

## ENVIRONMENT & REGENERATION COMMITTEE – 31 OCTOBER 2024

### Environment & Regeneration Committee

Thursday 31 October 2024 at 3pm

**Present:** Provost McKenzie, Councillors Brooks, Cassidy, Clocherty, Crowther, Curley, Jackson, McCormick, Quinn and Robertson.

**Chair:** Councillor McCormick presided.

**In attendance:**

Stuart Jamieson	Director Environment & Regeneration
Lynsey Brown	Head of Legal, Democratic, Digital & Customer Services
Eddie Montgomery	Head of Physical Assets
Neale McIlvanney	Head of Service - Regeneration, Planning & Public Protection
David Aitken	Procurement Manager
Matt Thomson	Finance Manager (Environment & Technical)
Julie Ann Wilson	Principal Accountant
Peter MacDonald	Principal Solicitor
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
Rhoda Braddick	Corporate Policy, Performance and Communications Manager

This meeting was held at the Municipal Buildings, Greenock.

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

**484 Apologies, Substitutions and Declarations of Interest**

**484**

No apologies for absence were intimated.

No declarations of interest were intimated, but certain connections were intimated as follows:

Agenda Item 5 (Annual Procurement Report) – Councillors Cassidy and Clocherty.

Agenda Item 7 (Local Housing Strategy Update) – Councillor Curley.

Agenda Item 8 (Inverclyde Strategic Housing Investment Plan 2025-30) – Councillors Brooks and Curley.

Agenda Item 13 (Contract Awards 1 April 2024 to 30 September 2024) – Councillor Robertson.

Agenda Item 20 (Governance of External Organisations) – Councillors Clocherty, Curley and Jackson.

**485 2024/25 Environment & Regeneration Revenue Budget**

**485**

There was submitted a report by the Chief Financial Officer and Director Environment & Regeneration advising the Committee of (1) the Environment & Regeneration Revenue Budget 2024/25, and (2) details of actions being taken to reduce the projected overspend.

**Decided:**

(1) that the following be noted, (a) the Committee's Revenue Budget projected overspend in 2024/25 of £218,000, and (b) the actions being taken by the Director to reduce the projected overspend in 2024/25 and recurring budget pressures from 2025/26;

---

**ENVIRONMENT & REGENERATION COMMITTEE – 31 OCTOBER 2024**


---

- (2) that the virement as proposed in appendix 5 to the report be approved; and  
 (3) that (a) the on-going reviews being progressed by the Director be noted, and (b) it be noted that updates will be provided to future meetings of the Committee.

**486 Environment & Regeneration Capital Programme 2024/28 – Progress 486**

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

**Decided:**

- (1) that 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 be noted;  
 (2) that the on-going work in respect of the further identification of priority projects relating to core asset condition and allocation of funds from Core Property budget be noted;  
 (3) that the on-going work in respect of the further identification of projects relating to Net Zero and allocation of funds from the Net Zero Capital budget be noted;  
 (4) that the progression of the project at the Waterfront Leisure Complex outlined in section 3.16 of the report be noted and approved; and  
 (5) that (a) the withdrawal of £200k Placed Based Funding for the Dunrod Road project as outlined in sections 3.38 and 5.3 of the report be noted, and (b) that it be noted that Officers are exploring options to address the funding gap.

**487 Environment and Regeneration Committee Delivery and Improvement Plan 2023/26 Performance Report 487**

There was submitted a report by the Director Environment & Regeneration providing an update on the progress made in the delivery of the Environment and Regeneration Committee Delivery and Improvement Plan 2023/26.

**Decided:** that the progress made in the delivery of the Environment & Regeneration Committee Delivery and Improvement Plan 2023/26 be noted.

**488 Annual Procurement Report 488**

There was submitted a report by the Director Environment & Regeneration (1) providing an update on procurement related activity including outcomes delivered during the period 1 April 2023 to 31 March 2024, and (2) seeking approval to publish the Annual Procurement Report as detailed in appendix 1 to the report.

Councillor Cassidy declared a connection as a relative sits on the board of an organisation mentioned in the report, and Councillor Clocherty declared a connection as a Member of the Board of the Inverclyde Community Development Trust. They also formed the view that the nature of their connection and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and they were declaring for transparency.

