

REGENERATION COMMITTEE - 10 MARCH 2011

Regeneration Committee

Thursday 10 March 2011 at 3 pm

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

Chair: Councillor Clocherty presided.

In attendance: Corporate Director Education & Communities, Head of Regeneration & Planning, Head of Property Assets & Facilities Management, Ms M McCabe (for Chief Financial Officer), Mr J Douglas (for Head of Legal & Democratic Services), Property Assets Manager and Mr M Bingham, Corporate Communications and Public Affairs.

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

198 Apologies, Substitutions and Declarations of Interest 198

Apologies for absence were intimated on behalf of Councillors McKenzie, MacLeod and White.

Councillors Clocherty, Blair and Nelson declared an interest in agenda item 13 (Lady Octavia Tenants' Hall, Sinclair Street, Greenock).

199 Strategic Leisure Sites Update 199

There was submitted a report by the Corporate Director Regeneration & Environment on the implementation of the Strategic Leisure Sites programme.

The Committee heard a presentation by the Head of Regeneration & Planning on the current position with regard to the programme. During the course of his presentation, Mr Jamieson highlighted the benefits of the community stadium at Parklea. He confirmed that the multi-purpose pitch, including the covered standing areas with uninterrupted views of the pitch, would be compliant with SJFA requirements.

(Councillor McCallum entered the meeting during consideration of this item of business).

Decided:

(1) that the Committee note the contents of the report and the presentation made by the Head of Regeneration & Planning; and

(2) that delegated authority be granted to the Corporate Director Regeneration & Environment to accept the offers of funding received from Sportscotland in respect of Parklea Playing Fields and Ravenscraig Stadium.

200 Regeneration & Resources Revenue Budget 2010/11 - Period 9 to 31 December 2010 200

There was submitted a report by the Chief Financial Officer, Corporate Director Regeneration & Environment and Corporate Director Education & Communities on the position of the Revenue Budget 2010/11 as at Period 9 (31 December 2010) which showed a projected overspend of £61,000 excluding earmarked reserves, an increase of £26,000 since the last meeting of the Committee.

Decided:

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- (1) that the Committee note the current projected overspend for 2010/11 of £61,000 as at 31 December 2010;
- (2) that the Committee note that £21,000 of the projected overspend can be offset against the projected surplus within Building Services resulting in a net overspend of £40,000; and
- (3) that it be noted that the Corporate Director Regeneration & Environment will control expenditure towards the end of the financial year to bring this back in line with the budget.

201 Building Services Trading Account Revenue Budget 2010/11 - Period 9 to 31 December 2010 201

There was submitted a report by the Chief Financial Officer and Corporate Director Regeneration & Environment on the position of the Building Services Trading Account as at Period 9 (31 December 2010) which projected a cash surplus of £268,000 achieving both the cash target and statutory target.

Noted

202 Capital Programme 2010/11 to 2013/14 - Progress 202

There was submitted a report by the Corporate Director Regeneration & Environment and Chief Financial Officer on the position of the Capital Programme 2010/11 to 2013/14.

Decided:

- (1) that the Committee note the progress of the specific projects detailed in appendix 1 to the report;
- (2) that approval be given to the cost increase totalling £20,288 in respect of the Broomhill Pavilion Refurbishment contract as detailed in appendix 2;
- (3) that delegated authority be granted to the Corporate Director Regeneration & Environment to allocate unused funds from existing strategic projects up to a value of £75,000 to fund additional costs in respect of the Ravenscraig Stadium and Broomhill Pavilion Refurbishment projects; and
- (4) that it be remitted to the Head of Property Assets & Facilities Management to arrange a site visit for Members to the newly completed Kilmacolm Village Centre.

203 Regeneration & Environment Directorate Performance Report 203

There was submitted a report by the Corporate Director Regeneration & Environment advising the Committee of progress made by those services within the Regeneration & Environment Directorate which report to the Regeneration Committee in achieving their key objectives as set out in the Regeneration & Environment Directorate Plan 2010-2011 and how they have contributed to the achievement of key corporate priorities.

Decided: that the Committee endorse the performance information contained in the report and note that further reports on performance will be submitted to future meetings of the Committee.

204 Education & Communities Directorate Performance Report 204

There was submitted a report by the Corporate Director Education & Communities on the progress made by the Education & Communities Directorate in achieving its objectives relating to the work and remit of the Regeneration Committee, as set out in

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the Directorate Plan for 2010-11.

Decided:

- (1) that the Committee endorse the progress made in the areas of the Directorate's work which relate to the remit of the Regeneration Committee;
- (2) that it be noted that the work of the Education & Communities Directorate will also be reported to the Education & Lifelong Learning and Safe, Sustainable Communities Committees; and
- (3) that it be noted that not all elements of the objectives identified within the Directorate Plan have been updated in the report and that a reporting schedule for each measure has been identified as far as is possible.

205 Fairer Scotland Fund - Update

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There was submitted a report by the Corporate Director Regeneration & Environment on the implementation and outcomes of the former Fairer Scotland Fund activities.

Decided:

- (1) that the Committee note the excellent work which has been completed by a range of contractors delivering services to address deprivation in Inverclyde;
- (2) that it be noted that the Council has commenced with the procurement of additional services for the period 2011-2012; and
- (3) that the success in the leverage of additional European Funding be noted.

