

REGENERATION COMMITTEE - 15 JANUARY 2009

Regeneration Committee

Thursday 15 January 2009 at 3.00 pm

Present: Councillors Ahlfeld, Blair, Clocherty, Loughran, McCallum, McCabe, McKenzie, MacLeod, Osborne and White.

Chair: Councillor Clocherty presided.

In attendance: Corporate Director Regeneration & Resources, Mr M Thomson (for Chief Financial Officer), Head of Economic & Social Regeneration, Mr H McNeilly (for Head of Legal & Administration), Head of Property Resources & Facilities Management, Head of Corporate Communications & Public Affairs, Community Services Manager, Library Manager and Physical Investment Services Manager.

Apologies: Councillor Ferguson.

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

- | | | |
|-----------|--|-----------|
| 51 | Revenue Budget 2008/09 - Period 7 | 51 |
| | <p>There was submitted a report by the Chief Financial Officer and the Corporate Director Regeneration & Resources on the position of the Revenue Budget 2008/09 as at period 7 (31 October 2008) which showed a projected underspend of £21,000.</p> <p>Noted</p> | |
| 52 | Building Services Trading Account 2008/09 - Period 7 | 52 |
| | <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 7 (31 October 2008) which showed a projected cash surplus of £157,000.</p> <p>Noted</p> | |
| 53 | Capital Programme 2008/09 to 2010/11 - Progress | 53 |
| | <p>There was submitted a report by the Corporate Director Regeneration & Resources and the Chief Financial Officer on the position of the Capital Programme 2008/09 to 2010/11.</p> <p>Decided: that the Committee note the progress of the specific projects detailed in the appendix to the report.</p> | |
| 54 | Regeneration & Resources Directorate Performance Report | 54 |
| | <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> | |

REGENERATION COMMITTEE - 15 JANUARY 2009

55 Capital Programme 2009/11 - Property Resources & Facilities Management Allocations 2009/10 & 2010/11 **55**

There was submitted a report by the Corporate Director Regeneration & Resources seeking authority to proceed with the Regeneration & Resources - Property Resources & Facilities Management Capital Programme 2009/10 and 2010/11 as set out in the appendix to the report.

Decided:

- (1) that the Committee approve the acceptance of tenders for all Property Resources & Facilities Management Capital Programme 2009/10 and 2010/11 projects subject to compliance with the Council's 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 for such acceptance subject to the total allocation not being exceeded;
- (2) 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; and
- (3) that the Committee delegate authority to the Head of Property Resources & Facilities Management 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.

56 Efficiency Reviews - Facilities Management **56**

There was submitted a report by the Corporate Director Regeneration & Resources (1) on the findings of the Facilities Management Service Review Team which considered existing service provision and developed proposals to further integrate and improve the services provided and (2) seeking approval pursuant to the introduction of a modern integrated Facilities Management delivery model.

Decided:

- (1) that the Committee note the findings of the Service Review Team as detailed in the report;
- (2) that the Committee approve as policy the introduction of an integrated Facilities Management service using Service Level Agreements as the agreed basis of service provision, with services presently independently and disparately managed being managed by a single "Facilities Cluster Officer" for a cluster of properties, ultimately providing the customer with a modern one stop shop approach for all support services under the responsibility of Property Resources & Facilities Management, these services including Janitorial, Catering and Cleaning; and
- (3) that it be remitted to the Head of Property Resources & Facilities Management to progress the introduction of integrated Facilities Management with all stakeholders, including formal consultation with Trade Unions, and to report to a future meeting of the Committee with full details for the introduction of an integrated Facilities Management service.

57 Libraries and Museum Efficiency Review **57**

There was submitted a report by the Corporate Director Regeneration & Resources on the findings of the libraries and museum efficiency review which aimed to develop and

REGENERATION COMMITTEE - 15 JANUARY 2009

improve the existing service.

Decided:

- (1) that the Committee support the retention of the library facilities in all existing areas of provision;
- (2) that the Committee note the upgrading requirements for the libraries at Port Glasgow, Gourrock and Inverkip, as part of the budget setting process;
- (3) that the possible reprovisioning/upgrading of the South West Library and Central Library as part of the budget setting process/Asset Management Plan be noted;
- (4) that it be agreed to maintain Inverkip Library in its current location however should there be an opportunity to accommodate a small branch library in a community facility in west Inverclyde in the future this be considered; and
- (5) that it be noted the Watt Library and McLean Museum will be the subject of a separate report to the Committee.

