

REGENERATION COMMITTEE – 1 SEPTEMBER 2011

Regeneration Committee

Thursday 1 September 2011 at 3 pm

Present: Councillors Ahlfeld, Fyfe (for Blair), Clocherty, Loughran, McCallum, McCabe, McKenzie, MacLeod, Nelson, Osborne and White.

Chair: Councillor Ahlfeld presided.

In attendance: Corporate Director Regeneration & Environment, Corporate Director Education & Communities, Ms M McCabe (for Chief Financial Officer), Mr F Jarvie (for Head of Legal & Democratic Services), Head of Educational Planning & Culture, Head of Property Assets & Facilities Management, Mr S Lundy (for Head of Regeneration & Planning), Head of Safer & Inclusive Communities, Property Assets Manager, Libraries Manager, Corporate Communications Manager and Ms M Paterson (Community Learning & Development).

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

539 Apologies, Substitutions and Declarations of Interest

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An apology for absence was intimated on behalf of Councillor Blair with Councillor Fyfe substituting.

Declarations of interest were intimated as follows:-

Agenda item 11 (Regeneration Fund Programme 2011-2012) – Councillors Ahlfeld, Clocherty, MacLeod and White.

Agenda item 12 (Community Facilities Grant) – Councillors Ahlfeld and MacLeod.

Agenda item 18 (The Tall Ships Races 2011 – Greenock) – Councillors Clocherty and Osborne.

Agenda item 22 (Building Services - RCH Internal Refurbishment Framework) – Councillors Clocherty, Fyfe, Loughran and Nelson.

Agenda item 24 (Property Assets Management Report) – Councillors Ahlfeld, MacLeod and White.

Agenda item 28 (Community Facilities Legal Agreements) – Councillors Ahlfeld, MacLeod and White.

540 The Tall Ships Races 2011 - Greenock

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There was submitted a report by the Corporate Director Regeneration & Environment (1) providing an overview of the successful Tall Ships Greenock Event in July and (2) giving details of the financial management of the event.

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

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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.

Mrs H Drummond, Project Manager, Sail Inverclyde Ltd, was present and made a presentation on the event. She then answered a number of questions from Members.

Decided:

- (1) that the contents of the report and the presentation by Mrs Drummond be noted and that the Committee recognise the success of the Tall Ships Event in 2011; and
- (2) that the Committee note the reasons for the budget shortfall and request that the Policy & Resources Committee agree to provide 50% of the event funding shortfall up to a maximum of £100,000.

Mrs Drummond departed from the meeting following consideration of this item of business.

541 Development of a Community Facility at Inverkip

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There was submitted a report by the Corporate Director Regeneration & Environment (1) on the detailed feasibility for the development of a community facility within Inverkip Village and (2) seeking approval of a range of matters in this regard.

Councillor Rebecchi was present and with consent spoke on the matter.

Mr B Sasan, Director, SasanBell was present and made a presentation on the preferred option. He then answered a number of questions from Members.

Decided:

- (1) that approval be given to the project as outlined in the report;
- (2) that the funding package as outlined in paragraph 5.5 of the report including the provision of advance payment and funding source by the Council in lieu of Tranche 2 from the Section 69 Agreement be remitted to the Policy & Resources Committee;
- (3) that it be agreed to provide shortfall revenue support in addition to funding provided for the library of up to £15,000 from the Grants to Voluntary Organisations budget for the first four years;
- (4) that the Corporate Director Regeneration & Environment in consultation with the Head of Legal & Democratic Services be authorised to engage with the local community and to establish a new community company and processes to elect 6 community representatives following consultation with the Convener and Vice-Convener of the Regeneration Committee;
- (5) that the Corporate Director Regeneration & Environment in consultation with the Chief Financial Officer be authorised to engage with the new community company to prepare and submit a final business plan including proposed management arrangements for approval prior to making the funding available;
- (6) that the Corporate Director Regeneration & Environment in consultation with the Head of Legal & Democratic Services be authorised to negotiate the acquisition of the land interest to enable the construction of the new community facility and thereafter sub-lease to the new community company;
- (7) that the Corporate Director Regeneration & Environment in consultation with the Head of Property Assets & Facilities Management and the new community company be authorised to select appropriate qualified consultants, novating where appropriate, and contractors and appoint the most economically advantageous to design and construct the new facility;
- (8) that the Corporate Director Regeneration & Environment in consultation with the Head of Legal & Democratic Services and Chief Financial Officer be authorised to negotiate a development, management and funding agreement with the new community company; and
- (9) that the Corporate Director Regeneration & Environment provide regular progress

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reports to Committee.

