

REGENERATION COMMITTEE - 13 MARCH 2008

Regeneration Committee

Thursday 13 March 2008 at 3.00 pm

Present: Councillors Ahlfeld, Blair, Clocherty, Ferguson, Loughran, McCallum, McCabe, MacLeod, Moran (for McKenzie), Osborne and Rebecchi (for Fyfe).

Chair: Councillor Clocherty presided.

In attendance: Corporate Director Regeneration & Resources, Mr M Thomson and Ms J Buchanan (for Chief Financial Officer), Head of Economic & Social Regeneration, Head of Property Resources & Facilities Management, Physical Investment Manager and Mr H McNeilly (for Head of Legal & Administration).

Apologies: Councillors Fyfe and McKenzie.

With the exception of the decision marked "C", which is open for confirmation or otherwise, the following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Committee.

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| 203 | Revenue Budget 2007/08 - Period 9 | 203 |
| | <p>There was submitted a report by the Chief Financial Officer and the Corporate Director Regeneration & Resources on the position of the Revenue Budget 2007/08 as at Period 9 (31 December 2007) which showed a projected underspend of £35,000.</p> <p>Noted</p> | |
| 204 | Building Services Trading Account 2007/08 - Period 10 | 204 |
| | <p>There was submitted a report by the Chief Financial Officer and the Corporate Director Regeneration & Resources on the position of the Building Services Trading Account as at Period 10 (31 January 2008) which showed a projected cash surplus of £209,000.</p> <p>Noted</p> | |
| 205 | Capital Programme 2007/08 to 2009/10 - Progress | 205 |
| | <p>There was submitted a report by the Corporate Director Regeneration & Resources on the position of the Capital Programme 2007/08 to 2009/10.</p> <p>Decided:</p> <p>(1) that the Committee note the progress of the specific projects detailed in appendix 1 of the report; and</p> <p>(2) that approval be given to the expenditure increase of £14,413 in the Dalrymple House, Barlas Centre Project as detailed in appendix 2 of the report.</p> | |
| 206 | Regeneration and Resources Directorate Performance Report | 206 |
| | <p>There was submitted a report by the Corporate Director Regeneration & Resources on the performance of Property Resources & Facilities Management and Economic & Social Regeneration in achieving their key objectives as set out in the Regeneration & Resources Directorate Plan and how they have contributed to the achievement of key corporate priorities.</p> <p>Noted</p> | |
| 207 | Capital Programme 2008/11 - Property Services Allocations 2008/09 | 207 |

REGENERATION COMMITTEE - 13 MARCH 2008

There was submitted a report by the Corporate Director Regeneration & Resources seeking approval (1) of the list of Property Services Allocation 2008/09 projects as set out in appendix 1 to the report and (2) to proceed with these and Pre-Contract Works projects.

Decided:

(1) that the Committee approve the list of Property Services Allocation 2008/09 projects detailed in section 5 of the report;

(2) that the Property Services Allocation 2008/09 projects and Pre-Contract Works Allocation be developed to tender stage and that the works be programmed, where appropriate, for completion in financial year 2008/09;

(3) that the Committee approve the acceptance of tenders for all projects detailed subject to compliance with the Financial Regulations and Standing Orders relating to Contracts and, where Committee approval is required for the acceptance of tenders in accordance with Standing Orders, that delegated authority be granted to the Head of Legal & Administration in consultation with the relevant officers and after consultation with the Convener, Vice-Convener and a Member of the Minority Groups for such acceptance subject to the total allocation not being exceeded;

(4) that authority be delegated to the Head of Property Resources & Facilities Management to prepare tender lists and select successful tenderers for expertise not currently available in-house using consultants not on an approved list where no such list exists and that the Policy & Resources Committee be requested to approve the invitation of tenders from consultants not on any of the Council's approved lists in circumstances where there is currently no in-house expertise;

(5) that the Committee confirm the volume of contracts to be progressed as set out in paragraph 4.1 of the report; and

(6) that the Committee delegate to the Head of Property Resources & Facilities Management authority to adjust the priorities detailed in the report subject to maintaining a continuous assessment of the priorities in pursuance of the interests of the Council and Best Value.

208 Letting Policy

208

There was submitted a report by the Corporate Director Regeneration & Resources updating the Committee on the progress of the implementation of the Letting Policy.