58 Community Facilities - Efficiency Review

58

There was submitted a report by the Corporate Director Regeneration & Resources on the Community Facilities efficiency review providing information on each facility and officer recommendations. The report advised that an independent firm of consultants had been engaged to review/validate the findings of the Efficiency Review Team.

Decided:

- (1) that authority be delegated to the Corporate Director Regeneration & Resources to enter into discussions with experienced Leisure Trusts in respect of the potential management of the portfolio of all community facilities;
- (2) that it be agreed to consider the revenue and capital implications of the use and retention of the current portfolio of centres as part of the ongoing budget setting processes; and
- (3) that it be remitted to the Corporate Director Regeneration & Resources to submit a further report to the Committee in due course, including the outcome of consultation with users of community facilities and the wider community.

59 Outdoor Leisure - Efficiency Review

59

There was submitted a report by the Corporate Director Regeneration & Resources on the outdoor leisure efficiency review providing information on each facility and officer recommendations. The report advised that an independent firm of consultants had been engaged to review/validate the findings of the Efficiency Review Team.

Decided:

- (1) that authority be delegated to the Corporate Director Regeneration & Resources to enter into discussions with experienced Leisure Trusts in respect of the potential management of the portfolio of the outdoor leisure facilities at Battery Park, Broomhill, Parklea, Ravenscraig, Birkmyre and Lady Octavia;
- (2) that a report on potential options for Whinhill Golf Course including the outcome of consultation with the users of the golf course and the wider community be submitted to the Committee;
- (3) that the management of the third generation pitch at Lady Octavia be transferred to Inverclyde Leisure, as soon as practicably possible, on an interim basis until a final decision is made regarding the future management of the outdoor leisure facilities, the interim arrangement to include provision for under 16 use;
- (4) that consideration of the future use of the George Road site be continued to the next meeting of the Committee; and
- (5) that it be remitted to the Corporate Director Regeneration & Resources to submit

REGENERATION COMMITTEE - 15 JANUARY 2009

a follow up report to the Committee in due course.

60 Fairer Scotland Fund - Update

60

There was submitted a report by the Corporate Director Regeneration & Resources on the current position regarding the deployment of the Fairer Scotland Fund 2008-2010. Councillor MacLeod declared an interest in this item as a member of Inverclyde Council on Disability. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision making process.

Decided:

- (1) that the Committee note that Fairer Scotland Fund contracts had been issued to successful organisations as detailed in appendix 1 to the report, along with the detailed outputs; and
- (2) that it be remitted to the Corporate Director Regeneration & Resources to submit a report to the Committee on the Community Planning Partnership bid for European Structural Funds.

61 Business Gateway

61

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 the transfer of the regeneration function to local authorities.

Decided:

- (1) that the Committee note the current position with regard to the Business Gateway; and
- (2) that it be noted that further work is ongoing with COSLA in regard to the Regeneration function and it be agreed that further updates be submitted to appropriate Committees.

62 Additional Business Support Measures

62

There was submitted a report by the Corporate Director Regeneration & Resources seeking approval for flexible, additional support for local business, where necessary, during the economic downturn.

Decided:

- (1) that agreement be given to the following range of support interventions:-
 - (a) a coordinated, joined up approach to support businesses and individuals, it being acknowledged that economic issues are integrated to the local authority with links to Planning, Environmental Services, Education & Social Care, etc;
 - (b) the encouragement of early discussion with Planning Services to assist the planning process, identifying key issues at an early stage;
 - (c) the award of rent abatement assistance to local companies within the terms of the Council's Standing Orders;
 - (d) the listing of all Council procurement opportunities on the website to support local business to tender for public services;
 - (e) the Local Employment Partnership with Job Centre Plus being taken forward to help those on inactive benefits into jobs within the Council, as agreed at the meeting of the Committee on 30 October 2008;
 - (f) the continued development of Business Gateway Services; and
 - (g) the Council playing a key role in the PACE team to support companies that may

REGENERATION COMMITTEE - 15 JANUARY 2009

suffer from large-scale redundancies; and

(2) that authority be delegated to the Head of Economic & Social Regeneration working with other Heads of Service to implement these interventions, submitting relevant reports to appropriate Committees where necessary.

63 An Events Strategy for Inverclyde

63

There was submitted a report by the Corporate Director Regeneration & Resources seeking approval of the Events Strategy for Inverclyde, a copy of which was appended to the report.

(Councillor Osborne left the meeting during consideration of this item of business).

Decided:

(1) that the Committee approve the Events Strategy for Inverclyde Council as set out in appendix A to the report;

(2) that it be remitted to the Corporate Director Regeneration & Resources to establish a multi-agency group, including representation from all relevant groups in Inverclyde, to take forward the development of the Strategy;

(3) that approval be given to the events detailed in paragraph 5.2 of the report, to be carried out by the Events Team; and

(4) that a report on the work of the multi-agency group be submitted to the Committee within 6 months.

