its excellent town centre location, Inverclyde Council have been in discussions with Inverclyde HSCP and Sanctuary to also deliver two supported units suitable for bariatric people on this site. Work commenced on the site of the former health centre in July 2024 and its expected completion is in 2026.

### **Link Group**

#### **Quarry Drive - Kilmacolm (19 units)**

In May 2022, the Scottish Government approved McTaggart & Mickel's proposal to develop 75 new homes at Quarry Drive in Kilmacolm. Outline planning approval was granted at a meeting of the full Inverclyde Council on 4 May 2021. However, the Scottish Government subsequently wanted to review the application.

Policy 18 of the proposed Inverclyde Local Development Plan states that 'There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing.'

Due to Inverclyde Council's affordable housing policy, nineteen 1, 2, 3 and 4 bed affordable homes will be delivered in partnership with Link Group at the Quarry Drive site. The properties will be let and managed by Link. The project is expected to commence in 2026.

### **Oak Tree Housing Association**

#### **Strone Farm - Greenock (15 units)**

A mix of 2 and 3 bed properties and a 4-bed home to address the requirement for additional larger family homes in the area will be provided at this site.

Oak Tree Housing Association have retendered the contract and hope to make a decision in October 2024. It is anticipated work will commence on the site in 2025/26

## SHIP Programme Tables: 2024/25- 2028/29

PRIORITY PROJECT	AREA	DEVELOPER	UNITS TYPE					COMPLETION DATE					Total Grant Requirement (£m)
			Total Units	Type	GN	Specialist Provision	Type of Specialist Provision	25/26	26/27	27/28	28/29	29/30	
Strone Farm	Greenock	Oak Tree	15	SR	15			15	0	0	0	0	1.024
Duncan Street	Greenock	Sanctuary	64	SR	60	4	2 Wheelchair / 2 Bariatric	30	34	0	0	0	5.700
Bay Street	Port Glasgow	Sanctuary	24	SR	0	24	Amenity	0	24	0	0	0	2.345
Quarry Drive	Kilmacolm	Link	19	SR/MMR/NSSE	15	4	Wheelchair	0	0	19	0	0	2.237
Acquisition Programme	Inverclyde	Various	200	SR	180	20	TBC	40	40	40	40	40	10.000
Clune Park Phase 1	Port Glasgow	TBC	30	SR/NSSE/MMR	7	23	Wheelchair / Amenity	0	0	10	10	10	2.340
Clune Park Phase 2	Port Glasgow	TBC	105	SR/NSSE/MMR	93	12	Wheelchair / Amenity	0	0	0	10	20	8.190
<b>Total</b>			<b>457</b>		<b>370</b>	<b>87</b>		<b>85</b>	<b>98</b>	<b>69</b>	<b>60</b>	<b>70</b>	<b>31.836</b>



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<b>Report To:</b>	<b>Environment and Regeneration</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV060/24/SJ/JH</b>
<b>Contact Officer:</b>	<b>Jennifer Horn</b>	<b>Contact No:</b>	<b>01475 715573</b>
<b>Subject:</b>	<b>Town Centre Actions Plans</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 Town Centre Action Plans have been prepared for Greenock, Port Glasgow and Gourock following an allocation of funding from UK Shared Prosperity
- 1.3 The plans were prepared following consultation which included 'walk abouts' with members of the Town Centre Regeneration Forums, community drop-in events and online questionnaire.
- 1.4 Each plan sets out 12 actions and they are prioritised to be delivered over a 10-year period and by a range of stakeholders who have town centre interests by capitalising on funding sources as and when opportunities arise.
- 1.5 It is important to note that the Plans set out a collective ambition for the town centres, which will provide a strong strategic platform for future funding bids and shaping other strategic policies (notably the emerging Local Development plan), however the priorities in the Plans are not funded or currently attributed to existing funding sources.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee:
- Approves the Town Centre Action Plans and delegate authority to the Director of Environment and Regeneration for any drafting changes required prior to publication.

**Stuart Jamieson**  
**Director, Environment & Regeneration**



### **3.0 BACKGROUND AND CONTEXT**

- 3.1 The 3 Town Centre Action Plans focus on Greenock, Gourock and Port Glasgow as these are Inverclyde's designated 'Town Centres' within the Local Development Plan.
- 3.2 It was considered that there was a need for Town Centre Action Plans as previous documents which covered the town centres, arising from Charrettes, were reaching a decade old and it is important to have an understanding of the health of the town centre and this wishes of the local community when progressing any development within the town centre and when pursuing grant funding.
- 3.3 Shared Prosperity Funding gave an opportunity to fund the procurement of a consultant to produce the documents.
- 3.4 Work commenced late 2023 on desk top surveys of the town centres and policy reviews, followed by 'Town Centre Walkabouts' spring 2024 with each of the Town Centre Regeneration Forums. Wider consultation was then carried out with drop in events in each of the Town Centres and online consultation and questionnaire information in early summer 2024. A report of the consultation has been made available in the members lounge and sent to Elected Members electronically.

### **4.0 PROPOSALS**

- 4.1 Each of the Town Centre Action Plans recognises the unique history, role and function, and future opportunities that the town centres play within the network of centres of Inverclyde.
- 4.2 The overall purpose of the plans is to provide clear Town Centre Action Plans which focus future interventions and prioritise actions within specific and deliverable Town Centre projects that will support growth and investment in Town Centres.
- 4.3 The purpose of the Town Centre Action Plans is not an investment programme of work for the Council to deliver. Instead, this is a document that can be used by a range of stakeholders to inform town centre spending opportunities which may be forthcoming.
- 4.4 The Action Plan has several aims:
  - To provide an analysis of the town centre's place making opportunities with a summary of its strategic, economic, and social context.
  - To review and consolidate the aims and objectives of various plans that have been created for the town centres over the years
  - To set out an agenda for growth and reinvestment in accordance with Town Centre First principles and building on each town centre's key strengths, priorities, and special qualities of place.
  - To explore the potential planning, development, and investment activity that can support town centre regeneration and growth over the next decade.
  - To communicate an ambitious vision of how the town will develop and grow through a range of Priority, Early and Medium Term Actions.
- 4.5 The table in appendix 1 gives a summary of the vision and proposed projects for each town centre.
- 4.6 The plans put forward are aspirational, but they need to also be pragmatic.

- 4.7 External funding would be required for the Council or other with town centre interest to deliver the action plan aims. At present the external funding landscape at is complex and challenging with both UK and Scottish Government reviewing funds such as Place Based Funding, Regeneration Capital Grant Funds and the future of EU replacement funds such as UK Shared Prosperity. This means that any other external funding opportunities become more competitive with a wider pool of interested parties.
- 4.8 The Action Plans set our 12 prioritise actions which, subject to future funding opportunities could be progressed over a ten-year period.
- 4.9 In addition, the Action Plan is set in a wider policy context. It provides evidence of quality engagement and sets out the community intentions for their town centre. As well as being used in the bidding process for future funding bids, the Action Plans will be used for the Local Development Plan, Economic Growth Plan and can be used for future Council policy documents or community plans such as Place Plans.

## 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

As indicated in 4.7 above there has been a reduction in the usual Scottish Government town centre funding sources over the last year or so and it is currently unclear whether this is a longer-term reduction or a one-off in year saving. If the Council were to increase its own funding for these areas, then this would require existing capital projects to be dropped or increased resources for the capital programme to be identified.

### One off Costs

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

### Annually Recurring Costs/ (Savings)

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

### 5.3 Legal/Risk

None.

### 5.4 Human Resources

None.

### 5.5 Strategic

The proposal supports the Partnership Plan and the Economic Development Strategy in support local business.

### 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.

#### (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, positive or negative, which relate to this report.

None.