Decided: that the Committee note the work ongoing to complete the review of the Letting Policy and that it be remitted to the Head of Economic & Social Regeneration to report back to the Committee as soon as possible with recommendations for the new policy.

209 Development of an Events Strategy

209

There was submitted a report by the Corporate Director Regeneration & Resources providing details of the proposals for the ongoing process of developing an Events Strategy for Inverclyde.

Decided:

(1) that the draft Events Strategy be noted;

(2) that it be remitted to the Head of Economic & Social Regeneration to establish an Events Strategy Group involving appropriate partners, including those set out in paragraph 4.4 of the report and other groups and organisations from the community, voluntary, business and sports/leisure sectors, and that the Group (a) prepare a comprehensive list of events which take place in Inverclyde, (b) evaluate all current events in relation to the level of support they should receive from the Council in the

REGENERATION COMMITTEE - 13 MARCH 2008

future, (c) identify any gaps and opportunities that exist for new events and (d) identify funding opportunities that exist to complement the list of approved events;

(3) that the Head of Economic & Social Regeneration report back to the Committee within three months with proposals for the final version of the Inverclyde Events Strategy; and

(4) that approval be given to the list of events set out in paragraph 4.6 of the report relating to events that Inverclyde Council will promote and organise through its Events Team in 2008/09 pending the outcome of the overall Events Strategy.

210 Business Gateway

210

There was submitted a report by the Corporate Director Regeneration & Resources apprising the Committee of the current position with regard to the Scottish Enterprise Business Gateway Programme and advising of the decision of the Scottish Government to allocate the Business Gateway delivery function to local authorities.

Decided:

(1) that authority be delegated to the Corporate Director Regeneration & Resources, in conjunction with the Head of Legal & Administration and the Chief Financial Officer, to engage in and conclude negotiations with Renfrewshire Council and East Renfrewshire Council for the development of a Service Level Agreement for the provision of Business Gateway contracts in Inverclyde should COSLA agree to this development; and

(2) that it be agreed that Renfrewshire Council provide the lead authority role in the former Scottish Enterprise Renfrewshire area for the provision of Business Gateway Services should COSLA agree to this development.

211 Accommodation Works: Hillend Centre - Proposed Alterations - Permission to Issue Tenders

211

There was submitted a report by the Corporate Director Regeneration & Resources seeking authority to (1) allocate funding from the Office Accommodation 2007/2008 allowance in the Property Resources & Facilities Management Capital Allocation for alterations to Hillend House and (2) invite tenders and accept the lowest tender received for the works, at an estimated cost of £283,000.

Decided:

(1) that approval be given to the allocation of funding from the Office Accommodation 2007/2008 allowance in the Property Resources & Facilities Management Capital Allocation for alterations to Hillend House; and

(2) that it be remitted to the Head of Legal & Administration to arrange for the invitation of tenders and to accept the lowest tender received for the works.

The Committee adjourned at 3.55 pm to allow a meeting of The Inverclyde Council to take place and reconvened thereafter at 4.05 pm.

212 Inverclyde Leisure

212

There was submitted a report by the Corporate Director Regeneration & Resources on a remit from The Inverclyde Council of 14 February 2008 requesting the Committee to consider Inverclyde Leisure's Business Plan.

Councillors Ahlfeld and MacLeod declared a non-financial interest in this matter as Members of the Board of Inverclyde Leisure. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

Mr George Yule and Mr Andy McGilp, Inverclyde Leisure, were present and answered a

REGENERATION COMMITTEE - 13 MARCH 2008

number of questions from Members.

Decided: that consideration of this item of business be continued to that part of the meeting held following exclusion of the public and press.

The Convener being of the opinion that the undernoted report by the Corporate Director Regeneration & Resources was relevant, competent and urgent moved its consideration to allow the matter, if agreed, to be progressed at the earliest opportunity. This was unanimously agreed in terms of the relevant Standing Order.

213 Property Surplus to Education Services' Requirements

213

There was submitted a report by the Corporate Director Regeneration & Resources on a remit from the Education & Lifelong Learning Committee of 11 March 2008 requesting the Committee to approve disposal of Barmoss Nursery and the Mearns Centre subject to any restrictions contained within the relevant title deeds.

Decided: that approval be given to the disposal of Barmoss Nursery and the Mearns Centre subject to any restrictions contained within the relevant title deeds.

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.