**Decided:**

- (1) that the Annual Procurement Report, as detailed in appendix 1 to the report, be approved for publication to the Scottish Government and on the Council's website;  
 (2) that the latest procurement compliant spend position and spend with SMEs and local suppliers be noted;  
 (3) that the commitment to Fair Work First and community benefits secured for delivery by suppliers during the reporting period 1 April 2023 until 31 March 2024 be noted; and  
 (4) that the significant savings secured during 2023/24 and the on-going work in this area be noted.

- 489 UK Shared Prosperity Fund Update 489**
- There was submitted a report by the Director Environment & Regeneration providing an update on the progress of the Inverclyde projects funded by the UK Government's Shared Prosperity Fund.
- Decided:**
- (1) that the progress to date be noted;
  - (2) that due to the loss of Nature Restoration funding the virement of £50,000 from 'Local Business' to 'Communities and Place' be approved; and
  - (3) that the anticipated underspend against Multiply projects of £367,941 be noted.
- 490 Local Housing Strategy Update 490**
- There was submitted a report by the Director Environment & Regeneration providing an update on the delivery of the Inverclyde Local Housing Strategy 2023-2028. Councillor Curley declared a connection as a Member of the Board of River Clyde Homes until 16 October 2024. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision making process and he was declaring for transparency.
- Decided:** that the progress on implementation of the Inverclyde Local Housing Strategy 2023-2028 be noted.
- 491 Inverclyde Strategic Housing Investment Plan 2025-30 491**
- There was submitted a report by the Director Environment & Regeneration seeking approval for the Strategic Housing Investment Plan 2025-30. Councillor Brooks declared a connection as a Member of the Board of River Clyde Homes, and Councillor Curley declared a connection as a Member of the Board of River Clyde Homes until 16 October 2024. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence at the meeting or their participation in the decision making process and they were declaring for transparency.
- Decided:**
- (1) that the Strategic Housing Investment Plan for the five-year period from 2025-2030 for submission to the Scottish Government by Inverclyde Council be approved; and
  - (2) that the content and projects included in the Strategic Housing Investment Plan 2025-2030, as detailed in appendix 1 to the report, be noted.
- 492 Town Centre Action Plans 492**
- There was submitted a report by the Director Environment & Regeneration seeking approval for the Town Centre Action Plans.
- Decided:** that (a) the Town Centre Action Plans be approved, and (b) delegated authority be granted to the Director Environment & Regeneration for any drafting changes required prior to publication.
- 493 Tree Management and Planting Strategy 493**
- There was submitted a report by the Director Environment & Regeneration providing an update on the Council's proposed tree planting strategy.
- Decided:**
- (1) that the aims and objectives of the Tree Growing Strategy be noted; and

---

**ENVIRONMENT & REGENERATION COMMITTEE – 31 OCTOBER 2024**


---

(2) that the development of larger scale tree projects, as funding is made available, be noted.

**494 Single Use Vapes****494**

There was submitted a report by the Director Environment & Regeneration providing an update on (1) the progress by officers in tackling the negative health and environmental impacts of vapes, (2) education and awareness raising, and (3) monitoring and enforcement activities undertaken to reduce the prevalence of vaping.

Councillors Reynolds was present as a Member with a specific interest in the item, having submitted a motion to the meeting of the Inverclyde Council of 28 September 2023 titled 'Disposable Vapes' and, with the consent of the Convenor, participated in the debate.

**Decided:**

(1) that the progress on (a) controlling the sale of vapes, (b) actions taken in Inverclyde to deliver health education and monitoring, and (c) prevention measures related to the sale of vaping equipment, be noted.

(2) that it be agreed to issue the letter attached as appendix 3 to the report to the Scottish Government to support additional regulatory, education and monitoring to prevent the use of vapes, subject to any further amendments to address the concerns raised by Councillor Reynolds, if required.

**495 Introduction of Recycling Services to Households****495**

There was submitted a report by the Director Environment & Regeneration advising of the intention to improve Inverclyde's recycling performance by extending recycling services to tenemental and communal properties which are not currently in receipt of recycling services, in order to assist with derogation targets.

