

**REGENERATION COMMITTEE - 20 JANUARY 2011**

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**Regeneration Committee**

**Thursday 20 January 2011 at 3 pm**

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

**Chair:** Councillor Clocherty presided.

**In attendance:** Corporate Director Regeneration & Environment, Corporate Director Education & Communities, Chief Financial Officer, Ms M McCabe (Finance Services), Mr H McNeilly (for Head of Legal & Democratic Services), Head of Educational Planning & Culture, Head of Property Assets & Facilities Management, Head of Regeneration & Planning, Libraries Manager, Property Assets Manager, Project Manager Sail Inverclyde Ltd and Corporate Communications Manager.

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

- 51 Apologies, Substitutions and Declarations of Interest 51**
- No apologies for absence were intimated.
- Councillors Clocherty and Osborne declared an interest in Agenda Item 10 (Sail Inverclyde - Funding for the Tall Ships Races).
- 52 Regeneration & Resources 2010/11 Revenue Budget - Period 7 to 31 October 2010 52**
- There was submitted a report by the Chief Financial Officer and the Corporate Director Regeneration & Environment on the position of the Revenue Budget 2010/11 as at Period 7 (31 October 2010) which showed a projected overspend of £35,000.
- Decided:**
- (1) that the current projected overspend of £35,000 for 2010/11, as at 31 October 2010, be noted; and
- (2) that it be noted £30,000 of the projected overspend can be offset against the projected increase in surplus within Building Services, resulting in a net £5,000 overspend.
- 53 Building Services Trading Account Revenue Budget 2010/11 - Period 7 to 31 October 2010 53**
- There was submitted a report by the Chief Financial Officer and the Corporate Director Regeneration & Environment on the position of the Building Services Trading Account 2010/11 as at Period 7 (31 October 2010) which showed a projected surplus of £277,000.
- Noted**
- 54 Capital Programme 2010/11 to 2013/14 - Progress 54**
- There was submitted a report by the Corporate Director Regeneration & Environment and the Chief Financial Officer on the position of the Capital Programme 2010/11 to

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2013/14.

**Decided:**

- (1) that the Committee note the progress of the specific projects detailed in appendix 1 to the report; and
- (2) that the Committee note the position relative to the Campbell Street development as outlined in appendix 2 to the report.

**55 European Funding - Employability**

**55**

There was submitted a report by the Corporate Director Regeneration & Environment providing an update on current European funding applications and the resultant impact on the future funding of employability services within Inverclyde.

**Decided:**

- (1) that authority be delegated to the Corporate Director Regeneration & Environment to accept the ESF award of £410,766 per annum for the next two years recognising that this will require the commitment of £1,051,623 per annum for the next two years by the Council, subject to the Council allocating £4.1M to projects formerly funded through the Fairer Scotland Fund as part of its budget setting process; and
- (2) that the Committee recognise that, if the ERDF bid is successful, the commitment required will raise by a further £172,127 per annum, subject to the Council allocating £4.1M to projects formerly funded through the Fairer Scotland Fund as part of its budget setting process.

**56 Strategic Leisure Sites: Review of Rankin Park Development**

**56**

There was submitted a report by the Corporate Director Regeneration & Environment seeking authority to reconfigure the Rankin Park Leisure Centre proposals and the development of a number of other schemes as part of the review of the Capital Programme 2010-14.

**Decided:**

- (1) that the Committee identify option 2b as outlined in paragraph 5.3 of the report as the preferred development option and request that the Council consider making appropriate provision to progress the project as part of the budget setting process; and
- (2) that, subject to funding being made available within the budget process, it be remitted to the Corporate Director Regeneration & Environment to implement the project through further detailed design, formulating tender documents, selecting tenderers and appointing the most economically advantageous tenderer.

**57 Request for Loan of Painting from McLean Museum**

**57**

There was submitted a report by the Corporate Director Education & Communities advising of a request from the National Galleries of Scotland for the loan of the painting Crème de Menthe from the McLean Museum and Art Gallery for an exhibition in the Scottish National Gallery of Modern Art.

**Decided:** that approval be given to the loan of the painting Crème de Menthe to the Scottish National Gallery of Modern Art from October 2011 until March 2012, subject to matters of transport, security and insurance being arranged to the satisfaction of the Libraries Manager.

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**58 The Watt Complex: Feasibility Study and Options Appraisal**

58

There was submitted a report by the Corporate Director Regeneration & Environment advising of the findings of a feasibility study carried out on the Watt Library, McLean Museum, Art Gallery and the Watt Hall with a view to identifying funding and developing a bid application to the Heritage Lottery Fund and Historic Scotland.

