
Report To:	Safe, Sustainable Communities Committee	Date:	8 March 2011
Report By:	Corporate Director Education & Communities	Report No:	SCS/56/11/AH/DH
Contact Officer:	William Rice / Drew Hall	Contact No:	01475 714228
Subject:	Clune Park Regeneration: Progress Report		

1.0 PURPOSE

- 1.1 This report provides Committee with a progress report on the proposed regeneration of the Clune Park area in Port Glasgow.

2.0 SUMMARY

- 2.1 The Clune Park area consists of 430 tenement flats, all in private ownership. The area has witnessed an increasing decline over at least the past 15 years and is now in degraded state. There are high numbers of void and abandon properties. It is estimated that well over half the properties belong to private landlords, with a high turn over of tenants. There is a small but significant long term resident population. The decline of the area has resulted in real social and safety concerns for the residents.

- 2.2 At its meeting of 25 October 2007 the Safe, Sustainable Communities Committee approved the regeneration group recommendation that the option of complete demolition of the 45 four-storey tenements and new build of approximately 95 units would be the most appropriate method for delivering the regeneration of the wider Clune Park area.

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- 2.3 The regeneration of this area has reached the stage where consideration must be given to the funding of the acquisition, demolition and new build elements of regeneration, in the knowledge, the Housing Investment Division of the Scottish Government, has now indicated that it is unable to help with the costs of all three elements.

- 2.4 Given the number of flats and the uniqueness of the tenure split the Housing legislation options available to the Council are wholly inadequate to deal with the area as one entity. The Council is aiming to have a full housing condition/ ownership survey completed and reported by March 2011. However this is expected to support the Council position for the need to demolish the flats in the area prior to redevelopment. Significant investment is needed if regeneration Clune Park can be achieved

- 2.5 Invites have been extended to the Minister for Housing and Communities to visit the Clune Park area and engage directly with the community and ward Councilors to discuss what financial support the Scottish Government can provide to address the mounting problems in the Clune Park area.

- 2.6 Similarly Invites have been extended to the Scottish Government's Local Government and Communities Committee to visit the Clune Park area and also to engage directly with the community and ward Councilors to discuss what support can be provided to address the mounting problems in the Clune Park area.

- 2.7 The Council at a meeting on 10 February 2011 approved an initial budget of £500,000 for the renewal of the Clune Park area. It is hoped that this announcement will evidence the Council's commitment to tackling the physical and social problems in Clune Park and will act as a lever for funding from other sources.
- 2.8 Proposals are currently being developed by SOA 2 outcome delivery group and Alliance partners to pilot a Multi Agency Resilience Task Force which will target interventions and support aimed at improving community wellbeing by creating a more capable and resilient community in Clune Park and the surrounding area

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
1. Note the current difficulties in progressing the regeneration of this area,
 2. Note the outcome of discussions with the Scottish Government,
 3. Note the requests for both a ministerial visit and a visit by the Local Government and Communities Committee to the Clune Park area;
 4. Note the additional financial commitment ; and
 5. Note the proposed Multi Agency Resilience Task force to target improvements in community wellbeing in this and the surrounding area

Albert Henderson
Corporate Director Education & Communities

4.0 BACKGROUND

- 4.1 There are two main issues relevant to the progression of regeneration in the Clune Park area, finance and legislation. The cost of regeneration requires further discussion with the Scottish Government in terms of agreeing a long-term commitment. The legislation available to Local Authorities does not facilitate the delivery of an area wide regeneration plan and requires further discussion with the Scottish Government to develop a suitable route to progressing regeneration.
- 4.2 Budget costs to deliver the agreed regeneration option, including acquisition, demolition and new-build costs were submitted to the Scottish Government Housing Investment Division for consideration and were rejected on cost grounds.
- 4.3 At a meeting in March 2010 with the Minister for Housing & Communities no funding commitment was given, however further meetings were arranged with senior Civil Servants. During the meetings the Council agreed to gather updated information on the area and look to existing housing legislation to inform possible solutions.
- 4.4 Senior civil servants confirmed that, in principle, the new build element of regeneration would be eligible for funding through the Affordable Housing Investment Programme (AHIP) if Clune Park was identified as a priority in the Council's Strategic Housing Investment Plan (SHIP). It was also indicated that funding for new build through AHIP is likely to be limited in light of the Scottish Government's strategic spending review.
- 4.5 The Housing Renewal Area (HRA) legislation does not provide for an area wide approach to regeneration where demolition is required and prescribes that each individual house must be in a state of serious disrepair and require demolition. Despite the widespread physical disrepair in Clune Park serious disrepair does not exist in every house, thereby preventing the use of this legislation.
- 4.6 Discussion has been held with the Housing & Regeneration Directorate of Scottish Government and a report submitted to the Directorate proposing a minor legislative change to the Housing (Scotland) Act 2006 to allow area wide treatment on the basis of the majority of housing within an area being in serious disrepair. However, this proposal was rejected.