**Decided:** that it be noted that Officers will take the following actions, (a) undertake the communication measures identified in the report and communicate the new recycling services to householders, (b) implement the new services as noted in the report, (c) monitor and measure the impact of all recycling measures and take appropriate intervention actions, and (d) continue to explore opportunities to increase recycling provision across Inverclyde.

**496 Contract Awards – 1 April to 30 September 2024****496**

There was submitted a report by the Director Environment & Regeneration advising of contracts awarded for the supply of goods or materials, provision of services and execution of works during the period 1 April 2024 to 30 September 2024.

Councillor Robertson declared a connection as a Member of the Board of Financial Fitness. She also formed the view that the nature of her connection and of the item of business did not preclude her continued presence in the meeting or her participation in the decision making process and she was declaring for transparency.

**Decided:** that the contracts awarded by the Council during the period 1 April 2024 to 30 September 2024 be noted.

**497 Annual Assurance Statement****497**

There was submitted a report by the Director Environment & Regeneration seeking approval for Inverclyde Council's Annual Assurance Statement.

**Decided:** that the Annual Assurance Statement for 2024/25 be approved.

**498 Consultation Response – Gourock Ferries****498**

---

**ENVIRONMENT & REGENERATION COMMITTEE – 31 OCTOBER 2024**


---

There was submitted a report by the Director Environment & Regeneration providing an update on the submission made by Inverclyde Council to the Transport Scotland consultation on ferry services provision from Gourock to Dunoon and Roseneath.

**Decided:** that the contents of the report be noted.

**499 Road Naming within New Development at Site of Former Greenock Health Centre, Duncan Street, Greenock 499**

There was submitted a report by the Director Environment & Regeneration seeking approval to name a new road being created within the residential development on the site of the former Greenock Health Centre, Duncan Street, Greenock.

**Decided:** that it be agreed to name the road in the new development at the former Greenock Health Centre, 'George Dougan Place'.

**500 Property Asset Management - Public Report; Update re Proposed sale of 5 Kempock Place, Gourock; Baker Street, Greenock; and Former Glenbrae Children's Centre, Greenock 500**

There was submitted a report by the Director Environment & Regeneration (1) advising that negotiations for the proposed sale of 5 Kempock Street, Gourock have terminated and requesting authority to remarket it, (2) requesting authority to market the site at Baker Street, Greenock on the basis of a sale as well as a lease, and (3) requesting authority to remarket the former Glenbrae Children's Centre, Glenbrae Road, Greenock.

**Decided:**

(1) that delegated authority be granted to the Director Environment & Regeneration to (a) terminate all negotiations with the proposed purchaser of 5 Kempock Place, Gourock, and (b) 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 the Committee for a final decision;

(2) that delegated authority be granted to the Director Environment & 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 the report; and

(3) that delegated authority be granted to the Director Environment & Regeneration to remarket the former Glenbrae Children's Centre and site, on the basis set out in the body of the report.

**It was agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 as amended, that the public and press be excluded from the meeting during consideration of the following items on the grounds that the business involved the likely disclosure of exempt information as defined in the respective paragraphs of Part I of Schedule 7(A) of the Act as are set opposite each item.**

<b>Item</b>	<b>Paragraph(s)</b>
<b>Clune Park – Update</b>	<b>9</b>
<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>6, 8 &amp; 9</b>
<b>Governance of External Organisations</b>	<b>6</b>

**501 Clune Park – Update****501**

There was submitted a report by the Director Environment & Regeneration providing an update on the current position in relation to the Clune Park Estate as part of the regular reporting requirements.

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

**502 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****502**

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

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

**503 Governance of External Organisations****503**

There was submitted a report by the Director Environment & Regeneration providing an update of the governance arrangements in place for external organisations within the remit of the Committee.

Councillors Clocherty, Curley and Jackson declared connections as members of the board of organisations mentioned in the report. They also formed the view that the nature of their connections and of the item of business did not preclude their continued presence in the meeting or their participation in the decision making process and they were declaring for transparency.

**Decided:** that the contents of the report be noted.