Mr Sasan departed from the meeting following consideration of this item of business.

- 542 Regeneration Revenue Budget 2011/12 – Period 3 542**
- There was submitted a report by the Chief Financial Officer, Corporate Director Regeneration & Environment and Corporate Director Education & Communities on (1) the 2010/11 Revenue Budget outturn and (2) the 2011/12 position as at Period 3 (to 30 June 2011) which projected an underspend of £24,000.
Decided: that the Committee note the outturn for 2010/11 and the current projected underspend of £24,000 as at 30 June 2011.
- 543 Building Services Trading Account Revenue Budget 2011/12 – Period 3 543**
- There was submitted a report by the Chief Financial Officer and Corporate Director Regeneration & Environment on (1) the Building Services Trading Account 2010/11 outturn and (2) the position of the Trading Account 2011/12 as at Period 3 (to 30 June 2011) which showed a projected deficit of £178,000.
Decided: that the outturn for 2010/11 and the current projected deficit of £178,000 for 2011/12 as at 30 June 2011 be noted.
- 544 Capital Programme 2011/12 to 2013/14 - Progress 544**
- There was submitted a report by the Corporate Director Regeneration & Environment and the Chief Financial Officer on the position of the Capital Programme 2011/12 to 2013/14.
Decided:
 (1) that the Committee note the progress on the specific projects detailed in the appendix to the report; and
 (2) that approval be given to the funding for the demolition of Highholm School and the additional £15,000 required for the Lunderston Bay Ranger Station and public toilets being met from the underspend in the allowance for the demolition of Wellington Academy.
- 545 Regeneration & Environment Directorate Performance Report 545**
- There was submitted a report by the Corporate Director Regeneration & Environment on the performance of 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 presented to future meetings of the Committee.
- 546 Education & Communities Directorate Plan 2011-12 546**
- There was submitted a report by the Corporate Director Education & Communities on the revised Education & Communities Directorate Plan for 2011-12 together with updated Directorate Plan.
Decided: that the Committee note the contents of the updated Education &

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Communities Directorate Plan for 2011-12 as set out in the appendix to the report.

- 547 Regeneration & Environment Directorate Plan 547**
- There was submitted a report by the Corporate Director Regeneration & Environment on the revised Regeneration & Environment Directorate Plan 2011-12.
Decided: that the Committee note the contents of the Regeneration & Environment Directorate Plan 2011-12 as set out in the appendix to the report.
- 548 Clyde Valley Community Planning Partnership – A Refreshed Economic Strategy for the Glasgow City Region 2011-2016 548**
- There was submitted a report by the Corporate Director Regeneration & Environment seeking endorsement of the draft Refreshed Economic Strategy developed by the Clyde Valley Community Planning Partnership, a copy of which was appended to the report.
Decided:
 (1) that the Committee endorse the draft Refreshed Economic Strategy for the Glasgow City Region 2011-2016; and
 (2) that approval be given to a contribution of £3,000 towards the publication of the Strategy, the cost to be met from the Regeneration and Planning Budget.
- 549 Building a Sustainable Future: Regeneration Discussion Paper 549**
- There was submitted a report by the Corporate Director Regeneration & Environment seeking approval of a response submitted on behalf of the Council by the deadline of 10 June 2011 to the Scottish Government's Regeneration discussion paper "Building a Sustainable Future".
Decided:
 (1) that approval be given to the consultation response submitted to the Scottish Government; and
 (2) that should any future consultation responses from the Council require to be submitted within a timescale which would preclude consideration by the Committee, Officers seek the views of Elected Members via the use of the powers delegated to the Chief Executive.
- 550 Future Jobs Fund - Update 550**
- There was submitted a report by the Corporate Director Regeneration & Environment on the final phase of the Future Jobs Fund programme and future delivery led by Inverclyde Council.
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 that has been established including Inverclyde Council, Jobcentre Plus and Inverclyde Community Development Trust, the last having successfully engaged a significant number of employers and ensured a wide range of community benefits.

