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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b> 12 June 2012
<b>Report By:</b>	<b>Head of Safer &amp; Inclusive Communities</b>	<b>Report No:</b> <b>EDUCOM/01/12/DH</b>
<b>Contact Officer:</b>	<b>Drew Hall</b>	<b>Contact No:</b> 01475 714272
<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 of Port Glasgow.

## 2.0 SUMMARY

- 2.1 The Regeneration Plan for the Clune Park Area, as approved by Committee in May 2011, is still under consideration by the Scottish Government. 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 a response is awaited from HSD.
- 2.2 The Regeneration Plan features prominently in the approved Inverclyde Local Housing Strategy 2011-2016 (the LHS) and is the number one priority in the associated Strategic Housing Investment Plan 2012-2015 (the SHIP), as noted in paragraph 2.3 below.
- 2.3 Registered Social Landlords (RSLs) have expressed interest in developing alternative housing to meet the needs of Clune Park residents and this has resulted in four projects being included in the SHIP 2012-2015. The results of the Personal Housing Plans (PHPs) undertaken to date have been helpful in establishing the size, type, and location of housing required by existing residents. PHP visits are currently ongoing.
- 2.4 Work is progressing on "closing" empty flats that fall below the Tolerable Standard. Once a sufficient number of Closing Orders are in place, it is Inverclyde Council's intention to secure Demolition Orders over entire blocks of flats.
- 2.5 Dedicated resources have been identified to ensure that the Clune Park Regeneration Plan is being successfully rolled out and regular meetings, chaired by the Head of Safer & Inclusive Communities, are being held to monitor progress against the agreed 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; and
  - Agree that further progress updates are submitted to future meetings of Committee.

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

## **4.0 BACKGROUND**

4.1 The Clune Park Area Regeneration Plan brings together all of the people-related and property-related 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 Private Sector House Condition Survey (PSHCS) carried out in 2011 and of the PHP visits that have been completed to date. The revised plan has been submitted to SG officials, as requested, and a response is awaited. Political and financial commitment has been given by Inverclyde Council to the approved Regeneration Plan and discussions with key partners on implementing the plan are now well advanced, as noted below.

## **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. RSLs have expressed an interest in providing new housing and this has resulted in four projects being included in the SHIP 2012-2015, which is now under consideration by SG/HSD. The four projects involve developments at Kingston Dock, Lower Mary Street, Woodhall Phase 2, and adjacent to the Clune Park area (details to be confirmed), all in Port Glasgow.

5.2 Discussions will be held between Inverclyde Council and HSD officials to determine which projects in the SHIP 2012-2015 programme are to be undertaken and when. This will form the Strategic Local Programme (SLP) for the Inverclyde Council area. The clear priority given to the Clune Park area in the LHS and in the SHIP should help to secure the regeneration of the area through the allocation of Affordable Housing Supply Programme funding to the SLP over the next three years.

5.3 The Clune Park Area PSHCS included a physical survey of all 430 flats and this information is currently being updated 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 service of appropriate Closing Orders and Demolition Orders is ongoing and is being co-ordinated by the Safer & Inclusive Communities Service. A total of 48 Closing Orders have been served to date with a further 4 in process.

5.4 Safer & Inclusive Communities have now recruited a temporary Environmental Health Officer dedicated to progress Closing Orders and Demolition Orders service at an accelerated rate. Arrangements have also been made with the District Valuer to progress Valuations which follow on from the surveys by the new Officer.

5.5 A Communications Strategy designed to ensure that the local populace and everyone with an interest in the Clune Park area is kept informed of developments is in place. A full explanation of the strategy as set out in the Regeneration Plan has been given to private landlords who own and manage properties in the Clune Park area and they will 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. An invitation has been extended to Keith Brown, Minister for Housing and Transport, to visit the Clune Park area to discuss the revised Regeneration Plan. Mr Brown's response to this invitation is awaited.

## **6.0 FURTHER ACTION REQUIRED**

6.1 The AHSP budget for 2012-2015 has recently been announced and a meeting will be arranged with SG HSD officials to discuss the projects related to the revised and updated Regeneration Plan for inclusion in the SLP. Woodhall Phase 2 has been identified as a potential source of rehousing opportunities for both tenants and owners within the Clune

Park area and this will be discussed further as it is included in Year 2 of the SHIP as a joint project with RCH and the Link Group.

6.2 The completion of PHPs with individual households in Clune Park is being prioritised as the housing needs and aspirations of existing residents can only be addressed by the Council's RSL partners through the use of existing and new build stock once the full results of the PHPs are available.

6.3 Responses to the updated plan and request for a Ministerial visit are still being pursued.

## 7.0 IMPLICATIONS

### 7.1 Strategic

The progression of the regeneration of Clune Park, through the Strategic Housing Investment Plan 2012-2015 and the forthcoming SLP, 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
Capital Fund	Clune Park Regeneration	2011/14	Maximum £500,000	General Fund Reserves	Approved February 2011
Council Tax	Receipts from Second Homes	2010/11	£94,000	General Fund Reserves	
Council Tax	Receipts from Second Homes	2011/12	£106,000	General Fund Reserves	
Scheme Of Assistance	Regeneration enabling	2012/13	£379,000		Approved January 2012
Capital Fund	Clune Park Regeneration	2012/13	£1,000,000		Budget proposal approved February 2012
TOTAL			£2,079,000		

### 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
  - Clune Park Regeneration: Progress Report – SSCC, January 2012. SCS/85/12/AH/DH
  - Clune Park Regeneration: Progress Report – SSCC, March 2012. SCS/94/12/AH/DH