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 Consultation has been carried out with the Town Centre Regeneration Forum, wider community engagement through drop-in events and online consultation questionnaire, as well as consultation with wider Council service.

## 7.0 BACKGROUND PAPERS

7.1 Appendix 1: Summary Table

7.2 Consultation Report.

7.3 Greenock Town Centre Action Plan

7.4 Port Glasgow Town Centre Action Plan

7.5 Gourock Town Centre Action Plan

Appendix 1: Town Centre Action Plan Summary Table

Town	Vision	Priority Actions	Early Actions	Medium Term Actions
Greenock	Build on Greenock's strengths and create a 'whole town' place appeal that will ensure Greenock's continued role as strategic centre with an appealing retail, cultural, leisure and educational offer. Promote Greenock's connections to Glasgow, its quality-of-life and 20-minute neighbourhood attributes, creating a vibrant successful town centre.	1. Waterfront to Town Centre Connections and Wayfinding	5. Town Centre Play	10. Public Realm Enhancements
		2. Town Centre Deep Clean	6. Town Centre Accessibility	11. Improving Built Environment & Heritage Trail
		3. Shopfront scheme	7. Town Centre Dressing, Signage & Public Arts	12. Well Park Enhancement
		4. Town Centre Masterplan & Development Briefs	8. Town Website	
			9. Fire Museum – Library Square	
Port Glasgow	Build on Port Glasgow's strengths and create a 'whole town' place appeal that promotes Port Glasgow's coastal location and its connections to Glasgow and the west coast, and its quality-of-life	1. Port Glasgow Town Hall Upgrades	5. Coronation Park Enhancements	10. New Parish Church Town Square
		2. Town Centre Deep Clean	6. Public Art and Heritage Trail	11. New Health Centre and Town Hall Hub
		3. Public Realm Enhancements	7. Improve Pedestrian Connections	12. Mirren Shore Redevelopment
		4. Shopfronts Scheme	8. Town Centre Accessibility	

	attributes, to offer a successful, vibrant town offer		9. Development Brief and Building Refurbishment Grant Programme	
Gourock	Build on Gourock's strengths and create a 'destination town' appeal that promotes Gourock's coastal location and marine based leisure, its connections to Glasgow and the west coast, and its quality-of-life attributes, to offer a successful, vibrant town offer.	1. Shopfronts & Town Dressing	7. Town Centre Play	10. Darroch Park Upgrade
		2. Develop Briefs for Vacant and Derelict Buildings	8. Gourock Heritage Trail	11. Kempock Street Pavement Widening
		3. Upgrade Gourock Lido Experience	9. Town Centre Key Spaces	12. Marine Facilities
		4. Waverley Paddle Steamer Gourock Stop – Investigative Study		
		5. Safer Streets, Street Furniture & Signage		
		6. Town Centre Deep Clean		

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV061/24/SJ/KL</b>
<b>Contact Officer:</b>	<b>Kenny Lang</b>	<b>Contact No:</b>	<b>01475 715906</b>
<b>Subject:</b>	<b>Tree Management and Planting Strategy</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 Council's proposed tree planting strategy.
- 1.3 Inverclyde Council as a major land holder are responsible for maintaining a sizeable area of woodland, and individual trees.
- 1.4 The Council are signatories to a concordat of agreement with Clyde Climate Forest increase the urban tree canopy as part of a wider Glasgow City Region planting project. In addition to this, the Council will develop further tree planting schemes within its existing resources and larger projects as and when funding is available
- 1.5 This Strategy aims to ensure that trees contribute to the enhancement of well being among residents and visitors alike and adds to the built environment.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that Committee
- notes the aims and objectives of the Tree Growing Strategy
  - notes the development of larger scale tree projects as funding is made available

**Stuart Jamieson**  
**Director Environment &**  
**Regeneration**

### **3.0 BACKGROUND AND CONTEXT**

- 3.1 Inverclyde Council hold a large area of land which contain a mix of woodland, small forest areas and individual or copses. Many of these trees are long established or have naturalised and grown unaided, a large proportion of these trees are not native to Scotland and tend to be more prone to disease.
- 3.2 Inverclyde Council have signed a Concordat agreement with Clyde Climate Forest to participate in the planting of 18 million trees across the Glasgow City Region by 2031. Our work is also underpinned by The Scottish Forestry Strategy (2019-2029). It is acknowledged by Clyde Climate Forest that to meet this target on a regional basis would take a sustained level of resources over time.
- 3.3 Trees are acknowledged to provide many positive benefits such as visual enhancement of the environment, surface water management during heavy rainfall, trees also contribute to carbon storage and encourage wildlife habitat and enriched biodiversity.
- 3.4 It should be noted that this strategy is for land within the Councils control and does not include trees on land owned by any other landowners or public bodies.
- 3.5 The Council are working on a database of trees which are within its area, this database is only in its infancy with a priority to identify those trees in high amenity areas. Where there are issues with accessibility to trees or densely wooded areas shape files identifying the acreage will be created. Street trees and many of the trees in parks and public open spaces are already on the register.

### **4.0 STRATEGY AND DEVELOPMENT**

- 4.1 The importance of woodlands, and in particular woodland which are in close proximity to communities has increased in recent years largely in recognition of associated health and educational benefits. Woodlands and naturalised areas contribute to wellbeing and biodiversity amenity.
- 4.2 The aim of this strategy is to ensure that Inverclyde's trees, woods forests and naturalised hedgerows and meadows contribute to improving both the natural and social environment and that they enhance the enjoyment of our outdoor areas for our residents and visitors alike.
- 4.3 To this end the Tree Planting Strategy is broken down into a number of key objectives and strands
- Woodland Expansion
  - Heritage
  - Control and management
  - Community and Partner engagement
  - Urban Trees
  - Habitat development and Connectivity
  - Climate Change
  - Placemaking
  - Access

#### Woodland Expansion

- 4.4 Inverclyde Council benefits from good conditions for tree growing which greatly contributes to the expansion of new woodlands. The topography and soil makeup of Inverclyde lends itself to a wide



variety of tree species. In recent years there has been a number of trees planted in areas abutting existing woodland or creating new areas of trees. Looking ahead Grounds services, working with partner organisations will identify new locations for tree planting within Inverclyde Council controlled land while ensuring woodlands are developed in accordance with the UK Forestry Standard.

- 4.5 Our regular independent tree survey, has identified a number of rare species trees within Inverclyde. In particular a large congregation of rare trees have been found in Kelburn Park. It could be possible with the introduction of other rare native species to have this area designated as an arboretum. Further investigation is required, however this would provide an interesting addition to our woodland creation aims.

#### Heritage

- 4.6 To ensure that established woodland and tree areas are protected and maintained in areas where they have been established over several years and form part of the local area history. The service will focus on native or naturalised species such as Acer, Malus (crab apple), Field Maple and Cherry and native species such as Birch, Rowan and Beech, Lime along with other trees that are suitable for such locations. Grounds services will also look to re-establish woodland in areas they previously existed (for example a small area of Parklea had been a tree nursery and orchard, this area which over many years was turned into grassed land has been replanted with apple trees in recognition of its past. Appendix 1

#### Control and management

- 4.7 The Council have a responsibility to manage and control those trees within its ownership. Regular assessments, inspections and independent surveys are carried out and where necessary trees that are a risk to humans or property will be made safe for example by pollarding or monolithing or removed. Where a tree is removed and where possible a new tree will be replanted in its place. At present this is more prevalent due to the issues associated with Ash dieback. Since 2021 a total of 473 ash trees have been removed because of this disease and 184 trees removed for other reasons. All these trees have now been replaced with more robust native species.