Item	Paragraph(s)
Inverclyde Leisure	6
Appendix 2 relative to Agenda Item 10 comprising Inverclyde Leisure Business Plan	6 and 8
Riverside Inverclyde	6
Gourock Transport Interchange	6
Inverclyde Farms: Garvocks & Dowries Farm, Killochend Farm and Hardridge Farm, Greenock	2, 6 and 9
Lease of Shop Premises: Fancy Farm Road, Greenock	2, 6 and 9
Lease of Premises: Port Glasgow Town Hall	2, 6 and 9
Disposal of Land: Inverkip Road, Greenock	2, 6 and 9
Non-Operational Property Portfolio Information Scheme of Delegation Register	2, 6 and 9

214 Inverclyde Leisure

214

The Committee resumed consideration of this item of business.

Decided: that the Committee note Inverclyde Leisure's Business Plan and the information provided by Mr Yule and Mr McGilp.

REGENERATION COMMITTEE - 13 MARCH 2008

- 215 Appendix 2 relative to Agenda Item 10 215**
- There was submitted appendix 2 relative to Agenda Item 10 (Inverclyde Leisure) comprising Inverclyde Leisure Business Plan.
- Noted**
- Mr Yule and Mr McGilp left the meeting following consideration of this item of business.
- 216 Riverside Inverclyde 216**
- There was submitted a report by the Corporate Director Regeneration & Resources providing an update on the activities of Riverside Inverclyde and appending Operations Report for February 2008.
- Councillors Clocherty and McCabe declared a non-financial interest in this matter as Members of the Board of Riverside Inverclyde. They also formed the view that the nature of their interest and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.
- Mr Bill Nicol, Chief Executive of Riverside Inverclyde, was present and made a presentation on the current activities of Riverside Inverclyde. Members then asked a number of questions which were answered by Mr Nicol.
- Decided:** that the content of the Operations Report for February 2008 be noted and that it be noted that regular reports in this format will be submitted to the Committee in future.
- Mr Nicol departed from the meeting at this juncture together with Councillors McCabe and Ferguson.
- 217 Gourock Transport Interchange 217**
- There was submitted a report by the Corporate Director Regeneration & Resources updating the Committee on the current position relative to the proposed Gourock Transport Interchange.
- (Councillors McCabe and Ferguson returned to the meeting during consideration of this item of business).
- Decided:** that the progress of the Transport Scotland Working Group be noted and that it be remitted to the Corporate Director Regeneration & Resources to report further thereon as soon as is practicable.
- 218 Inverclyde Farms: Garvocks & Dowries Farm, Killochend Farm and Hardridge Farm, Greenock 218**
- There was submitted a report by the Corporate Director Regeneration & Resources on the position with regard to Garvocks & Dowries Farm, Killochend Farm and Hardridge Farm, Greenock and making a number of recommendations.
- Councillor Blair requested that his dissent that the report had not been specifically drafted to separate issues of principle from exempt information, with the result that no public discussion on this matter could take place, be recorded.
- Councillor Wilson was present and with consent spoke on the matter.
- After consideration, and following a vote, the Committee agreed to take action, all as detailed in the appendix.
- Councillor Wilson left the meeting following consideration of this item of business.
- 219 Lease of Shop Premises: Fancy Farm Road, Greenock 219**

REGENERATION COMMITTEE - 13 MARCH 2008

There was submitted a report by the Corporate Director Regeneration & Resources seeking consent to grant a new lease of shop premises at Fancy Farm Road, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.

220 Lease of Premises: Port Glasgow Town Hall 220

There was submitted a report by the Corporate Director Regeneration & Resources on the lease of premises at Port Glasgow Town Hall and the Committee agreed to the action recommended, all as detailed in the appendix.

221 Disposal of Land: Inverkip Road, Greenock 221

There was submitted a report by the Corporate Director Regeneration & Resources seeking consent to dispose of land at Inverkip Road, Greenock.

Councillor Blair requested that his dissent that the report had not been specifically drafted to separate issues of principle from exempt information, with the result that no public discussion on this matter could take place, be recorded.

C After consideration, and following a vote, the Committee agreed to the action recommended. Those Members who had voted in favour of the motion then requested in terms of the relevant Standing Order that the matter be referred to The Inverclyde Council for decision in terms of the motion, all as detailed in the appendix. **C**

222 Non-Operational Property Portfolio Information 222
Scheme of Delegation Register

There was submitted a report by the Corporate Director Regeneration & Resources providing information relative to non-operational property for the period October 2007 to March 2008.

Noted