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551 Regeneration Fund Programme 2011-2012**551**

There was submitted a report by the Corporate Director Regeneration & Environment updating the Committee on the delivery of the contracts funded through the Regeneration Fund Programme 2011- 2012.

Councillors Ahlfeld, MacLeod and White declared a non-financial interest in this matter as Members of the Board of Inverclyde Leisure, Councillors Ahlfeld and Clocherty declared a non-financial interest as representatives on Inverclyde Community Development Trust and Councillor MacLeod declared a non-financial interest as a director of Inverclyde Council on Disability. They also formed the view that the nature of their interests and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

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

Decided:

- (1) that the Committee note the first quarter performance of the contractors delivering services to address deprivation in Inverclyde;
- (2) that it be noted a review of each contract will take place in October 2011 to inform possible recommendations for one year extensions, subject to available funding; and
- (3) that it be noted a Regeneration Fund Programme Practitioners Group will be invited to meet quarterly to promote continued partnership working.

552 Community Facilities Grant**552**

There was submitted a report by the Corporate Director Regeneration & Environment (1) updating the Committee on the progress of the administration and disbursement of the Community Facilities Fund of £1,200,000 and (2) seeking approval of recommendations for the award of funding.

Councillor Ahlfeld declared a non-financial interest in this matter as a Member of the Board of Discover Inverclyde and Councillor MacLeod declared a non-financial interest as a non-executive director of Parklea Branching Out. They also formed the view that the nature of their interests and of the item of business did not preclude their continued presence in the Chamber or their participation in the decision making process.

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

Decided:

- (1) that the progress made with the Community Facilities Fund be noted;
- (2) that the Committee approve the recommendations for the award of funding as set out in appendix 1 to the report; and
- (3) that authority be delegated to the Corporate Director Regeneration & Environment in relation to the disbursement of funds in accordance with the procedures of the Council and to implement appropriate monitoring procedures.

553 Implementation of Community Council Review**553**

There was submitted a report by the Corporate Director Education & Communities (1) updating the Committee on the implementation of the Community Council review and (2) seeking approval of proposals regarding the resourcing of Community Councils.

Decided:

- (1) that the Committee note the timetable for the election of Community Councillors as set out in annexe 1 to the report;
- (2) that approval be given to the proposals for the minimum and maximum number of Community Council members as set out in annexe 2 to the report;

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(3) that approval be given to the proposals for the resourcing of Community Councils as set out in annexe 3 to the report; and

(4) that a report on the outcome of the Community Council elections be submitted to the Committee in due course.

554 Inverclyde Libraries PLQIM (Public Libraries Quality Improvement Matrix) 554

There was submitted a report by the Corporate Director Education & Communities on the external evaluation of Inverclyde Libraries carried out by the Scottish Library and Information Council in March 2011. The report advised that in two aspects of the evaluation, Inverclyde Libraries were judged to be “good” and on the third aspect to be “very good”.

Decided: that the Committee approve the Scottish Library and Information Council report on Inverclyde Libraries.

555 Inverkip Library 555

There was submitted a report by the Corporate Director Regeneration & Environment seeking approval for the inclusion of the Inverkip Library within the proposed Inverkip Community Centre and an expansion of the current service.

Decided:

(1) that the Committee approve, in principle, the relocation of the Inverkip Library from the primary school and that it be remitted to the Corporate Director Regeneration & Environment to enter into discussions with the Community Group to agree a suitable scheme and lease agreement, following which a report be submitted to the Committee; and

(2) that the Committee approve the proposed funding adjustments detailed in section 8 of the report and note that the Corporate Director Education & Communities will submit proposals detailing how he will contain any extra revenue costs within his Directorate’s budget to Committee at a later date.