#### Community and Partner engagement

- 4.8 Through community engagement and participation there are opportunities to foster community involvement in the management of woodlands. Working with our Clyde Muirshiel rangers opportunities could exist for community tree growing or even engaging with local business to participate in the enhancement of our woodlands. Already we are engaged with Schools in community tree growing and this has been widely received and successful. Further opportunities exist to engage with other land owners and support their activities around tree planting.

In addition to this, it is acknowledged that in some instances where trees are planned in the immediate proximity of households we may need to engage with individuals and explain and advise the proposals.

#### Urban Trees

- 4.9 Working with Clyde Climate Forest has identified opportunities to plant trees in and around Central Greenock as it has a low canopy cover of just 11.3% of the land area. An aim of planting 1000 trees in this area has been stated by Clyde Climate Forest details of which are available on their website <https://www.clydeclimateforest.co.uk/projects/target-neighbourhood/inverclyde/central-greenock> .

The Council currently have a large number of trees within the urban area and this includes street trees such as are found at the West end of Greenock. Controlling and managing these trees will

ensure that these trees, some of which are of historical importance, continue to be enjoyed by their communities.

#### Habitat Development and Connectivity

- 4.10 Developing woodlands and even individual tree planting can encourage and enhance wildlife and create a diverse tree population which supports a valuable food chain and ecosystem, as well as a home for many species.

It is recognised that a corridor of trees, hedgerows copses and naturalised grassland could have beneficial impact on the movement of wildlife and insect habitat within an area. Connected corridors encourage and enhance pollinators, foraging wildlife and can maintain bird and invertebrate populations. Grounds services have identified a number of hedgerows and replanted these to improve such conditions, this along with a development of naturalised wildflower meadows has demonstrated a noticeable increase in pollinator populations. (Appendix 2)

#### Climate Change

- 4.11 Trees will benefit our environment through climate control. providing shade and lowering temperature through aspiration cooling. Trees also produce oxygen and control CO2 emissions through photosynthesis and can help remove carbon from the atmosphere. Trees further can help in removing pollutants from the atmosphere such as nitrogen dioxide and some particulate matter. Trees can also mitigate some flooding due to capture of rain water through the leaf canopy and root systems control water run , soil erosion and can filter water entering our waterways.

#### Placemaking

- 4.12 Trees greatly enhance the built environment and are seen as valuable tool in encouraging development. Incorporating woodlands into new and existing developments and providing a link with existing natural habitats provides a range of benefits for both people and wildlife. Aside from the climate change benefits stated above a natural environment provides recreation space which can attract residents, visitors and potential inward investment. The development of a public realm that can draw people or even bring local communities closer is a valuable aspect of woodland development. While this strand is more in keeping with general regeneration and planning aims , Ground services will support those areas of activity which fit within the strategy.

#### Access

- 4.13 Ensuring that our residents and visitors can enjoy the benefits of trees and woodlands will underpin this work. We will develop paths and desire lines that allow safe and natural access to our woodlands, meadows and green spaces where appropriate.

### **5.0 FUTURE DEVELOPMENT**

- 5.1 The creation and expansion of woodland and individual tree planting will continue to form the main focus of the Tree Strategy.
- 5.2 Integrated bio habitat corridors of wildflower meadows and naturalised grassland will be developed where possible adjacent to woodland. Desire lines within these locations will be created to ensure public access and we will engage with our local communities in developing areas for planting.
- 5.3 It should be noted that the tree strategy is directly linked to the availability of financial resources, for example annually the Service aim to plant 1000 trees within existing budget resources. In 2023/24

the service managed to plant 1,727 trees. The addition of funding from the Nature Restoration Fund increased on this by a further 10,762 trees which included 10,627 trees within Coves Nature Reserve.

5.4 This Committee reallocated £30k through the Shared Prosperity fund from the Local Business theme the Communities and Place theme to provide delivery capacity to the emerging Tree Planting Strategy, with spend to be made within the lifetime of the Shared Prosperity programme.

5.5 Further funding opportunities will be explored to enable the service to build on this success and proposed larger scale projects reported to the relevant Council Committee.

## 6.0 IMPLICATIONS

6.1 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

### 6.2 Finance

#### One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report (£000)	Virement From	Other Comments
Shared Prosperity Fund	Communities and Place	2024/25	£30		

#### Annually Recurring Costs/ (Savings)

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

### 6.3 Legal/Risk

There are no legal issues arising from this report.

### 6.4 Human Resources

There are no human resources issues arising from this report.

### 6.5 Strategic

There are no direct strategic implications as a result of this report.

## 6.6 Environmental/Sustainability

Has a Strategic Environmental Assessment been carried out?

X	YES – assessed as relevant and a Strategic Environmental Assessment is required.
	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.

## 7.0 CONSULTATION

7.1 Consultation has been undertaken with the relevant services in the preparation of this report.

## 8.0 BACKGROUND PAPERS

8.1 None.

Appendix 1





Appendix 2



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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV070/24/SJ/KL</b>
<b>Contact Officer:</b>	<b>Kenny Lang</b>	<b>Contact No:</b>	<b>01475 715906</b>
<b>Subject:</b>	<b>Introduction of Recycling Services to Households</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 Committee that is intended to improve Inverclyde's recycling performance by extending recycling services to tenemental and communal properties which are not currently in receipt of recycling services, to assist with our derogation targets.

1.3 Introducing kerbside recycling to a further 3300 households will mean that almost 99% of households within Inverclyde Council receive a direct recycling service. The increase in the number of properties receiving such a service should improve Inverclyde's overall recycling rate by 2%, from 47% to 49%.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that Committee note that Officers will:-

- Undertake the communication measures identified in this report and communicate the new recycling services to householders.
- Implement the new services as noted in this report.
- Monitor and measure the impact of all recycling measures and take appropriate intervention actions to undertake this
- Continue to explore opportunities to increase recycling provision across Inverclyde.

**Stuart Jamieson**  
**Director Environment &**  
**Regeneration**

### **3.0 BACKGROUND AND CONTEXT**

3.1 Inverclyde currently provide direct recycling services to around 35,800 households, covering approximately 91.5% of the households within Inverclyde. At present there are approximately 3,700 properties in Inverclyde which do not receive a kerbside recycling service. Inverclyde Council were early signatories to the Household Recycling Charter which looks to:-

- enhance household waste and recycling services to increase resource recovery and improve their quality;
- customise services to meet the unique needs of all citizens, regardless of their household type or location;
- encourage citizens to participate in recycling and reuse services, ensuring that resources are fully utilised;
- commit to operating services in a way that guarantees staff safety, competence, and fair treatment, with the necessary skills to deliver effective and efficient resource management on behalf of communities

3.2 It is, therefore, proposed to introduce recycling services to approximately 3,300 households in line with our existing service provision. This will increase the percentage of properties receiving a recycling service in Inverclyde to over 98.7% of all households and the overall recycling rate from 47% to 49%, which will significantly improve achieving our derogation target.

3.3 It is anticipated that new services will be introduced to householders in March 2025. Officers will submit a bid to Zero Waste Scotland Recycling Improvement Fund to cover the Capital costs of service introduction. Should that funding bid be unsuccessful, alternative funding sources will be explored.

3.4 Members should note that the remaining properties are high flats which pose a difficulty in providing like-for-like services and are prohibitively expensive to collect from each door

3.5 Post implementation of the expanded recycling scheme, officers will continue to explore options for recycling provision within high-flatted properties and will work with the relevant landlords to identify cost effective and robust measures where possible. It is planned to assess and introduce recycling services to these properties post the implementation of the tenemental / communal properties scheme.

### **4.0 PROJECT DELIVERY**

4.1 The properties receiving new recycling services will be provided with an appropriate recycling service which mirrors their existing residual waste collection service. These properties will then revert to an alternate two weekly collection system in line with the majority of Inverclyde's households. Existing service standards such as assisted uplifts for the most vulnerable customers will continue.