**Decided:**

- (1) that Option C set out in the report be identified as the preferred development option and that the Council be requested to consider making up to £4M available for the project over the period 2011-15 as part of the budget setting process;
- (2) that subject to funding being made available within the budget process, it be remitted to the Corporate Director Regeneration & Environment to further investigate funding and recurring income generation opportunities to assist in funding the project and, where necessary, to identify tenderers and appoint a project manager to assist in preparing the detailed application to the Heritage Lottery Fund as outlined in paragraph 6.5 of the report;
- (3) that the costs of £57,000 required for packing and storing the collections for the duration of the building programme and the estimated £7,750 to provide 10 public access PCs with appropriate cabling and networking to allow access to the internet and electronic genealogy sources be funded from the Watt Institution Fund; and
- (4) that the recommendations of the Committee be referred to the next meeting of the Council for approval as Trustees of the Watt Institution.

**59 Tender for the Decant and Transfer of Furniture, Equipment and Resources**

59

There was submitted a report by the Corporate Director Regeneration & Environment seeking approval to issue tender documents for the decant and transfer of furniture, equipment and resources as detailed in appendix 1 to the report.

**Decided:** that the Committee approve the issuing of tenders for the decant and transfer of furniture, equipment and resources and that authority be delegated to the Head of Legal & Democratic Services to accept the recommended tender in accordance with the Council's Standing Orders relating to Contracts, Financial Regulations and European Procurement Directives.

**60 Sail Inverclyde - Funding for the Tall Ships Races**

60

There was submitted a report by the Corporate Director Regeneration & Environment (1) on the current income levels for the Tall Ships Races 2011 as at December 2010 and (2) requesting the Committee to consider the type of event which could be presented working within the limits of this income along with the income projected from trading and concessions.

Councillors Clocherty and Osborne declared a non-financial interest in this matter as Members of the Board of Sail Inverclyde Ltd. 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.

**Decided:**

- (1) that the contents of the report be noted;
- (2) that the Council be requested to provide additional support of up to £100,000 from reserves as part of the forthcoming budget process;
- (3) that it be noted further update reports will be submitted to the Committee in 2011; and
- (4) that the Committee discuss the position with regard to the provision of park and

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ride facilities following exclusion of the public and press from the meeting.

**61 Office Rationalisation Update**

61

There was submitted a report by the Corporate Director Regeneration & Environment (1) updating the Committee on the progress of the office rationalisation proposals and (2) seeking approval to progress projects to tender.

**Decided:**

- (1) that the contents of the report be noted;
- (2) that the Committee declare the Nicol Street Social Work Office surplus to the Council's requirements;
- (3) that approval be given to the issue of tenders for (a) alterations work to the Business Store to accommodate the library, (b) the demolition of Wellington Academy, Highholm Centre/former Primary School and Nicol Street Social Work Office and that delegated authority be granted to the Head of Legal & Democratic Services to accept the recommended tenders in accordance with the Council's Standing Orders relating to Contracts, Financial Regulations and European Procurement Directives; and
- (4) that approval be given to the lease of a factory unit for the storage of surplus furniture and resources for a period of three years at a rental of circa £25,000 per annum, with running costs of £20,000 per annum.

**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>Sail Inverclyde - Funding for the Tall Ships Races</b>	<b>6</b>
<b>Depot Rationalisation Proposals</b>	<b>6 and 8</b>
<b>Appendix 2 relative to Agenda Item 4</b>	<b>6</b>
<b>Waterfront Cinema</b>	<b>2, 6 and 9</b>
<b>Development of Community Facility at Woodhall, Port Glasgow and Provision of Crèche Facilities at Task Group Meetings</b>	<b>6</b>
<b>Ground at Highholm Street, Port Glasgow</b>	<b>2, 6 and 9</b>
<b>Disposal of Kilmacolm Institute - Report on Offers</b>	<b>2, 6 and 9</b>
<b>Use of Powers Delegated to the Chief Executive to submit PQQ for Strathclyde Police Facilities Management Contract</b>	<b>9</b>
<b>Various Measured Term Contracts 2010/12 - Permission to Extend Contracts for One Year</b>	<b>6 and 8</b>

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**Inverclyde Indoor Bowling Club**

**2, 6 and 9**

**62 Sail Inverclyde - Funding for the Tall Ships Races 62**

The Committee resumed consideration of this item of business.

