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<b>Report To:</b>	<b>Safe, Sustainable Communities Committee</b>	<b>Date:</b>	<b>17 January 2012</b>
<b>Report By:</b>	<b>Corporate Director Education &amp; Communities</b>	<b>Report No:</b>	<b>SCS/85/12/AH/DH</b>
<b>Contact Officer:</b>	<b>Drew Hall</b>	<b>Contact No:</b>	<b>01475 714272</b>
<b>Subject:</b>	<b>Clune Park Regeneration: Progress Report</b>		

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## **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 An updated version of the Regeneration Plan for the Clune Park Area, as approved by Committee in May 2011, has been submitted to the Scottish Government for consideration. The updated plan includes information gathered during the Clune Park Area Private Sector House Condition Survey (PSHCS) in 2011 and the outcomes of Personal Housing Plan (PHP) visits undertaken to date.
- 2.2 The additional information requested by the Scottish Government (SG) Housing Supply Division (HSD) on Inverclyde Council's strategy to progress the various elements of the Regeneration Plan has been provided and we are now awaiting a response from HSD.
- 2.3 Discussions with Registered Social Landlords (RSLs) interested in developing alternative housing to meet the needs of Clune Park residents are progressing well and the results of the PHPs have been helpful in establishing the size, type, and location of housing required.
- 2.4 Discussions have also been held with representatives of the private landlords who own a substantial proportion of the vacant and tenanted rented flats in the Clune Park area and they are now aware of the Council's strategy as set out in the approved Regeneration Plan.

## **3.0 RECOMMENDATIONS**

- 3.1 That Committee:
- Note current progress towards the regeneration of the Clune Park area;
  - Note that the Regeneration Plan approved by Committee at a special meeting on 24 May 2011 has been updated, revised, and submitted to the Scottish Government for consideration;
  - Agree to the housing funding arising from council tax form second homes from years 2010 to 2012 be allocated to the budget for the regeneration of Clune Park; and
  - Agree that further progress updates are submitted to future meetings of the Committee.

**John Arthur**  
**Head of Safer & Inclusive Communities**

## **4.0 BACKGROUND**

4.1 The Clune Park Area Regeneration Plan brings together the personal (i.e. rehousing options) and physical (i.e. disrepair, below Tolerable Standard) issues that must be addressed in order to regenerate the area. The plan has been refined and developed in the light of the results of the PSHCS and of the PHP visits that have been completed to date. We have submitted the revised plan to SG officials, as requested, and are now awaiting a response. Political and financial commitment (see paragraphs 7.1 and 7.2 below) has been given by Inverclyde Council to the approved Regeneration Plan and we are now in discussion with our key partners on rolling out the plan over the next five years and beyond.

## **5.0 ACTION TO DATE**

5.1 The Regeneration Plan proposes to rehouse existing residents off-site resulting in the separation of people and property. The needs of households and individuals are being assessed through the completion of PHPs, which take account of their wishes for alternative housing and their present personal and financial circumstances. PHP home visits are well advanced and a clearer picture is emerging of the needs and aspirations of the remaining owners and tenants.

5.2 Indicative costs to deliver the agreed regeneration option, including acquisition, demolition and new-build costs have been discussed with the SG officials and Inverclyde Council's financial commitment to support the plan proposals was welcomed. It was noted that the regeneration of the Clune Park area is a high priority for Inverclyde Council and that appropriate steps were being taken through the recently approved Inverclyde Local Housing Strategy 2011-2016 (LHS) and the associated Strategic Housing Investment Plan (SHIP) to secure the regeneration of the area.

5.3 The Clune Park Area PSHCS included a physical survey of all 430 flats together with social surveys of the majority of occupied flats and the survey results are now being used to identify individual flats and entire blocks that can now be "closed" using existing housing legislation. The Regeneration Plan sets out the strategy for consolidating these closed flats into whole blocks that will ultimately be demolished using the same legislation. The serving of appropriate orders is ongoing and is being co-ordinated by officers of the Safer & Inclusive Communities Service. A total of 52 Closing Orders have been or in process of being served as end of November 2011.

5.4 Rehousing options for the existing population in Clune Park have been discussed with our 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 last May. Discussion of the options available are ongoing and RSLs are amenable to joint working with Inverclyde Council to provide the existing population with social rented housing, including existing and new build stock, and ownership opportunities such as shared ownership.

5.5 A meeting was held with around 20 private landlords representing the interests of the owners of the majority of the vacant and tenanted privately rented flats in the Clune Park area in November 2011. This meeting was part of an ongoing Communications Strategy designed to ensure that the local populace and everyone with an interest in the Clune Park area is kept informed of developments. The meeting was attended by officers of Inverclyde Council and the Elected Members who represent Ward 1. A full explanation of the strategy as set out in the Regeneration Plan was given and private landlords had the opportunity to question the officers and Members on a wide range of topics arising out of the presentation on the plan. The majority of the Landlords appeared to be very unsupportive of the plan, some of which are proposing to renovate their flats and suggest they would present renovation proposals to the Council. It was agreed that private landlords would be kept apprised of progress as the plan is rolled out.

5.6 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. A further invitation has been extended to Keith Brown, Minister for Housing and Transport, to visit the Clune Park area now that SG officials have received more detailed information in the revised Regeneration Plan. We are awaiting Mr Brown's response to our invitation.

## 6.0 FURTHER ACTION REQUIRED

- 6.1 A meeting will be arranged with SG officials once comments have been received on the revised and updated plan, which contains the additional information requested by the HSD. Discussions regarding the possibility of Woodhall Phase 2 becoming a source of rehousing opportunities for both tenants and owners within the Clune Park area are continuing. RCH is considering the options available as changes to the housing budget and reductions in the amount of subsidy available have to be taken into consideration alongside their own Reprovisioning Programme requirements.
- 6.2 The completion of PHPs with individual households in Clune Park has provided very useful and interesting results that will help to determine the amount of new house building and rehousing into existing RSL stock that will be required to complete the regeneration programme. Further meetings will be arranged with our RSL partners once the full results of the PHPs are available.
- 6.3 Approximately £180,000 has been received from Council tax receipts from second homes, which is to be used for housing purposes. It is proposed to allocate this funding to assist with the regeneration of Clune Park.

## 7.0 IMPLICATIONS

### 7.1 Strategic

The progression of the regeneration of Clune Park, through the Strategic Housing Investment Plan 2012 – 2017, will make a valuable contribution to several strategic aims and objectives as set out in the:

- Inverclyde Alliance Single Outcome Agreement;
- Community Plan; and
- Inverclyde Local Housing Strategy 2011-2016.

### 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
02395	Clune Park Regeneration	2011/14	Maximum £350,000	General Fund Reserves	Approved February 2011
02395	Project Management Costs	2011/14	£150,000		
Council Tax 2 <sup>nd</sup> Homes	Receipts from Second Homes	2010/11	£94,000	General Fund Reserves	
Council Tax 2 <sup>nd</sup> Homes	Receipts from Second Homes	2011/12	£90,000	General Fund Reserves	Estimate
TOTAL			£534,000		

### 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
  - Clune Park Regeneration: Progress Report – SSCC, August 2011. SCS/65/11/AH/DH