4.2 The roll out of the new services will mirror the previously successful roll outs including a detailed communication plan which will be tailored to ensure residents are aware of and are fully supported throughout the roll-out process. This will consist of a number of roadshows and events communicating to the following stakeholder groups:-

- Elected Members
- Members of the public
- Housing Associations



- Community Councils
- New Scots Integration Team

4.3 The communication strategy will include the following resources

- Social media including Facebook and X
- Council website
- Plasma screens within Council facilities and Doctors' Surgeries
- RCV banners
- Individual household letters and leaflets
- Recycling Calendars
- School visits

4.4 The success and further development and improvements of the new scheme will be supported by monitoring activities which will be carried out to identify areas of poor participation / performance quickly and will allow interventions that will improve this. The activities will be as follows: -

- Measuring waste container set-out rates using existing refuse collection vehicle technology
- Checking contamination reports from refuse collection crews
- Area surveys by waste strategy officers with specific follow-up interventions
- Analysis of the types of waste materials received at Pottery Street and Ingleston Park
- Programmed waste compositional analysis
- Benchmarking
- Peer review through the Scottish Waste Managers Network.

4.5 Funding for additional recycling containers and bin storage signage will be sought from the Zero Waste Scotland recycling improvement fund (RIF) – small grant scheme. It is estimated that an amount of £90k will be requested. Should the overall funding bid be unsuccessful, or not considered timeously alternative funding sources will be investigated. This will doubtless impact on the proposed delivery timescale and may require a revised scheme proposal.

4.6 The identified scheme covers the majority of properties currently in receipt of a plastic sack collection, or those in high density areas within our main towns. The remaining properties are high rise properties and officers will look to work with the relevant landlords in identifying suitable schemes.

## 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
Funding bid		2024/25	£90		Zero Waste Fund Bid

### Annually Recurring Costs/ (Savings)

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

## 5.3 Legal/Risk

There are no legal issues arising from this report.

## 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?

	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 Consultation has been undertaken with the relevant services in the preparation of this report.

**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>31 October 2024</b>
<b>Report By:</b>	<b>Director Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV064/24/SJ/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 April to 30 September 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 April 2024 to 30 September 2024.

## **2.0 RECOMMENDATIONS**

2.1 That the Committee note the contracts awarded by the Council during the period 1 April 2024 to 30 September 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 April 2024 to 30 September 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 April 2024 to 30 September 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 April to 30 September 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 information within the appendices is collated from the contract register maintained by the Procurement Team including contract awards through Legal, Democratic, Digital & Customer Services.

## 7.0 **BACKGROUND PAPERS**

7.1 None.



## CONTRACT AWARDS - 1st APRIL to 30th SEPTEMBER 2024

Appendix 2

DATE OF AWARD	TITLE	SUPPLIER	LOCATION OF SUPPLIER	TOTAL CONTRACT AMOUNT	CONTRACT TERM	SME YES/NO
<b>DIRECT AWARDS</b>						
14/03/2024	Provision of Financial Advice and Information Service	Financial Fitness Resource Team	Greenock	£120,900.00	1 Year	Yes
30/04/2024	Provision of Consultation Services + Training on Signs of Safety and Healing in relation to child protection	Leigh Taylor LTD	Edinburgh	£71,000.00	2 Years	Yes
29/05/2024	Provision of a Children Residential Short Breaks Respite Service at Quarriers Countryview - Self-Direct Support (Option 2)	Quarriers	Bridge of Weir	£378,000.00	3 Years	No
31/05/2024	Provision of a Technology Enabled Care (TEC) Call Handling Service	Bield Housing & Care	Edinburgh	£80,000 (Schedule of Rates)	1 + 1 Year	Yes
03/06/2024	Provision of a Recovery Community Service	Inverclyde Community Care Forum T/A Your Voice	Greenock	£248,947.00	6 mths + 6 mths	Yes
18/06/2024	Provision of a Building Based Day Care Service (Self-Directed Support Options 2, 3 and 4) Area A Inverclyde East and Area B Inverclyde West	Alzheimer Scotland - Action on Dementia	Edinburgh	£740,324.00	3 + 1 Year	No
18/06/2024	Provision of a Support Service for People with Young Onset Dementia	Alzheimer Scotland - Action on Dementia	Edinburgh	£252,000.00	3 + 1 Year	No
19/06/2024	Provision of a Specialist Dementia Support Service	Alzheimer Scotland - Action on Dementia	Edinburgh	£200,000.00	3 + 1 Year	No
04/07/2024	Provision of a Building Based Day Care Service (Self-Directed Support Options 2, 3 and 4) Area A Inverclyde East and Area B Inverclyde West	Muirshiel Resource Centre	Port Glasgow	£927,936.00	3 + 1 Year	Yes
04/07/2024	Provision of a Building Based Day Care Service (Self-Directed Support Options 2, 3 and 4) Area A Inverclyde East and Area B Inverclyde West	Angel Care Services (Scotland) Limited T/A Crown Care Centre	Greenock	£512,304.00	3 + 1 Year	Yes
23/07/2024	Provision of a Partnership Facilitator Service	CVS Inverclyde	Greenock	£150,000.00	3 Years	Yes
14/08/2024	Provision of Affordable After School Childcare in Port Glasgow	Before and After School Kilmacolm (BASK)	Kilmacolm	£56,024.22	7 months	Yes
02/09/2024	Provision of a Family Hub Support Service	Home Start Renfrewshire & Inverclyde	Paisley	£99,999.00	1 Year	Yes
03/10/2024	Provision of Online School Payments	ParentPay Limited	London	£70,000.00	4 yrs 7 mths + 2 + 1	Yes
<b>DIRECT CALL OFF FROM FRAMEWORK</b>						
12/04/2024	SWAN Inverclyde Council - Call Off Contract 120424	British Telecoms Plc		£2,920,000.00	11 years	No
11/06/2024	Spydus	Civica UK Limited	London	£150,610.00	5 Years	No
11/06/2024	Levelling Up Fund - Master Planning Phase 1	Ironside Farrar Ltd	Edinburgh	£197,725.00	10 Months	No
20/08/2024	Income System Renewal	Civica UK Limited	London	£233,550.00	3 Years + 2 months	No
06/09/2024	Microsoft Software Licensing	Ultima Business Solutions Ltd	Reading	£1,100,887.58	3 Years	
<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>31 October 2024</b>
<b>Report By:</b>	<b>Director Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV055/24/SJMM</b>
<b>Contact Officer:</b>	<b>Martin McNab</b>	<b>Contact No:</b>	<b>01475 714246</b>
<b>Subject:</b>	<b>Annual Assurance Statement</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 To seek the Committee's approval for Inverclyde Council's Annual Assurance Statement.
- 1.3 The Annual Assurance Statement must be approved and returned to the Scottish Housing Regulator by 31<sup>st</sup> October 2024. The Assurance Statement covers homelessness services and the condition of Council housing stock which in Inverclyde amounts to the former tied houses following stock transfer. The Annual Assurance Statement for 2024/25 is attached at Appendix 1.

## **2.0 RECOMMENDATIONS**

- 2.1 That Committee approves the Annual Assurance Statement for 2024/25.

### 3.0 BACKGROUND AND CONTEXT

- 3.1 The Council is required to make two returns to the Scottish Housing Regulator every year. These are the Annual Return on Charter (ARC) and the Annual Assurance Statement. As and when the Council finally transfers the tied houses to a suitable RSL the parts of the ARC and the Annual Assurance Statement relating to stock will no longer be required. This will leave simply the homelessness sections to be completed.
- 3.2 Members will note the increased demand on the Homelessness Service over 2023-24. Although overall performance in many areas was very good including short assessment times and a reduction in rent lost due to voids this increased demand did lead to 17 breaches of the Unsuitable Accommodation Order in the period.
- 3.3 Members will also note the ongoing progress towards a potential transfer of the remaining tied houses with meetings having been held with tenants and TPAS appointed as the independent tenant advisor for the process.

