
Report To:	Safe, Sustainable Communities Committee	Date: 25 October 2011
Report By:	Corporate Director Education & Communities	Report No: SCS/81/11/AH/DH
Contact Officer:	Drew Hall	Contact No: 01475 714272
Subject:	Clune Park Regeneration: Delegated Powers	

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Committee approval to delegate certain powers to the Corporate Director Education & Communities in order to efficiently progress the Clune Park Area Regeneration Plan.

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 (SG) for consideration.
- 2.2 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 House Condition Survey (CPHCS) has now been completed and the results of both the physical surveys and the social surveys are being used to refine and enhance the contents of the Regeneration Plan, as requested by SG officials.
- 2.4 The Regeneration Plan incorporates the planned demolition of housing blocks in the area. The information gained from the CPHCS will enable the Council to target blocks which have high levels of below Tolerable Standard (BTS) flats and high levels of void properties. To facilitate this the Council would require to acquire specific properties, serve Demolition Orders in terms of Section 115 of the Housing (Scotland) Act 1987 and invite and accept tenders from suitably experienced demolition contractors.
- 2.5 It will be possible to fund the demolition of a number blocks from the current funding set aside for the Clune Park area while the Council progress the regeneration proposals with Scottish Government and Housing Associations . This will give out a clear message that the Council is serious in its intentions for the Clune Park area.

3.0 RECOMMENDATIONS

- 3.1 It is recommend that:
1. the Committee grant delegated authority to the Corporate Director Education & Communities to:-
 - a. serve Demolition Orders, in terms of Section 115 Housing (Scotland) Act 1987,

- in respect of the flatted dwelling houses listed in Appendix 1 of this report ;
- b. instruct the District Valuer to value those properties listed in Appendix 2 of this report and, thereafter, negotiate and agree suitable heads of terms with the owners and owner/occupiers for the acquisition of said properties;
 - c. conclude the acquisition of those properties listed in Appendix 2 of this report based on the agreed heads of terms and subject to any other terms and conditions deemed appropriate by the Corporate Director Education & Communities, in consultation with the Head of Legal & Democratic Services and the Chief Financial Officer; and
 - d. to detail progress with Demolition Orders and acquisitions in the regular Clune Park Area Regeneration Update report submitted to the Committee; and
2. the Committee approve that suitably qualified contractors are invited to tender for the demolition of housing blocks in the Clune Park Area and that the demolition is only progressed subject to adequate funding being available.

Albert Henderson
Corporate Director Education & Communities

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 CPHCS 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 continue to be in discussion with our key partners on moving the plan forward over the next five years and beyond.
- 4.2 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.

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5.0 HOUSE CONDITION SURVEY

- 5.1 The Clune Park House Condition Survey (CPHCS) has now been completed by the consultants. The survey results contained in the consultants' final report are currently being used in refining the proposals included in the Regeneration Plan and in quantifying the number of households and individuals that require Personal Housing Plans (PHPs).
- 5.2 The survey found that over 94% of the properties in the Clune Park area are below the Tolerable Standard (BTS) which the legislative standard is defining whether a house is fit for human habitation. A large number of the flats failing the Tolerable Standard is due to structural and insulation faults these will need further assessment by Environmental Health Officers before concluding that the flat is BTS and should be Closed in terms of Section 114 Housing (S) Act 1987. The BTS rate for Housing in Inverclyde is 3.5%
- 5.3 At the time of the survey 250 flats of the 430 in the Clune Park Area were found to be unoccupied.

6.0 CURRENT PROGRESS

- 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.

Work on the above is underway and SG officials are being kept advised.

- 6.2 The results of the CPHCS are being analysed and are being used to plan and target housing blocks which are suitable for demolition. In order to realize the actual demolition of blocks that are vacant the council will need to acquire specific flats and serve Demolition Orders on the flats which are subject to a Closing Order or are BTS. The Council would also need to engage suitably experienced demolition contractors to carry out the work.

6.3 In order to carry-out this process as efficiently as possible and to prevent the need for further numerous reports to Committee for the demolition of flats the following is require.

1. Delegate the Director of Education and Communities
 - a. to approve service Demolition Orders in terms of Section 115 Housing (Scotland) Act 1987 ;
 - b. instruct the District Valuer to value specific properties listed and thereafter negotiate and agree suitable heads of terms with the owners and owner/occupiers for the acquisition of the said properties;
 - c. conclude the acquisition of those properties based on the agreed heads of terms and subject to any other terms and conditions deemed appropriate by the Corporate Director Education & Communities in consultation with the Head of Legal & Democratic Services and the Chief Financial Officer.
2. Agreement that suitably qualified contractors are invited to tender for the demolition of housing blocks in the Clune Park Area and that the demolition is only progressed subject to adequate funding being available.

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	From 2011/12	£350,000	General Fund Reserves	Approved February 2011
	Project Management Costs	From 2011/12	£150,000		
TOTAL			£500,000		

7.3 Legal

The Head of Legal and Democratic Services has been consulted on the proposals in this report.

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
 - Clune Park Regeneration: Progress Report – SSCC, August 2011. SCS/65/11/AH/DH
 - Clune Park Area Study – House Condition and Social Survey Investigation 2011