64 Use of Birkmyre Park, Kilmacolm

64

There was submitted a report by the Corporate Director Regeneration & Resources on proposals for the use of Birkmyre Park, Kilmacolm.

After discussion, Councillor Blair moved:-

(1) that consideration of the arrangements for booking the pitches at Birkmyre Park be continued to ascertain whether it would be appropriate for bookings to be made via Inverclyde Leisure;

(2) that authority be delegated to the Head of Economic & Social Regeneration to enter into consultation with Kilmacolm Community Council and existing and potential pitch users with a view to determining the future use of the pitches; and

(3) that the current arrangements for charging St Columba's School for use of the pitches be rescinded as soon as practicable and that the school be charged for use of the Park in accordance with the current letting policy and that subject to appropriate consultation.

As an amendment, Councillor Clocherty moved:-

(1) that the pitches within Birkmyre Park continue to be booked via the Council's Booking Office as detailed in paragraph 4.1 of the report;

(2) that authority be delegated to the Head of Economic & Social Regeneration to enter into consultation with Kilmacolm Community Council and existing pitch users in order that the rugby pitch between Broomknowe Road and Park Road is redesignated as a football pitch, thereby making two football and two rugby pitches available for general use;

(3) that the current arrangements for charging St Columba's School for use of the pitches be rescinded as soon as practicable and that the school be charged for use of the Park in accordance with the current letting policy; and

(4) that following the consultation referred to in (2) above, a report be prepared on the findings for consideration by the Council, as local authority and Trustee with responsibility for the management of the Trust property, in accordance with the conditions of the Trust.

REGENERATION COMMITTEE - 15 JANUARY 2009

On a vote, three Members voted for the motion and five for the amendment which was declared carried.

Decided:

- (1) that the pitches within Birkmyre Park continue to be booked via the Council's Booking Office as detailed in paragraph 4.1 of the report;
- (2) that authority be delegated to the Head of Economic & Social Regeneration to enter into consultation with Kilmacolm Community Council and existing pitch users in order that the rugby pitch between Broomknowe Road and Park Road is redesignated as a football pitch, thereby making two football and two rugby pitches available for general use;
- (3) that the current arrangements for charging St Columba's School for use of the pitches be rescinded as soon as practicable and that the school be charged for use of the Park in accordance with the current letting policy; and
- (4) that following the consultation referred to in (2) above, a report be prepared on the findings for consideration by the Council, as local authority and Trustee with responsibility for the management of the Trust property, in accordance with the conditions of the Trust.

65 Corporate Asset Management Strategy

65

There was submitted a report by the Corporate Director Regeneration & Resources (1) on the draft Corporate Asset Management Strategy and Action Plan and (2) requesting the Committee to agree to the holding of a briefing for Elected Members to review the detail of the document prior to submitting it to a special meeting of the Regeneration Committee for consideration.

Decided:

- (1) that the Committee approve the vision and the objectives set out in paragraphs 1.1 and 1.2 of the draft Corporate Asset Management Strategy: Property, Land and Buildings and the relative Action Plan;
- (2) that an Elected Members' briefing be organised to discuss and review the details of the Strategy and Action Plan and thereafter that it be submitted to a special meeting of the Regeneration Committee for final consideration and approval, the meeting to be held no later than March 2009; and
- (3) that approval in principle be given to the use of Kempock House, Gourrock for the location of a new care facility in partnership with the NHS/Community Health Partnership and that the Committee note a further report on the detailed aspects of the project and its full funding package will be brought forward to the Policy & Resources Committee for consideration by Elected Members.

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)
Corporate Asset Management Strategy - Appendix 2	9
Proposed Disposal of Ground: Whinhill	2, 6 & 9

REGENERATION COMMITTEE - 15 JANUARY 2009

Crescent, Greenock

Lease of Premises: Lynedoch Industrial Estate, Greenock 2, 6 & 9

66 Corporate Asset Management Strategy - Appendix 2 66

There was submitted appendix 2 relative to agenda item 15 (Corporate Asset Management Strategy) comprising draft disposals list.

Noted

67 Proposed Disposal of Ground: Whinhill Crescent, Greenock 67

There was submitted a report by the Corporate Director Regeneration & Resources seeking consent for the disposal of ground at Whinhill Crescent, Greenock and the Committee agreed to the action recommended, all as detailed in the appendix.

68 Lease of Premises: Lynedoch Industrial Estate, Greenock 68

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