### 4.0 PROPOSALS

- 4.1 That Committee approves the Annual Assurance Statement for 2024.

### 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

None

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					

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### 5.3 Legal/Risk

Final transfer of the remaining housing stock to an RSL will in effect mean that only the homelessness function will be regulated by the Scottish Housing Regulator. This is however dependent on tenant agreement.

### 5.4 Human Resources

N/A

### 5.5 Strategic

N/A

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

N/A

#### (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?

	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.

None.

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 N/A

## 7.0 BACKGROUND PAPERS

7.1 Annual Assurance Statement, Environment & Regeneration Committee 2 November 2023  
**ENV051/23/SJ/MM**

## **Annual Assurance Statement: Inverclyde Council**

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

### **Homelessness Services**

As a local authority we can confirm that we continue to meet our statutory duties to provide temporary accommodation and homelessness assistance. Our Assessment and Support Team are focussed on prevention of homelessness and achieve prevention in around 50% of approaches to our Housing Options and Homelessness Advice Service. As a stock transfer authority Inverclyde is wholly reliant on the Section 5 referral process and work is underway to reduce non-compliance by introducing a new Local Lettings Initiative to increase lets to homeless households to between 25%-30% of total lets in a close strategic partnership with the four main local Registered Social Landlords (RSLs).

Our ability to meet our statutory duties associated with homelessness, housing support and settled accommodation underpins the work we do to ensure equality, human rights and tenant and resident safety. As Inverclyde Council is reliant on a strategic partnership with local RSLs, individuals using our service have a direct relationship with officers through effective caseload management and assistance with local Choice Based Lettings systems. Therefore, the customer/landlord relationship must be considered within that context.

We can confirm that Inverclyde Council achieves standards and outcomes in the Scottish Social Housing Charter relevant for tenants in a stock transfer authority i.e., people who are homeless and others who use our services:

The homeless service is undergoing a programme of transformational change, working with all statutory agencies by placing a focus on prevention activity, supporting tenants in partnership with local RSLs, Third Sector organisations and integrated services within the Health and Social Care Partnership (HSCP) to increase successful outcomes in tenancy sustainment.

We continue to meet our duty to assess homelessness within 28 days and provide temporary accommodation for households where homelessness cannot be prevented.

Where people have complex needs, the rapid rehousing support team undertake the statutory duty to provide support, and this service is regulated by the care inspectorate to ensure robust governance and maintain the principles of housing first. A monitoring framework and team plan, linked to the Inverclyde Rapid Rehousing Transition Plan (RRTP), housing contribution statement and HSCP Strategic plan is in place.

The service has seen a significant increase in demand for assistance during 2023/24 with a 29% increase in the number of homelessness applications. In spite of this the service has significantly improved its assessment timescale and its offer of temporary accommodation. In the reporting year covered by this Annual Assurance Statement Inverclyde had the shortest average assessment time in Scotland at 9 days. Temporary Accommodation saw a 10% reduction in average void periods and a 32% reduction in the amount of rent lost due to voids. Unfortunately, in Quarter 4 of 2023/24 the Service required to utilise Unsuitable Accommodation to meet demand, with 17 instances of Unsuitable Accommodation being utilised across that period.

## **Housing Stock**

Last year it was reported that Inverclyde Council had nine houses, three of which did not fall within the scope of the Scottish Housing Regulator as one was vacant and, on the market, and the other two are not on Scottish Secure Tenancies. The house which was previously on the market has now sold so the council now has eight houses in total, two of which fall out with the scope of the Regulator.

All of Inverclyde Council's housing stock had condition surveys carried out in March 2022 by external agents, Brown & Wallace Building Surveyors. The report highlighted several repairs and upgrades required to the houses to ensure they met current SHQS and EESSH standards. The council is currently in discussion with Sanctuary Homes regarding transferring the ownership of these six houses to Sanctuary. As a result of this only routine maintenance and emergency repairs plus small upgrades to the Moorfoot Primary schoolhouse have been carried out to the houses over the past year.

TPAS has now been appointed to act as the independent tenant advisor and meetings have already been carried out with the tenants, officers from Sanctuary Homes, a council officer and the TPAS representative. Sanctuary have completed further condition surveys of the six houses and discussions regarding upgrading all houses to current SHQS and EESSH standards, plus additional works as considered necessary, are ongoing. Once all tenants have been contacted to discuss the repairs the first formal Notice containing the incentives on offer, which will include a two-year rent freeze as well as upgrades to each house, will be sent to the tenants, this will start the first part of the formal transfer process.

Following a ballot, assuming there is a majority vote in favour of the transfer, all works contained within the final formal notice will be completed by Sanctuary Homes within the first year of transfer. Should the tenants choose to stay with the council then the council confirms that all necessary works to ensure compliance will be completed as soon as possible.

Currently three of the six houses pass both the SHQS and the EESSH, these are St Francis former schoolhouse, St Patrick's former schoolhouse and Ardgowan former schoolhouse. In terms of future energy efficiency upgrades St Francis and St Patrick's are both timber framed houses which are unsuitable for cavity wall

insulation, and Ardgowan former schoolhouse is of solid construction and so has no cavity to insulate. The remaining three houses all fail the SHQS as they all require cavity wall insulation, these houses are St Michael's former schoolhouse, Moorfoot former schoolhouse and Whinhill former schoolhouse. Of the three houses failing the SHQS, two also fail the EESSH. It is noted that Moorfoot former schoolhouse would require the permission of an adjacent owner before cavity wall insulation could be considered. As part of the works on offer by Sanctuary, external wall insulation is being considered for those houses where cavity wall insulation is unsuitable.

Regardless of whether the transfer is successful or not, the Council will retain the two houses which are located within parks; however, these are not on Scottish Secure Tenancies and are therefore not affected by the legislation.

We confirm that we have utilised and considered appropriate evidence to give us this assurance. This Assurance Statement was formally approved by the Council's Environment & Regeneration Committee on 31<sup>st</sup> October 2024.

Cllr Michael McCormick  
Convenor  
Environment & Regeneration Committee  
Inverclyde Council

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<b>Report To:</b>	<b>Environment and Regeneration</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV066/24/SJ/NM</b>
<b>Contact Officer:</b>	<b>Neale McIlvanney</b>	<b>Contact No:</b>	<b>01475 712402</b>
<b>Subject:</b>	<b>Consultation Response – Gourock Ferries</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 This report updates members on the submission made by Inverclyde Council to the Transport Scotland consultation on ferry service provision from Gourock to Dunoon and Roseneath.
- 1.3 The consultation closed in early October, and therefore the report seeks to homologate the consultation response submitted by officers.

## **2.0 RECOMMENDATIONS**

- 2.1 The Committee are asked to note the contents of this report.

**Stuart W Jamieson**  
**Director, Environment & Regeneration**



### 3.0 BACKGROUND AND CONTEXT

- 3.1 Transport Scotland launched a consultation on the ferry service provision from Gourock to Dunoon and Rosneath in September 2024. The consultation was supported by community events. The background documents for the consultation formed an options appraisal of services on the routes to be able to develop a business case for future services considering frequency and provision of infrastructure.
- 3.2 In response to the consultation, officers reviewed the technical documents and submitted a response accordingly. As noted above, this was due to timescales for response, which closed before members could consider a draft response. This report is therefore to allow Environment & Regeneration Committee to consider and homologate the response submitted by officers.
- 3.3 The consultation response submitted by officers can be viewed at Appendix A. In summary, the consultation response expresses that options for service delivery should not be brought forward where they effect a reduction in service capacity or resilience, given this would conflict with national, regional and local policy aspirations for connected, inclusive communities – particularly as contained within the Inverclyde Alliance Plan. The response invites further engagement with officers to influence the emerging proposals.

