

REGENERATION COMMITTEE - 27 OCTOBER 2011

Regeneration Committee

Thursday 27 October 2011 at 3 pm

Present: Councillors Ahlfeld, Blair, Clocherty, Loughran, McCallum, McCabe, McIlwee (for 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 Property Assets & Facilities Management, Head of Regeneration & Planning, Ms M Paterson (Community Learning & Development) and Mr M Bingham (Corporate Communications & Public Affairs).

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

711 Apologies, Substitutions and Declarations of Interest 711

An apology for absence was intimated on behalf of Councillor McKenzie with Councillor McIlwee substituting.

Councillor MacLeod declared an interest in agenda item 8 (Regeneration Fund Programme 2011-2012 - Funding Update) and Councillor Ahlfeld declared an interest in agenda item 11 (Property Assets Management Report).

712 Gourock Pier and Railhead Development Area - Update 712

There was submitted a report by the Corporate Director Regeneration & Environment and the Chief Financial Officer (1) providing an update on the progress of discussions with Riverside Inverclyde regarding the development of the Gourock Pier and Railhead Development Area and (2) advising of and seeking approval for a revised development framework incorporating a one-way system to Kempock Street.

Mr B Nicol, Mr G Williamson and Mr G Gregory, Riverside Inverclyde were present and the Committee heard a presentation by Mr Williamson following which he answered a number of questions from Members.

Decided:

(1) that approval be given to the revised development framework as outlined in section 5 and Appendix B of the report incorporating the one-way system to Kempock Street; and

(2) that it be remitted to the Policy & Resources Committee to consider the financial implications of the report.

713 Port Glasgow Strategic Regeneration Project Update 713

There was submitted a report by the Corporate Director Regeneration & Environment (1) on the progress of discussions with Riverside Inverclyde on a development framework for the regeneration of Port Glasgow town centre for consideration by Members and (2) advising of significant investment planned by Strathclyde Partnership for Transport for Port Glasgow.

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Mr Gregory made a presentation on the development framework and answered a number of questions from Members.

Decided:

- (1) that the Committee endorse the development framework appended to the report for the regeneration of Port Glasgow town centre;
 - (2) that authority be delegated to the Corporate Director Regeneration & Environment to negotiate and conclude agreements to enable:
 - (a) Riverside Inverclyde to progress the detail of the phased development of Port Glasgow town centre following public consultation;
 - (b) Riverside Inverclyde to act as the delivery vehicle and receive up to £1M from the Council, of which it is anticipated that £500,000 will count in part towards the Council's overall contribution to Riverside Inverclyde;
 - (c) where necessary and with regard to paragraph 5.6 of the report, the purchase of necessary landholdings by the Council for retention or leaseback to Riverside Inverclyde to facilitate the development, with all purchase costs to be contained within approved budgets; and
 - (d) Riverside Inverclyde and Council Officers to consult interested groups and develop and implement where appropriate an Intermediate Labour Market Initiative to undertake some of the environmental works to Coronation Park; and
 - (3) that the progress in relation to the redevelopment of the former Highholm Primary School site as a new park 'n' ride facility be noted.
- Mr Nicol, Mr Williamson and Mr Gregory departed from the meeting at this juncture.

714 Strategic Leisure Sites

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There was submitted a report by the Corporate Director Regeneration & Environment providing an update on the progress of the Strategic Leisure Sites programme. The Head of Regeneration & Planning made a presentation on the current position with regard to the programme and answered a number of questions from Members.

Decided: that the Committee note the contents of the report and the presentation by the Head of Regeneration & Planning.

715 Regeneration Revenue Budget 2011/12 - Period 5

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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 2011/12 as at Period 5 (31 August 2011) which showed a projected underspend of £5,000.

Decided:

- (1) that the current projected underspend of £5,000 for 2011/12 as at 31 August 2011 be noted; and
- (2) that the virements totalling £92,530 detailed in appendix 4 to the report be approved.

716 Building Services Trading Account Revenue Budget 2011/12 - Period 6

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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 as at Period 6 (30 September 2011) which projected a cash deficit of £62,000.

Decided: that the Committee note the current position of the Building Services Trading Account for 2011/12 as at 30 September 2011 and that a report detailing

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proposals to address the significant reduction in income in future years will be presented to a special meeting of the Regeneration Committee.

717 Capital Programme 2011/12 to 2013/14 - Progress 717

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.

Noted

718 Regeneration Fund Programme 2011-2012 - Funding Update 718

There was submitted a report by the Corporate Director Regeneration & Environment (1) updating the Committee on the delivery of contracts funded through the Regeneration Fund Programme 2011-2012 and (2) seeking authority to disburse unallocated funds within the current financial year.