556 Lunderston Bay Ranger Station and Public Toilets 556

There was submitted a report by the Corporate Director Regeneration & Environment (1) on the progress of the new ranger station and public toilets at Lunderston Bay, (2) seeking approval to proceed to tender and (3) requesting approval of the additional funding required to undertake the project.

The Head of Property Assets & Facilities Management advised the Committee that the new facility would comprise a modular building.

Decided:

(1) that approval be given to proceed to tender in respect of the ranger station and public toilets; and

(2) that approval be given to the additional funding required being sourced from underspend on the Wellington Academy demolition.

557 Port Glasgow Strategic Regeneration Project 557

There was submitted a report by the Corporate Director Regeneration & Environment (1) providing an update on the progress of discussions with Riverside Inverclyde on proposals for the regeneration of Port Glasgow Town Centre, (2) seeking authority to engage Riverside Inverclyde to prepare a development framework for consideration and

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(3) seeking agreement in principle, subject to detailed feasibility and design work, to the redevelopment of the former Highholm Primary School site as a new park and ride facility.

Decided:

(1) that authority be delegated to the Corporate Director Regeneration & Environment to engage Riverside Inverclyde to prepare a development framework for the regeneration of Port Glasgow Town Centre and to report back to the next meeting of the Committee to be held in October 2011; and

(2) that the Committee approve in principle the redevelopment of the former Highholm Primary School site as a new park and ride facility and that reports be submitted to the next appropriate meetings of the Safe, Sustainable Communities and Policy & Resources Committees for consideration.

558 Cathcart Square Future Uses Proposal

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There was submitted a report by the Corporate Director Regeneration & Environment advising of suggestions for ad hoc events, activities and an outdoor market to take place on a regular basis in Cathcart Square.

Decided: that it be remitted to the Corporate Director Regeneration & Environment to seek expressions of interest from the commercial and community sectors relative to the use of Cathcart Square and to investigate how to address any practical issues which may arise as a result and to arrange a briefing for Elected Members, following consultation with local businesses and other interested parties prior to reporting back to the Committee.

Councillor Clocherty left the meeting following consideration of this item of business.

559 Use of Powers Delegated to the Chief Executive - Submission for "Our Place" Big Lottery Funding

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There was submitted a report by the Corporate Director Education & Communities advising of the use of the powers delegated to the Chief Executive to approve the submission of an application for "Our Place" Big Lottery Funding to provide youth work in the Greenock east and central area of Inverclyde and to delegate authority to the Corporate Director Education & Communities to accept the bid on behalf of the Community Learning & Development Youth Work Sub-Group if successful.

Noted

560 Community Facilities Legal Agreement

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There was submitted a report by the Corporate Director Education & Communities on the progress in reviewing and concluding legal documentation arising from the transfer of community facilities to Inverclyde Leisure.

Councillors Ahlfeld, MacLeod and White 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.

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

Decided: that progress to date be noted and that the Committee agree the development of an interim Service Level Agreement/Service Specification by 30 September 2011 for a 12 month period and the development of a longer term Service

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Level Agreement following a full review of the transfer and issues arising since transfer, including the forthcoming completion of the pitch strategy.

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)
Building Services - RCH Internal Refurbishment Framework	1 and 6
Proposals for Use of School Sites	2, 6 and 9
Property Assets Management Report	2, 6 and 9
Review of Outstanding Remits	2, 6 and 9
Use of Powers Delegated to the Chief Executive Janitors' Houses, Port Glasgow High School	1, 2 and 9
Use of Powers Delegated to the Chief Executive Discover Inverclyde: Lease of Cathcart Square, Greenock	6 and 9

561

Building Services - RCH Internal Refurbishment Framework

561

There was submitted a report by the Corporate Director Regeneration & Environment on (1) the results of the investigation into the non-submission of the tender for River Clyde Homes internal refurbishment contract, (2) the impact of the loss of the contract on the Building Services Unit and (3) the action taken to secure alternative work for the Building Services Unit.