### 4.0 PROPOSALS

- 4.1 The Committee are asked to note the contents of this report.

### 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

None.

### 5.4 Human Resources

None.

### 5.5 Strategic

The consultation response reflects a range of strategic priorities.

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

#### (a) Equalities

This report is related to a consultation response; however, the draft response highlights the need for equalities impact assessment to be carried out.

### 5.7 Environmental/Sustainability

Summarise any environmental / climate change impacts, positive or negative, which relate to this report.

None.

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 A – Consultation Response Gourock/Dunoon/Rosneath Ferry Services

## **Appendix A**

### **Transport Scotland Consultation Response – Gourock Ferries**

#### **Inverclyde Council**

**8<sup>th</sup> October 2024**

The following provides Inverclyde Council's response to the live consultation on the Cowal/Roseneath Ferry consultation being carried out by Transport Scotland. Inverclyde Council's views are expressed insofar as the consultation materials impact on Gourock and Inverclyde, more broadly.

It is noted that the consultation is exploring options related to investment in ferry infrastructure and related timetable matters on the routes under consultation. It is expressly stated in the information that the analysis presented is related to outline business case stage proposals, and therefore the Council anticipates further opportunities to provide commentary on emerging proposals as preferred options are identified and other options are discounted in the process of forming further stage business cases.

The Inverclyde Alliance Plan 23-33 outlines that Inverclyde is experiencing a range of socio-economic challenges including depopulation, ageing population, social and economic deprivation, health challenges and below average earnings compared to national indicators. Accordingly, the plan focuses on the themes of Empowered People, Working People, Healthy People and Places, A Supportive Place, and a Thriving Place – all of which have direct and indirect relationship to transport and connectivity. The Inverclyde Local Development Plan also reflects the requirement for successful places to be well connected. Further, the ambition to connect regions in an inclusive national economy is also embedded in national policy documents, notably the National Strategy for Economic Transformation.

In line with the policy context outlined, as a strategic position, Inverclyde Council supports investment in transport infrastructure and optimisation of soft transport infrastructure (e.g. timetabling and accessibility) to support its wider strategic aims and ambitions.

It is noted that the commentary on options related to Gourock and Cowal states that there would be disbenefit to users through any service reduction, however this is counterbalanced by cost to Government of maintaining higher service levels. The options analysis suggest mitigation may assist to reach balance in this instance through behavioural change and logistical support, such as deploying buses to move passengers. This, it is noted, would be requiring of support through promoting behavioural change.

While promotion of behavioural change to sustainable transport means is supported by the Council, it should be recognised that this would be an inappropriate solution to offsetting connectivity challenges that may already exist being exacerbated by reduced service capacity and reduced service resilience. As outlined in the policy context above, connecting rural and deprived communities, which may already experience more barriers to multi-mode transport connectivity, is a key priority of national, regional and local policy, and service reduction would conflict with this policy context. Accordingly, the Council would express significant concern with the suggested reduction in service capacity (and suggested mitigation) as set out in the consultation document and note that this would reduce access to opportunity for those living and working in Inverclyde and the Inverclyde visitor economy.

Given the potential impact on communities, the Council would highlight the need to equalities impact assessment to inform decision making.

The Council would welcome the opportunity to further engage and influence the options development, analysis and short-listing process.

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV062/24/SJ/GM</b>
<b>Contact Officer:</b>	<b>Graham McCarey</b>	<b>Contact No:</b>	<b>01475 712419</b>
<b>Subject:</b>	<b>Road Naming within New Development at Site of Former Greenock Health Centre, Duncan Street, Greenock</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 seek Committee approval to name a new road being created within the residential development on the site of the former Greenock Health Centre, Duncan Street, Greenock.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that the road in the new development be named as set out in paragraph 4.4.

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

### 3.0 BACKGROUND AND CONTEXT

3.1 Section 97 of the Civic Government (Scotland) Act 1982 gives a local authority power to name roads within its area.

### 4.0 PROPOSALS

4.1 Planning permission has been issued for the development of 65 new residential properties on the site of the former Greenock Health Centre on Duncan Street in Greenock. On behalf of the developers, Mast Architects have made a request for addresses to be assigned to these new properties. A new road will service these properties, so a name for this road has to be assigned.

4.2 Consultation was carried out with the Councillors for the Ward in which the development is taking place. There is currently not active Community Council for this area, otherwise they also would have been consulted. Suggestions were also sought from the developers for consideration, but they deferred to the Councillors.

4.3 Following consultation with Ward Councillors, two main suggestions were put forward:

- Naming the street for the novelist and social commentator John Galt, who died in Greenock and is buried nearby.
- Naming the street for George Dougan – a prominent local boxer and boxing coach, who was a significant positive figure in the lives of many young boxers. He volunteered for over 50 years and was a well respected figure in the world of Scottish boxing. He did his national service with the British army and boxed for the army. He worked hard all his days to provide for his family, mainly as a ships carpenter within the shipyards. He was the energy behind Mid Hill Amateur Boxing Clubs, which had previously been located on the site of the development.

4.4 The Ward Councillors agreed that their choice would be to commemorate the life and contribution of George Dougan. Mr Dougan’s widow has been contacted by Councillor Brooks, and has given her blessing to the proposal. Given the layout of the new street, the proposal is that it should be named ‘George Dougan Place’.

### 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

<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	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A

### 5.3 **Legal/Risk**

There are no legal implications associated with this report.

### 5.4 **Human Resources**

There are no personnel implications associated with this report.

### 5.5 **Strategic**

N/A

## 6.0 **CONSULTATION**

6.1 Ward Councillors and developers were consulted during the preparation of this report.

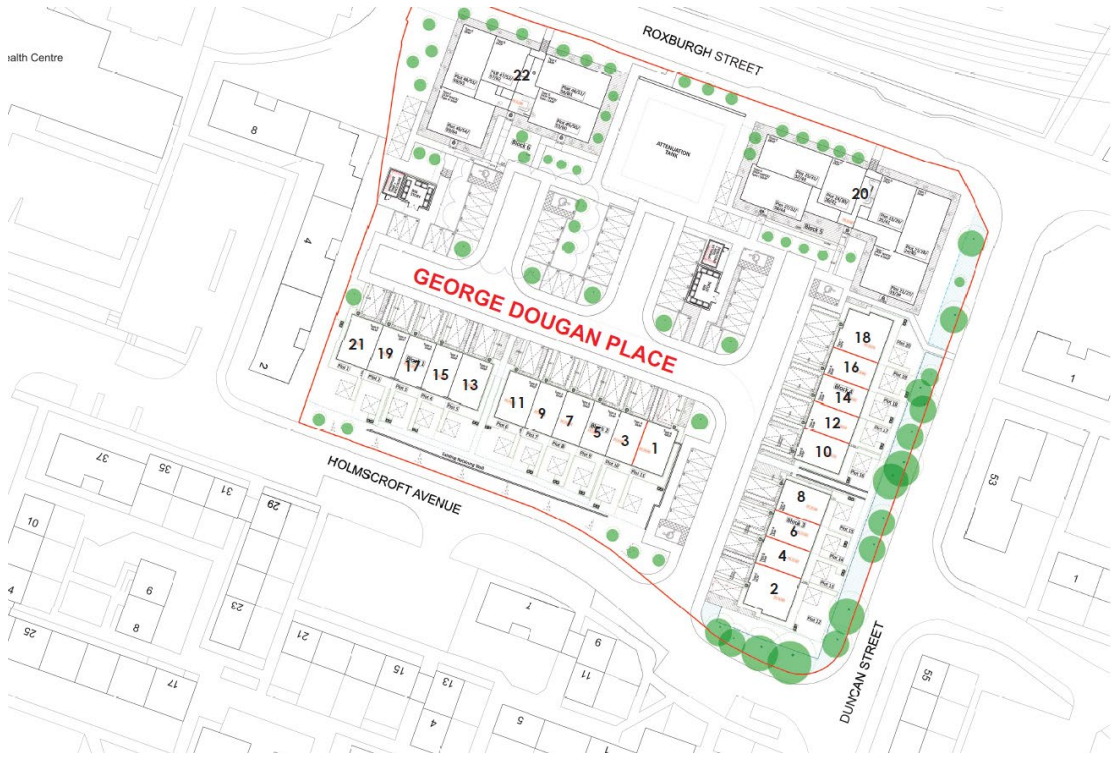
## 7.0 **BACKGROUND PAPERS**

7.1 None

Appendix 1: Street Naming Proposal – Former Greenock Health Centre. Site Plan.



