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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b> 04 September 2012
<b>Report By:</b>	<b>Head of Safer &amp; Inclusive Communities</b>	<b>Report No:</b> EDUCOM/18/12/DH
<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 was approved by the Safe, Sustainable Communities Committee in May 2011. 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. The HSD have eventually responded to the plan by being supportive of the approach taken by the Council but are unable to provide additional funding to that recently announced for general housing investment.
- 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. However due to the reduced Resource Planning Assumptions (RPA) announced in May 2012, only two projects will form the main focus of the Strategic Local Programme which is the subject of a separate report to the Committee.
- 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 the Council's intention to secure Demolition Orders over entire blocks of flats.

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- Note current progress towards the regeneration of the Clune Park area;
  - Note the Scottish Government response to the Regeneration Plan approved by Committee at a special meeting on 24 May 2011 which was updated and revised;
  - Agree to again invite the Minister to a visit to the Clune Park Area 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 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 was submitted to SG officials, as requested, and a written response was finally received in July 2012 (Appendix 1). 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 was 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 have been 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 74 Closing Orders have been served to date.

5.4 Safer & Inclusive Communities have now recruited a temporary Environmental Health officer dedicated to progressing Closing Orders and Demolition Orders service at an accelerated rate. Arrangements have also been made with the District Valuer (DV) to progress Valuations which follow on from the surveys by the new Officer. It is anticipated that the details of the first batch of flats requiring valuation for acquisition will be sent to the DV around the end of August.

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. The Communication plan is currently being updated.

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. A response to this invitation is also included in the July 2012 letter from Scottish Government (Appendix 1), Mr Brown's diary is full until the end of this year when the Council, if it so wished, should make a further request for a visit at that time.

## 6.0 FURTHER ACTION REQUIRED

- 6.1 The Resource Planning Assumptions (RPA) for the Affordable Housing Supply Programme (AHSP) budget for 2012-2015 were announced in May by the Scottish Government. The RPA is significantly less than is required by the SHIP. The Council is required to submit a Strategic Local Programme (SLP). The reduced funding would limit the number of new housing projects to two i.e. Woodhall Phase 2 and Lower Mary Street Port Glasgow. Both have been identified as a potential source of rehousing opportunities for both tenants and owners within the Clune Park area. The SLP is the subject of a separate report to this Committee.
- 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 A further request for a Ministerial visit can be made if the Committee wishes.

## 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	
Council Tax	Receipts from Second Homes	2012/13	£100,000	General Fund Reserves	Estimate
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			£2,179,000	

### 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 Scottish Government 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
  - Clune Park Regeneration: Progress Report – E&CC, June 2012. EDUCOM/01/12/AH/DH
  - Affordable Housing Investment – Strategic Local Plan – E&CC, September 2012. EDUCOM/16/12/AH/DH

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Housing, Regeneration the Commonwealth Games and Sport  
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Our ref: A3587820

23 July 2012

Dear Drew

I refer to recent correspondence regarding the Council's regeneration proposals for Clune Park, Port Glasgow and to a request for Mr Brown to visit the area.

As you know we have discussed the regeneration proposals with you at various meetings since the Council prepared its strategy in November 2011. We are pleased to note that the Council is now taking a proactive approach to address the many issues affecting this area including the use of statutory powers.

Whilst we are supportive of this approach I am unable to confirm the availability of additional resources to assist with the strategy. The Council has recently received confirmation of the three-year Resource Planning Allocation which will be made available to address housing supply issues within Inverclyde from 2012/13 until 2014/15. Any proposals relating to the provision of new housing required for the residents of Clune Park will require to be funded from that allocation.

In relation to a previous request asking Keith Brown, Minister for Housing and Transport, to visit Clune Park (your reference 2011/1024231) I would advise that this request is no longer live on our system and was withdrawn on 28 November 2011.

On checking our records it would appear that duplicate correspondence from John Mundell, the Council's Chief Executive, had been sent to both Alex Neil, Cabinet Secretary for Infrastructure and Capital Investment (letter dated 31 May 2011) and Mr Brown (letter dated 10 June 2011). A reply from Mr Brown was sent to Mr Mundell on 11 July 2011 however this did not make any reference to your request for a visit by the Minister as it was a response to the letter sent to Mr Neil. On receipt of the second letter to Mr Brown it was assumed that this was the same letter and our correspondence unit was advised that the letter had been

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replied to and was subsequently withdrawn. I can only apologise for this oversight on my part.

You have indicated in recent conversations that you would still wish the Minister to visit the area. I have spoken today with Mr Brown's Private Office about the potential for this to take place however I have been advised that his diary and parliamentary commitments are already such that there is no scope for a visit to take place between now and December 2012. Both Mr Neil and Mr Brown continue to have an active interest in the proposals for Clune Park and are updated by our team as required however if the Council would like the Minister to visit the area I would suggest that a further request is made at the beginning of the new calendar year.

I trust this clarifies our position in relation to the Clune Park strategy and resolves the matter of the request for a visit to the area.

Yours sincerely

**Marion Robinson**  
**Housing Supply Coordinator**  
**North & South Clyde Area Team**