

Report To:	Safe, Sustainable Communities Committee	Date:	30 August 2011
Report By:	Corporate Director Education & Communities	Report No:	SCS/65/11/AH/DH
Contact Officer:	Drew Hall	Contact No:	01475 714272
Subject:	Clune Park Regeneration: Progress Report		

1.0 PURPOSE

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

2.0 SUMMARY

- 2.1 Committee approved the proposed Regeneration Plan for the Clune Park Area at a special meeting on 24 May 2011 and the plan was subsequently submitted to the Scottish Government for consideration. A copy of the plan was also submitted to Alex Neil, Cabinet Secretary for Infrastructure and Capital Investment, and to Keith Brown, Minister for Housing and Transport, given their respective roles in government.
- 2.2 Preliminary discussions on the proposed Regeneration Plan were held with officials from the Scottish Government (SG) Housing Supply Division (formerly the Housing Investment Division) and the Housing Sustainability Unit on 16 June 2011. The SG officials welcomed the approach set out in the plan and requested further details of timescales and of Inverclyde Council's strategy to progress the various elements of the regeneration of Clune Park, as detailed in the proposed plan.
- 2.3 The Clune Park Area Private Sector House Condition Survey (PSHCS) has now been completed and the results of both the physical surveys and the social surveys will be used to refine and enhance the contents of the Regeneration Plan, as requested by SG officials.
- 2.4 Proposals are currently being developed by the SOA2 outcome delivery group and Inverclyde 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. This has resulted in the formation of a multi-agency group to deal with landlords / tenanted property in the Clune Park area, including substantial input from Safer & Inclusive Communities staff.

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
1. Note current progress towards the regeneration of the Clune Park area;
 2. Note that the Regeneration Plan approved by Committee at a special meeting on 24 May 2011 is being updated and refined in the light of the results of the recent physical and social surveys; and
 3. Agree that further progress updates are submitted to future meetings of the Committee.

4.0 BACKGROUND

4.1 The proposed Clune Park Area Regeneration Plan brings together the personal (i.e. rehousing options) and physical (i.e. disrepair, below Tolerable Standard, inability to meet the Scottish Housing Quality Standard) issues that must be addressed in order to regenerate the area. It is recognised that the plan has to be refined and developed in the light of the results of the PSHCS and in collaboration with the SG and our RSL partners as Inverclyde Council alone cannot achieve the desired results. Political and financial commitment has been given by Inverclyde Council to begin this process and we are now in discussion with our key partners on moving the plan forward over the next five years and beyond.

5.0 ACTION TO DATE

5.1 At the meeting held on 16 June 2011 the SG officials complimented the proposals in the Regeneration Plan to rehouse existing residents off-site resulting in the separation of people and property. This approach will ensure that the needs of households and individuals are addressed through the development of Personal Housing Plans (PHPs), taking account of their wishes and present circumstances.

5.2 Indicative costs to deliver the agreed regeneration option, including acquisition, demolition and new-build costs were discussed with the SG officials and Inverclyde Council's financial commitment to support the plan proposals was welcomed. The high priority of the Clune Park area in the agreed Strategic Housing Investment Plan (SHIP) 2011-16 was also noted as representing a significant commitment on the part of Inverclyde Council to secure the regeneration of the area.

5.3 The Clune Park Area PSHCS was delayed due to significant difficulties in gaining access to individual flats. However, the physical survey of all 430 flats and social surveys of the majority of occupied flats have now been completed by the consultants. The survey results contained in the consultants' final report will be invaluable in refining the proposals included in the Regeneration Plan and in quantifying the number of households and individuals that require PHPs.

5.4 Rehousing options for the existing population in Clune Park have been discussed, in outline, with RSL partners, including River Clyde Homes (RCH). A number of potential sites for new housing development were identified in the Regeneration Plan approved by Committee at the special meeting on 24 May 2011. Following discussion of the options available, RSLs were amenable, in principle, to joint working with Inverclyde Council to provide social rented housing and ownership (e.g. shared equity) opportunities.

5.5 The Cabinet Secretary, Alex Neil, has a continuing interest in the regeneration of Clune Park following his visit to the area in March 2011 in his previous role as Housing Minister. Mr Neil has asked the Minister for Housing and Transport, Keith Brown, to liaise with Inverclyde Council on this matter, which now forms part of Mr Brown's Ministerial portfolio. An invitation has been extended to Mr Brown to visit the Clune Park area and he has indicated that he will consider doing so following receipt of more detailed information in the revised Regeneration Plan.

6.0 FURTHER ACTION REQUIRED

6.1 The SG officials have requested the following, additional, information:

- Details of the number of flats currently occupied (tenants/owners);
- The rehousing aspirations of the current occupants (location and tenure);
- Proposals for drawing up PHPs for all occupiers (in liaison with RSLs);

- Details of phasing of rehousing followed by closure and demolition of vacant flats;
- Development of a communication plan to keep all tenants, residents, landlords, and key partners fully apprised of phasing, progress, etc, and
- Preparation of appropriate bids for Innovation and Investment Funding.

6.2 The results of the PSHCS and ongoing liaison with RSLs will enable us to provide the additional information set out in paragraph 6.1 above and the process of refining the Regeneration Plan accordingly is already under way. The SG has specifically requested that we examine the possibility of Woodhall Phase 2 becoming the principal source of rehousing opportunities for both tenants and owners within the Clune Park area. An initial meeting has been held with RCH to assess the options available through the Re provisioning Programme and the development of housing for sale (including shared equity options) within the Phase 2 boundary. RCH have indicated that they would, in principle, be willing to examine these options further, subject to further details as in paragraph 6.1 above being provided.

6.3 The development of a Multi-Agency Resilience Task Force is ongoing through the SOA2 outcome delivery group with the aim of improving community wellbeing by creating a more capable and resilient community in Clune Park and the surrounding area. A multi-agency group to deal specifically with landlords / tenanted property in the Clune Park area is also in development and this group will be closely involved in the rollout of the revised Regeneration Plan.

7.0 IMPLICATIONS

7.1 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

7.2 Financial

The progression of the regeneration of Clune Park requires external funding. Further reports on funding will be submitted to Committee as the plan develops. The Council's current financial commitment to the Clune Park Area Regeneration Plan is as follows:

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 February 2011
TOTAL			£500,000		

7.3 Legal

Legal and Democratic Services will be asked to provide advice and guidance on the roll out of the Regeneration Plan to ensure that all possible remedies are pursued and that actions are taken in compliance with appropriate legislation. The Regeneration Plan is based upon existing legislation and does not rely upon any changes in legislation previously discussed with SG officials and noted in earlier reports to Committee.

7.4 Equalities

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

8.0 LIST OF BACKGROUND PAPERS

- 8.1
- 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
 - Clune Park – Proposed Regeneration Plan – Special SSCC, May 2011. SCS/64/11/AH/DH