Health Centre



1	
Lot	Area
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
18	100.00
19	100.00
20	100.00
21	100.00
22	100.00

2	
Lot	Area
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
18	100.00
19	100.00
20	100.00
21	100.00
22	100.00

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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV065/24/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; Update re Proposed sale of 5 Kempock Place, Gourock; Baker Street, Greenock; and Former Glenbrae Children's Centre, Greenock</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 (1) to advise Committee that negotiations for the proposed sale of 5 Kempock Street, Gourock have terminated and to request authority to remarket it; (2) request authority to market the site at Baker Street, Greenock on the basis of a sale as well as a lease; and (3) request authority to remarket the former Glenbrae Children's Centre, Glenbrae Road, Greenock.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that Committee:

- a) grants delegated authority to the Director Environment and Regeneration to (1) terminate all negotiations with the proposed purchaser of 5 Kempock Place, Gourock and (2) start a new marketing campaign seeking offers for a sale of the property, following which a report on any offers received will be brought back to this Committee for a final decision.
- b) grants delegated authority to the Director Environment and Regeneration to advertise the site of the former roads depot, Baker Street Greenock on the basis of a sale as well as a lease, and on the basis set out in the body of this report.
- c) grants delegated authority to the Director Environment and Regeneration to remarket the former Glenbrae Children's Centre and site, on the basis set out in the body of this report.

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

### **3.0 BACKGROUND AND CONTEXT**

#### **Kempock Place Gourrock**

- 3.1 In August 2021, this Committee granted authority to market the vacant office premises at 5 Kempock Place, Gourrock and a report on offers received was brought back to Committee in June 2022, when authority was granted to sell the property. A plan showing the location of the office is attached at **Appendix 1**.
- 3.2 Missives for this sale did not conclude and the sale never completed. In August 2023 this Committee granted authority to remarket the property. The results of a second marketing campaign were brought before this Committee in January 2024 at which time authority was granted to sell the property to an individual who wanted to use the premises for a gallery and artist studio.
- 3.3 The second bidder has now also terminated negotiations and has withdrawn from the sale. Committee is asked to note the position and to grant authority to carry out a third marketing exercise. Officers have received interest for the property from two different individuals, and authority is now sought to remarket the property for sale and to bring a further report on any offers received back to this Committee for a final decision.

#### **Site at Baker Street/Scott Lane, Greenock**

- 3.4 The site shown on the plan at **Appendix 2** is the site of the former roads depot which is in council ownership. In October 2022, this Committee declared the site as surplus to requirements and granted authority to lease it. That marketing exercise has not yet commenced as, having regard the industrial land use in this area, officers have been reviewing the basis on which such an exercise should proceed, to ensure that consideration may be given to other factors as well as price, in particular but not limited to socio-economic benefit, when arriving at a decision on a prospective lease, and further, that any party bidding in such an exercise is aware of the position.
- 3.5 Therefore, the marketing particulars have been amended to state that in assessing offers received, the Council will determine a preferred bidder considering both the financial benefit to the Council and the socio-economic benefit gained from the disposal with a weighting of 60% determined on offer value and 40% economic benefit. In assessing offers, consultation will be undertaken with the Regeneration service, which will provide qualitative analysis of the offers received, and this will be considered in determining the preferred offer.
- 3.6 The Regeneration service will consider
  - suitability of proposed uses within the adjacent area, referencing compliance with the Local Development Plan;
  - financial benefit to the Council;
  - wider socio-economic benefit to the Council (and community), including, for example, number of jobs created; and,
  - feasibility/implementation plans for the proposals to provide the Council with confidence that there is a commitment to deliver any development proposals as soon as is feasible to ensure the site does not become dormant post-sale.

Parties may provide supporting information associated with an offer to assist the consideration of socio-economic benefit arising from the proposals.

- 3.7 Since 2022, officers have received interest from various local businesses seeking to acquire the site, and Committee is now requested to grant authority to market the site on the basis of a sale as well as a lease.
- 3.8 Should Committee be agreeable to this request then a report on offers received following a closing date will be brought back to this Committee for a final decision to sell or lease the site, assessing offers in the context of the criteria set out above.

### **Former Glenbrae Children’s Centre, Greenock**

- 3.9 In January 2023, this Committee granted authority to declare the former Glenbrae Children’s Centre as surplus to requirements and to market same For Sale/To Let; set a closing date when the level of interest justified it and return to this Committee with recommendations to sell/lease the property for what was considered to give the best economic value to the Council. The site is shown on the plan at **Appendix 3**.
- 3.10 In November 2023, this Committee agreed to remove the property from the market as it had been damaged by flooding on a number of occasions which was restricting any interest in the sale. Authority was granted at that time to demolish the property as it was understood that the land at the site would potentially be used in connection with a flood risk management scheme.
- 3.11 Council officers believe that they have addressed the flooding issues by working with Scottish Water and are progressing the design of a flood risk management scheme. It has been established that this will not require the use of the site of the former Glenbrae Children’s Centre. As such, Committee is therefore requested to grant authority to bring the property back to the market for sale and notes that a further report on offers received will be brought before this Committee for a final decision.

## **4.0 IMPLICATIONS**

- 4.1 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

### **4.2 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>

## 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>

### 4.3 Legal/Risk

None from this report. Should the recommendations in para 2.1 b) of this report be approved and a consequent report be brought to a future meeting of this committee proposing a sale or lease for a consideration less than the best that can reasonably be obtained, then in terms of S.74 of the Local Government (Scotland) Act 1973 and the Disposal of Land by Local Authorities (Scotland) Regulations 2010, a Best Value appraisal is likely to be required providing justification for same.

### 4.4 Human Resources

None.

### 4.5 Strategic

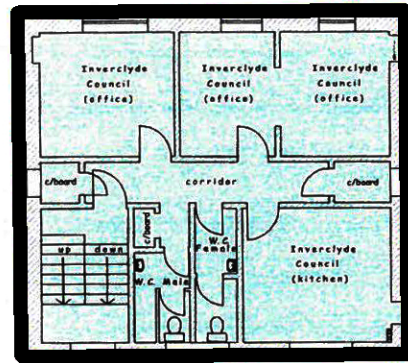
None.