206 Inverclyde Indoor Bowling

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The report relating to Inverclyde Indoor Bowling had been included with the items for consideration following exclusion of the public and press on the grounds that the content of the report was such that its consideration would involve the likely disclosure of exempt information as defined in paragraphs 2, 6 and 9 of Part I of Schedule 7(A) of the Local Government (Scotland) Act 1973, as amended.

The Committee agreed unanimously to hold a discussion on the position in respect of Inverclyde Indoor Bowling Club in public session without any reference to the specific issues which contained exempt information as outlined above.

Decided:

- (1) that the Committee note the recent developments relating to the Inverclyde Indoor Bowling Club; and
- (2) that the Corporate Director Regeneration & Environment report to the next meeting of the Committee in May 2011 on the feasibility of providing indoor bowling provision within Inverclyde.

207 Future Jobs Fund - Update

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There was submitted a report by the Corporate Director Regeneration & Environment providing an update on the delivery of the Future Jobs Fund programme.

Decided:

- (1) that the Committee note the successful delivery of the Future Jobs Fund programme including the impact on individuals and the economic benefits which accrued to the Inverclyde economy; and
- (2) that the Committee note the excellent partnership working which has been established including Inverclyde Council, Jobcentre Plus and Inverclyde Community Development Trust, the last organisation having successfully engaged a significant number of employers and ensured a wide range of community benefits.

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208 Capital Programme 2011/14 - Property Assets & Facilities Management Allocations 2011/12 and 2012/13 208

There was submitted a report by the Corporate Director Regeneration & Environment seeking authority and appropriate delegation to proceed with the Regeneration - Property Assets & Facilities Management Capital Programme 2011/12 and 2012/13.

Decided:

(1) that approval be given to the acceptance of tenders for all Property Assets & Facilities Management Capital Programme 2011/12 and 2012/13 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 the Council's Standing Orders, delegated authority be granted to the Head of Legal & Democratic Services to accept such tenders subject to the total allocation not being exceeded; and

(2) that delegated authority be granted to the Head of Property Assets & Facilities Management to adjust the priorities within the report subject to maintaining a continuous assessment of the priorities in pursuance of the interests of the Council and Best Value.

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)
Various Measured Term Contracts 2010/12 - Permission to Extend Contracts for One Year	6 and 8
Sale of the Glenburn and Greenock High School Sites	6, 8 and 9
Lady Octavia Tenants' Hall, Sinclair Street, Greenock	2, 6 and 9
Lease of Premises - Church Street, Port Glasgow	2, 6 and 9
Ground Lease - Areas Adjacent to Newark Castle, Port Glasgow	2, 6 and 9
Inverclyde Indoor Bowling	2, 6 and 9

209 Various Measured Term Contracts 2010/12 - Permission to Extend Contracts for One Year 209

There was submitted a report by the Corporate Director Regeneration & Environment seeking approval to extend the measured term contracts for (a) floor finishes, (b) blacksmith/fencing works and (c) asbestos removal which are reaching the end of their respective contract periods.

Decided: that approval be given to the extension of the three measured term contracts for a period of one year at terms favourable to the Council as determined by the Corporate Director Regeneration & Environment.

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- 210 Sale of the Glenburn and Greenock High School Sites 210**
- There was submitted a report by the Corporate Director Regeneration & Environment (1) on the current position regarding the sale of the Glenburn and Greenock High School sites and (2) seeking approval for the disposal of the revised area of land. There was circulated to the Committee a supplementary paper providing additional information and making a further recommendation. The Committee agreed to the recommendations contained in the report and the further recommendation contained in the additional paper, all as detailed in the appendix.
- 211 Lady Octavia Tenants' Hall, Sinclair Street, Greenock 211**
- There was submitted a report by the Corporate Director Regeneration & Environment (1) advising that as a result of a change of circumstances, Lady Octavia Tenants' Hall is to be retained by the Council and (2) seeking approval for the demolition of the property. Councillors Clocherty, Blair and Nelson declared a non-financial interest in this matter as members of the Board of River Clyde Homes. 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: that as the Lady Octavia Tenants' Hall is being retained, Inverclyde Council appoint contractors for the demolition of the property and for the landscaping of the remaining solum and that it be remitted to the Corporate Director Regeneration & Environment to take all necessary action in connection therewith.
- 212 Lease of Premises - Church Street, Port Glasgow 212**
- There was submitted a report by the Corporate Director Regeneration & Environment seeking approval to grant a lease of a retail unit in Church Street, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.
- 213 Ground Lease Agreement - Areas Adjacent to Newark Castle, Port Glasgow 213**
- There was submitted a report by Corporate Director Regeneration & Environment seeking approval to enter into a ground lease agreement in respect of two areas adjacent to Newark Castle, Port Glasgow and the Committee agreed to the action recommended, all as detailed in the appendix.
- 214 Inverclyde Indoor Bowling 214**
- There was submitted a report by the Corporate Director Regeneration & Environment on the latest developments relating to Inverclyde Indoor Bowling Club. Prior to the exclusion of the public and press, the Committee had discussed this item of business without making reference to the specific issues considered to involve the likely disclosure of exempt information as defined in paragraphs 2, 6 and 9 of Part I of Schedule 7(A) of the Local Government (Scotland) Act 1973 as amended and had agreed to the recommendations contained in the report. The Committee did not discuss this item further in private session.