Councillors Clocherty, Fyfe 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:

- (1) that the Committee note the report;
- (2) that approval be given to the submission of tenders as detailed in paragraph 2.5 of the report;
- (3) that it be noted Officers will carry out a review of the Building Services Unit given the reduced workload and report back to Committee with options on how to address this; and
- (4) that it be remitted to the Corporate Director Regeneration & Environment to submit a report to the Policy & Resources Committee on the general issues arising from the non-submission of the internal refurbishment contract tender including the comments of the Corporate Procurement Manager and the lessons learned.

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562 Proposals for Use of School Sites

562

There was submitted a report by the Corporate Director Regeneration & Environment (1) on proposals for the school sites at Wellington Academy, Greenock Academy, St Gabriel's Primary School and Highholm Primary School and (2) seeking authority for the Corporate Director Regeneration & Environment to take action.

Following a vote, it was agreed (1) that the Committee declare the sites of the former schools at Wellington Academy and Greenock Academy surplus to the Council's requirements and declare that the site of St Gabriel's Primary School become surplus to requirements following its closure; (2) that approval be given to the placing of the site at St Gabriel's Primary School on the open market and negotiations in respect of the former Wellington Academy site; (3) that it be noted a separate report on the agenda seeks approval in principle for the use of the Highholm Primary School site for a park and ride scheme; and (4) that it be remitted to the Corporate Director Regeneration & Environment to submit a report to the next meeting of the Committee in respect of an enquiry from a production company for the use of Greenock Academy for filming but that should timescales preclude consideration by the Committee at its next meeting the matter be dealt with via the use of the powers delegated to the Chief Executive, all as detailed in the appendix.

563 Property Assets Management Report

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There was submitted a report by the Corporate Director Regeneration & Environment on activities and proposals for the management of the Council's property assets.

Councillors Ahlfeld, MacLeod and White declared a non-financial interest in this matter as Members of the Board of Inverclyde Leisure and Councillor MacLeod also declared a non-financial interest as the proprietor of a house adjacent to the Fyfe Shore Depot. They also formed the view that the nature of their interests 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 Committee note the position regarding the sale of the former social work office at Nicol Street, Greenock;
- (2) that agreement in principle be given to the land shown hatched in appendix 1 to the report being leased to the party and on the terms detailed in the report;
- (3) that the Committee note the current position regarding the Fyfe Shore Depot and that a further report will be submitted following discussions with the other landowner; and
- (4) that the position regarding the lease to Inverclyde Leisure and the refurbishment of the Indoor Bowling premises be noted.

564 Review of Outstanding Remits

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There was submitted a report by the Corporate Director Regeneration & Environment (1) providing an update with regard to the Committee's outstanding remits and (2) where appropriate, recommending action to be taken.

Decided:

- (1) that the Committee note the position with regard to its outstanding remits as set out in section 5 of the report;
- (2) that the continued funding of the Gardenfest event be considered as part of a future budget setting process; and
- (3) that it be noted it has not been possible to conclude negotiations with the sports

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clubs over the development of a community sports hub in Gourock Park and that authority be delegated to the Corporate Director Regeneration & Environment to discuss future management arrangements with Inverclyde Leisure and report back to the Committee in due course.

**565 Use of Powers Delegated to the Chief Executive
Janitors' Houses, Port Glasgow High School**

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There was submitted a replacement report by the Corporate Director Regeneration & Environment advising of the use of the powers delegated to the Chief Executive to authorise funding in respect of janitors' houses at Port Glasgow High School to allow the construction of a new shared campus at the site.

Noted

**566 Use of Powers Delegated to the Chief Executive
Discover Inverclyde: Lease of Cathcart Square, Greenock**

566

There was submitted a report by the Corporate Director Regeneration & Environment advising of the use of the powers delegated to the Chief Executive to approve the closure of Cathcart Square to vehicular traffic for weekend use only over a six week period and to lease the Square to Discover Inverclyde for the same six weekends.

Noted