## 5.0 CONSULTATION

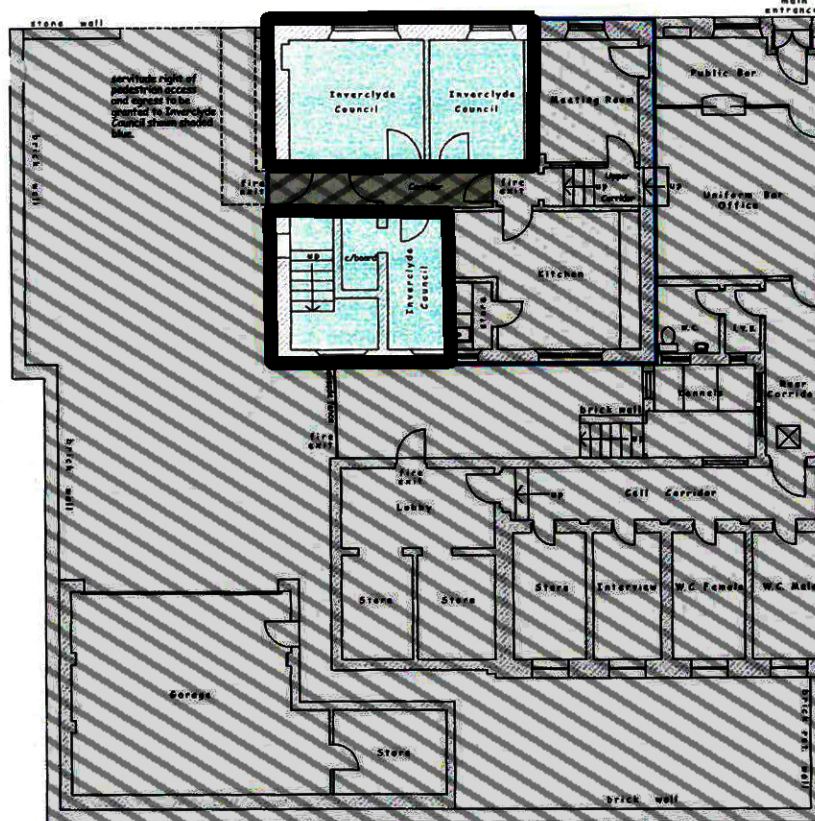
5.1 The report has been prepared following consultation with Legal, Democratic, Digital and Customer Services.

## 6.0 BACKGROUND PAPERS

6.1 None.



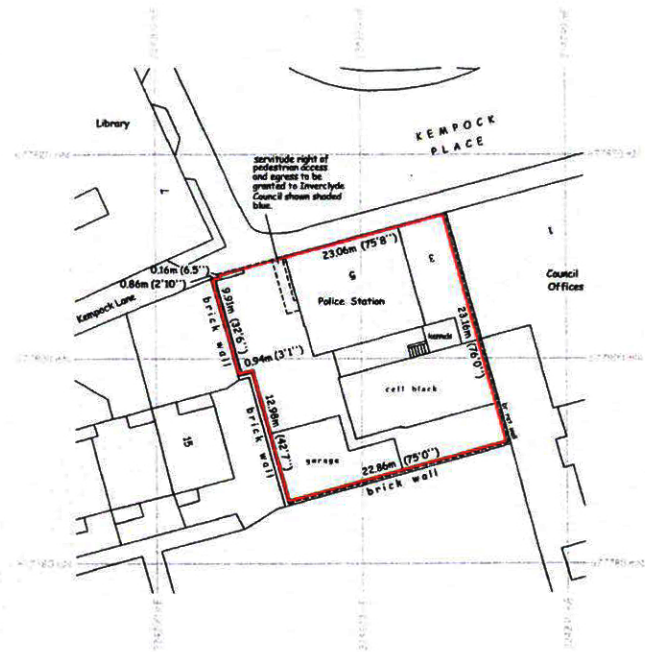
First Floor



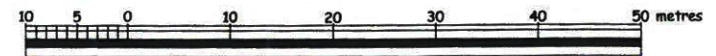
Ground Floor



scale 1:150

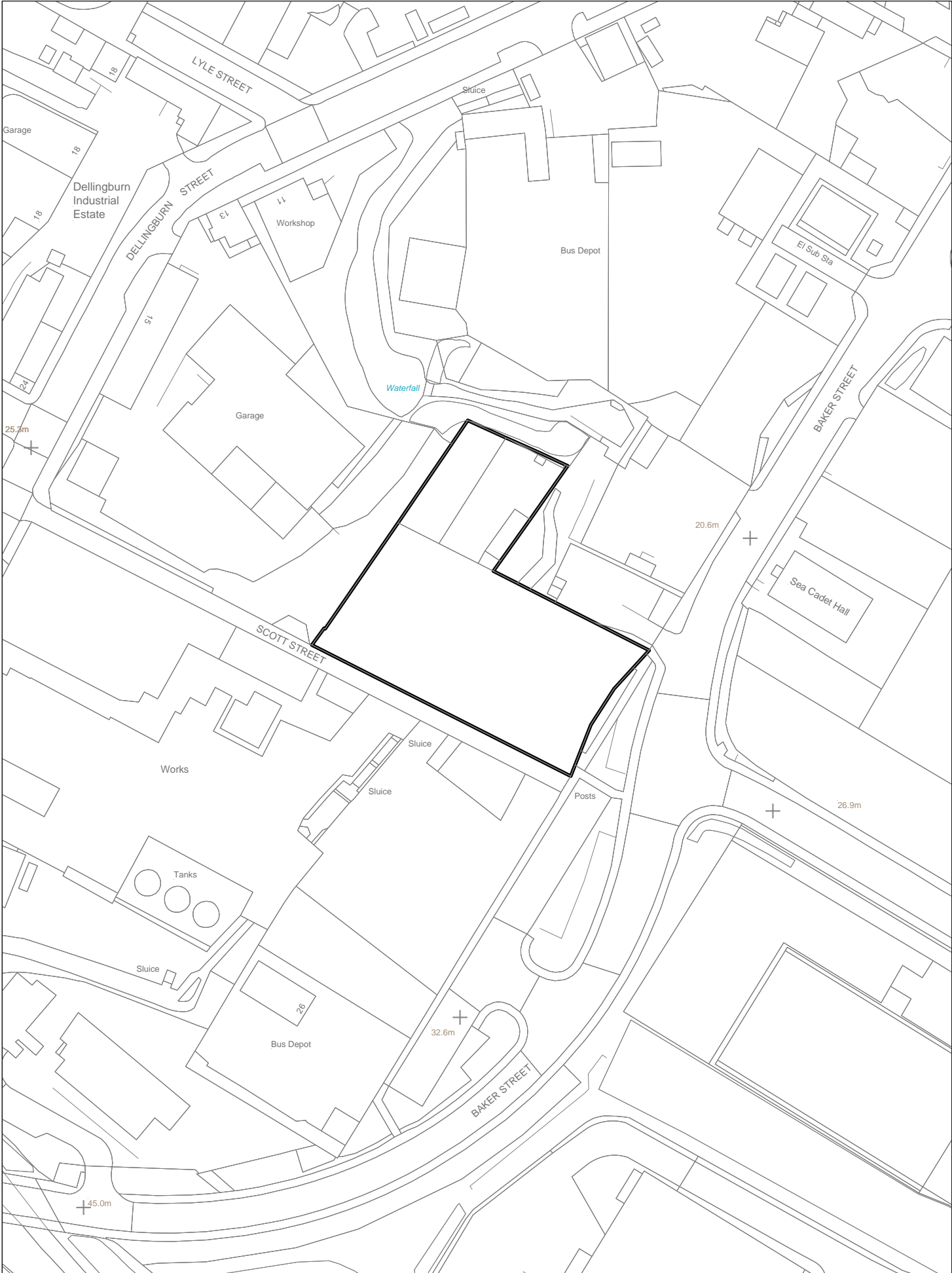


Title Boundaries



scale 1:500







SCALE: 1:1250

DRAWN BY:

DATE

Originating Group:

Drawing No.

**THIS PLAN IS INDICATIVE ONLY.**