The Head of Regeneration & Planning advised the Committee that the Department for Work and Pensions had invited bids from its enhanced employability funding and asked the Committee to approve action in this connection.

Councillor MacLeod declared a non-financial interest in this matter as a Director of Inverclyde Council on Disability. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision making process.

Decided:

(1) that delegated authority be granted to the Corporate Director Regeneration & Environment to allocate £100,000 of unallocated funds for additional activity proposals which will target employability intervention;

(2) that agreement be given to the principle of allocating £112,646 and any slippage monies (to a combined maximum of £200,000), to earmarked reserves for inclusion in the Regeneration Fund in 2012/13; and

(3) that approval be given to the submission of two bids for funding from the Department for Work and Pensions enhanced employability funding and that, if successful, authority be delegated to the Corporate Director Regeneration & Environment to accept and disburse the funding awarded.

719 Second Call for Nominations for Community Councillors 719

There was submitted a report by the Corporate Director Education & Communities seeking approval to issue a second call for nominations for Community Councillors in four areas where no or few nominations were received in the first round which closed on 9 September 2011.

Decided: that approval be given to a second call for nominations for Community Councillors to Port Glasgow East, Greenock East, Greenock Central and Hole Farm/Cowdenknowes, to take place prior to 9 March 2012.

720 Disposal of Exhibit from McLean Museum and Art Gallery 720

There was submitted a report by the Corporate Director Education & Communities seeking approval for the transfer or disposal of an engine from the Clyde buoy tender vessel "Torch" from the collections of the McLean Museum and Art Gallery.

During the course of discussion on this item, the Convener, on behalf of the Committee,

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extended congratulations to the Libraries Manager on being selected to join the Bill and Melinda Gates Foundation's International Network of Emerging Library Innovators.

Decided: that consideration of the transfer or disposal of the "Torch" engine be continued to a future meeting of the Committee for more detailed information.

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)
Property Assets Management Report	2, 6 and 9
Various Measured Term Contracts 2010/12 - Permission to Extend Contracts for One Year	6 and 8
Lease of Premises: Madeira Street, Greenock	2, 6 and 9

721 **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.

Councillor Ahlfeld declared a non-financial interest in this matter as a founder member and honorary secretary of Gourrock Youth Athletic Club, vacated the Chair and left the Chambers.

Councillor McCabe assumed the Chair for this item of business.

Decided:

(1) that the Committee approve the proposal to enter into a new lease agreement with Gourrock Youth Athletic Club on the basis of the terms noted at paragraph 4.1 of the report in respect of the premises shown shaded on the indicative plan attached as appendix 1, and located adjacent to the Sports pavilion on George Road, Gourrock and that it be remitted to the Corporate Director Regeneration & Environment to conclude negotiations and thereafter conclude the lease on terms considered suitable to the Head of Legal & Democratic Services and the Chief Financial Officer;

(2) that the Committee approve the placing of all surplus Council properties shown on the list attached as appendix 2 on the Council website to make their availability known to the market place, subject to the deletion of the properties at numbers 3 and 17 on the list; and

(3) that approval be given to the extension of the existing lease of the playground at Papermill Road, Greenock for a period of six months from September 2011, the purchase of the whole site as shown on the plan attached at appendix 3 and that it be remitted to the Corporate Director Regeneration & Environment to conclude negotiations and thereafter conclude the purchase on terms considered suitable to the Head of Legal & Democratic Services and the Chief Financial Officer.

Councillor Ahlfeld returned to the meeting following consideration of this item of business and resumed the Chair.

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722 Various Measured Term Contracts 2010/12 - Permission to Extend Contracts for One Year 722

There was submitted a report by the Corporate Director Regeneration & Environment seeking approval to extend various measured term contracts as detailed in the report which are reaching the end of their respective contract periods.

Decided: that approval be given to the extension of the various measured term contracts detailed in the report for a period of one year at 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 was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow the lease, if agreed by the Committee, to be concluded at the earliest opportunity. This was agreed unanimously.

723 Lease of Premises: Madeira Street, Greenock 723

There was submitted a report by the Corporate Director Regeneration & Environment (1) on the proposed use of Greenock Academy as a television studio set and production facilities to film Waterloo Road and (2) seeking approval to lease Greenock Academy to Shed Media (Scotland) Ltd.

Decided:

(1) that approval be given to enter into a lease agreement with Shed Media on the basis of the terms and conditions noted at paragraph 4.1 of the report in respect of the former Greenock Academy, shown outlined on the indicative plan attached at appendix 1, and that it be remitted to the Corporate Director Regeneration & Environment to conclude negotiations and thereafter conclude the lease on terms considered suitable to the Head of Legal & Democratic Services and the Chief Financial Officer; and
(2) that the report be remitted to the Policy & Resources Committee to consider the wider financial implications of the proposed lease.