5.0 ACTION TO DATE

- 5.1 The regeneration of Clune Park is included in the Council's Strategic Housing Investment Plan 2011-2016 and is the main housing investment priority for the Council upon completion of currently committed developments.
- 5.2 Officers expect to have the Clune Park Private Sector House Condition Survey completed by March 2011 and it is expected that the results of this will support the Council's understanding of the physical and social problems in the area.

The 2006 Study estimated the cost of acquisition, demolition and construction of new build properties within the Clune Park footprint at £18m. Revised schemes utilising alternative models require similar levels of funding and the acquisition and demolition costs are estimated at c. £8m.
- 5.3
- 5.4 Whichever model is progressed the acquisition of a significant number of privately owned properties would be required. Currently the only source of funding is the Council's Private Sector Housing Grant (PSHG) annual block grant allocation. However, annual statutory obligations from PSHG limit the use of this annual budget and would be wholly inadequate to facilitate significant progress to be made with acquisition or demolition.
- 5.5 Invites have been extended to the Minister for Housing and Communities to visit the Clune

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Park area and engage directly with the community and ward Councilors to discuss what financial support the Scottish Government can provide to address the mounting problems in the Clune Park area.

5.6 Similarly Invites have been extended to the Scottish Government's Local Government and Communities Committee to visit the Clune Park area and also to engage directly with the community and ward Councilors to discuss what support can be provided to address the mounting problems in the Clune Park area.

5.7 At its meeting of 10th February 2011 Inverclyde Council approved an initial budget of £500,000 for the renewal of the Clune Park area. It is hoped that this announcement will evidence the Council's commitment to tackling the physical and social problems in Clune Park and will act as a lever for funding from other sources

5.8 Senior Officers of the Inverclyde Alliance are developing proposals through the Single Outcome Agreement 2 (SOA2) outcome delivery group to form a Resilience Task Force pilot which will aim to target interventions and support to improve community wellbeing by creating a more capable and resilient community in the Clune Park and surrounding Port Glasgow area.

6.0 IMPLICATIONS

6.1 Strategic

The progression of the regeneration of Clune Park, through the Strategic Housing Investment Plan 2011 – 2016, will make a valuable contribution to several strategic aims and objectives as set out in the:

- Single Outcome Agreement;
- Community Plan; and
- Local Housing Strategy

6.2 Financial

The progression of the regeneration of Clune Park requires external funding.

The Council's current financial commitment to the Clune Park Regeneration.

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement From	Other Comments
Capital Fund	Clune Park Regeneration	2011/14	Maximum £500,000	General Fund Reserves	Approved Feb 2011 in the administration's 2 year budget. Lever to gain external funding.
TOTAL			£500,000		

6.3 Legal

Advice from our Legal and Democratic Services will be sought to ensure that all possible remedies and actions are taken within existing legislation.

6.4 Equalities

When delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures.

7.0 LIST OF BACKGROUND PAPERS

- 7.1
- Robert Street Area - Housing Options Study: June 2006
 - Robert Street Area – Housing Options Study, Environment & Regeneration Committee, January 2007. ECP/HOU/BB07MSB/010
 - Robert Street Area – Regeneration Strategy Steering Group Update, SSCC, June 2007. ECP/HOU07WR/032
 - Robert Street Area – Regeneration Strategy Steering Group Update, SSCC 25 October 2007. ECP/HOU/WR07/046
 - Clune Park Regeneration: Progress Report – SSCC, March 2011. ECP/Plann/WR10/008