The Corporate Director Regeneration & Environment advised the Committee of the position with regard to tenders received for the provision of park and ride facilities for the event.

**Noted**

**63 Depot Rationalisation Proposals 63**

There was submitted a report by the Corporate Director Regeneration & Environment and the Chief Financial Officer (1) advising of revised proposals for depot rationalisation and (2) seeking approval to proceed with the implementation of the proposals.

During the course of discussion on this item, the Corporate Director Regeneration & Environment advised the Committee that the works to the Pottery Street Depot were now scheduled to commence in mid 2012 with a likely completion date in late 2013.

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

**Decided:**

(1) that the Committee approve the depot rationalisation proposals as outlined in Section 2.2 and detailed in Section 5 of the report; and

(2) that the financial implications outlined in Section 6 of the report be remitted to the Policy & Resources Committee for approval.

**64 Appendix 2 Relative to Agenda Item 4 64**

There was submitted appendix 2 relative to Agenda Item 4 (Capital Programme 2010/11 to 2013/14 - Progress) providing information on the Campbell Street development and the Corporate Director Regeneration & Environment updated the Committee. The Committee noted the position, all as detailed in the appendix.

(Councillors Ahlfeld and MacLeod left the meeting during consideration of this item of business).

**65 Waterfront Cinema 65**

There was submitted a report by the Corporate Director Regeneration & Environment (1) seeking approval to enter into a Minute of Variation relative to the Waterfront Cinema and (2) recommending action to be taken and the Committee agreed to the action recommended, all as detailed in the appendix.

(Councillor Ahlfeld returned to the meeting during consideration of this item of business).

**66 Development of a Community Facility at Woodhall, Port Glasgow and Provision of Crèche Facilities at Task Group Meetings 66**

There was submitted a report by the Corporate Director Regeneration & Environment seeking approval for (1) the preparation of a feasibility study for the development of a community facility at Woodhall and (2) the provision of crèche facilities at Task Group meetings.

**Decided:**

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(1) that approval be given to the allocation of £20,000 from the Area Renewal Fund (ARF) to fund a detailed feasibility study for the development of a community facility at Woodhall;

(2) that the Corporate Director Regeneration & Environment be authorised to engage local partners, select appropriate qualified tenderers, appoint the most economically advantageous tenderer to prepare the detailed study and report back to the Committee in due course; and

(3) that approval be given to the allocation of £3,000 from the ARF to fund crèche provision at all Task Group meetings.

**67 Ground at Highholm Street, Port Glasgow 67**

There was submitted a report by the Corporate Director Regeneration & Environment seeking approval in principle to the sale of ground at Highholm Street, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.

**68 Disposal of Kilmacolm Institute - Report on Offers 68**

There was submitted a report by the Corporate Director Regeneration & Environment on offers received in response to the advertisement relating to the sale of the Kilmacolm Institute, plus adjacent properties. The Committee approved the recommendations contained within the report and agreed that it be referred to the next meeting of the Inverclyde Council for approval as Trustees of the Kilmacolm Institute, all as detailed in the appendix.

**69 Use of Powers Delegated to the Chief Executive to submit PQQ for Strathclyde Police Facilities Management Contract 69**

There was submitted a report by the Head of Property Assets & Facilities Management advising of the use of the powers delegated to the Chief Executive since the last meeting of the Committee relative to the submission by a consortium of local authorities of a Pre-Qualification Questionnaire for the Strathclyde Police Service cleaning contract.

**Noted**

**70 Various Measured Term Contracts 2010/12 - Permission to Extend Contracts for One Year 70**

There was submitted a report by the Corporate Director Regeneration & Environment seeking approval to extend the various measured term contracts as detailed in the report for a period of one year.

**Decided:** that approval be given to the extension of the various measured term contracts as detailed in the report for a period of one year on terms favourable to the Council, as determined by the Corporate Director Regeneration & Environment.

**The Convener being of the opinion that the undernoted report by the Corporate Director Regeneration & Environment and the Chief Financial Officer was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow action, if agreed by the Committee, to be taken at the earliest opportunity. This was agreed unanimously.**

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**71 Inverclyde Indoor Bowling Club****71**

There was submitted a report by the Corporate Director Regeneration & Environment and the Chief Financial Officer providing an update in respect of Inverclyde Indoor Bowling Club and the Committee agreed to take action and that a further report be submitted to the Committee, all as detailed in the appendix.